

TIME & PLACE

ACCESS ASSESSMENT REPORT (DA)

101 North Steyne, Manly NSW 2095

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Executive summary

This document provides an assessment of the architectural design drawings for the proposed Residential development at 101 North Steyne, Manly NSW 2095, against the Deemed-to-Satisfy provisions of the provisions relating to Access for Persons with a Disability.

Part 2 'Matters for Further Consideration' of this report outlines the identified compliance issues that require further information or consideration and/or assessment as Performance Solutions.

Any Performance Solution will need to be detailed in a separate report and must clearly indicate methodologies for achieving compliance with the relevant Performance Requirements.

| Item | Description | BCA Provision |
|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| Performance Solutions Required | | |
| 1. | A Performance Solution is required to permit providing handrails on one side only in lieu of both sides in the communal use stairs. The Performance Solution also needs to permit the elimination of tactile and off-set risers and extended handrails. | BCA Clauses D3D22 and D4D9 and AS 1428.1:2019 Clauses 9, 11 and 12 |
| Further Information Required | | |
| 1. | TGSIs omitted from the residential circulation stair throughout | BCA Clause D4D9 |
| 2. | Further development of the Adaptable unit design is required at the Construction Certificate Stage | Adaptable Housing Standard |
| 3. | The adaptable bedroom door will require an 850mm clear width opening with appropriate latch side clearances. Currently, the bedroom's door shows 970 mm approx. clear width with non-compliant latch side clearance, however according to the post-adaption plan, a provision of providing equipment for auto door openers has been considered at the Construction Certificate Stage. | Adaptable Housing Standard |
| 4. | One accessible carpark with a shared zone (capable of being converted to 3.8m width for one adaptable unit) and two carpark spaces (capable of being converted to 3.8m width for the second adaptable unit) have been provided. However, the total number of required accessible/adaptable carparks is subject to the Development Consent conditions issued by the council. | General |

The Annexures of this Report provide detailed assessments of the proposal against all compliance requirements.

1.0 Basis of Assessment

1.1 LOCATION

The building development, the subject of this report, is located at 101 North Steyne, Manly NSW 2095.

1.2 PURPOSE

The purpose of this report is to assess the proposed building against the documents and their relevant Deemed to Satisfy requirements. The report is intended to clearly outline those areas where compliance is not achieved and provide recommendations to achieve compliance:

- + Disability (Access to Premises – Buildings) Standards 2010 Compilation No. 2 (DAPS);
- + Design Quality of Residential Apartment Development 2015 (SEPP65)
- + Building Code of Australia 2022 Volume One – Part D4 and Clauses E3D7 and E3D8;
- + Northern Beaches Council's Development Control Plan (Manly) 2013 (DCP);
- + Adaptable Housing Code AS4299:1995 (AS4299) – As required by DCP; and
- + Applicable Australian Standards AS1428.1:2009, AS1428.4.1:2009 and AS2890.6:2009.

1.3 LIMITATIONS

This report is limited to an assessment of the access and amenity provisions for people with a disability against the documents 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.

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:

- + 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 BCA and the DAPS then those responsible for the building cannot be subject to a successful complaint); and
- + BCA Sections B, C, E (excl. Clauses E3D7 and E3D8), F, G, H, I, J, Parts D2 and D3; and
- + Demolition Standards not referred to by the BCA; and
- + Work Health and Safety Act; and
- + Construction Safety Act; and
- + Requirements of other Regulatory Authorities including, but not limited to, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like; and

- + Conditions of Development Consent issued by the Local Consent Authority; and

This Report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the documents outlined in Part 1.2 of This Report.

1.4 FEDERAL DISABILITY DISCRIMINATION ACT (DDA)

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.

All organisations have a responsibility, under the 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 applies nationally and is complaint based. While the DAPS and the BCA are 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.

1.5 DISABILITY (ACCESS TO PREMISES – BUILDINGS) STANDARDS 2010 COMPILATION NO.2 (DAPS)

The aim of the DAPS 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 upgrades to existing buildings.

The DAPS intends to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings. They 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 DAPS generally aligns with the BCA and references a range of Australian Standards relating to access and other associated matters.

They do not apply to existing buildings that are not undergoing upgrade; however, they introduce the concept of the “Affected Part”. This means that new works need to be connected to the building’s Principal Pedestrian Entrance (PPE) by a continuous accessible path of travel/accessway complying with AS1428.1-2009. This can mean that an upgrade to the building may be necessary even where no new work is proposed to mitigate the risks of DDA complaints arising in the future.

1.6 DESIGN DOCUMENTATION

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

1.7 DEFINITIONS

Accessible

Having features to enable use by people with a disability.

Accessway

A continuous accessible path of travel (as defined in AS 1428.1) to, into or within a building.

Affected Part

The affected part is;

1. The principal pedestrian of an existing building that contains a new part; and
 - a. Any part of an existing, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.
 - b. Continuous Accessible Path of Travel

An uninterrupted path of travel to, into or within a building providing access to all access facilities.

Luminance Contrast

The light reflected from one surface or component, compared to the light reflected from another surface or component.

Ramp

An inclined surface on a continuous accessible path of travel between two landings with a gradient steeper than 1 in 20 but not steeper than 1 in 14.

Tactile Indicators

Tactile Ground Surface Indicators (TGSIs)

Truncated cones and/or bars installed on the ground or floor surface, designed to provide pedestrians who are blind or vision-impaired with warning or directional orientation information

Adaptable

A housing unit which is designed and constructed to meet the performance requirements of Clause 2.2 of AS 4299-1995.

Visitable

A housing unit which has at least one wheelchair accessible entry with an accessible path of travel to the living area and to a toilet that is either accessible or visitable.

2.0 Key Compliance Consideration

2.1 GENERAL

The following 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.

Accessibility has been assessed against the documents outlined in Part 1.2 of this Report. The Annexures to this report provide a detailed assessment of the proposal against ALL relevant Deemed-to-Satisfy Provisions and prescriptive requirements

Note: It is important that the Annexures are 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.

2.2 CLASSIFICATION

Under the provisions of Parts A6 of BCA and Part A4 of the Access Code, the building has been classified as follows:

Table 1: Building Classification

| Class | Level | Description |
|-------|--------------------------|-------------------|
| 7a | Basements 1 | Carparking |
| 2 | Ground Floor to Level 04 | Residential SOU's |

2.3 DIMENSIONS AND TOLERANCES

The Premises Standards and BCA contains the minimum standards for building construction and safety, and therefore generally stipulates minimum dimensions which must be met. Jensen Hughes' assessment of the plans and specifications has been undertaken to ensure the minimal dimensions have been met.

The designer and builder should ensure that the minimum dimensions are met onsite and consideration needs to be given to construction tolerances for wall set outs, applied finishes and skirtings to corridors and bathrooms for example, tiling bed thicknesses and the like which can adversely impact on critical matters such as access for people with disabilities, stair and corridor widths and balustrade heights.

2.4 PERFORMANCE BASED DESIGN – PERFORMANCE SOLUTIONS

There are specific areas throughout the development where strict Deemed-to-Satisfy Premises Standards and BCA Compliance will not be achieved by the proposed design and site constraints. These matters will need to be addressed in a detailed Performance Solution Report to be prepared for this development under separate cover:

Table 2: Performance Solutions

| Item | Description of Performance Solution | DTS Provision |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| 1. | <p>A Performance Solution is required to permit providing handrails on one side only in lieu of both sides in the communal use stairs.</p> <p>The Performance Solution also needs to permit the elimination of tactile and off-set risers and extended handrails.</p> | BCA Clauses D3D22 and D4D9 and AS 1428.1:2019 Clauses 9, 11 and 12 |

2.5 COUNCIL'S DEVELOPMENT CONTROL PLAN REQUIREMENTS (DCP)

Northern Beaches (Manly) DCP 2013 provides the Council's planning controls on the provision of Accessibility / Adaptability / Universal Design under Part 3.6 of that Plan.

The Controls for Accessibility under Clause 3.6 of Part 3.6.3.1 of Manly DCP are as follows:

3.6.3.1 Accessible (Adaptable) Accommodation Requirements

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.

- a) 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:
 - i) Provision of plans showing the dwelling in its pre-adaptation and post-adaptation stages;
 - ii) A continuous accessible path of travel from the car space to and within the adaptable dwelling and to common facilities;
 - iii) Provision of an adaptable parking space of at least 3.8m wide;
 - iv) Circulation space to allow potential wheelchair manoeuvrability externally and internally;
 - v) Modular kitchen cabinetry;
 - vi) Easily adjustable bathroom facilities;
 - vii) Easy to use laundry facilities;
 - viii) Easy use of Garbage facilities by mobility impaired residents; and
 - ix) Easy egress in case of emergency.
- b) Council's DA determination may condition that the required adaptable units be certified to meet the essential design elements listed in Australian Standard - AS4299. In this regard, applicants will need to submit sufficient design and construction details with the

DA that demonstrate that the development is capable of satisfying future levels of access (post adaptation) to meet access requirements including full wheelchair accessibility.

2.6 RESIDENTIAL SOLE OCCUPANCY UNITS

The following table summarises the required accessible features for the proposed Residential SOUs. This is based upon the Premises Standards Access Code, SEPP65 Apartment Design Guide, Council DCP and BCA;

Table 3: Residential Sole Occupancy Units

| Unit Type | SOU's |
|-----------------|-------------------------------------------------------------------------|
| Adaptable SOU's | SOU's L01.02 and L02.02 are identified and designed as Adaptable SOU's. |
| Livable SOU's | SOU's L01.02 and L02.02, the same as Adaptable SOU's |

Note: Adaptable SOU's can provide the dual purpose of adaptability and Liveable Housing design features.

2.7 AREAS REQUIRED TO BE ACCESSIBLE

The following areas of the building are required to be accessible:

Table 4: Areas Required to be Accessible

| Area / Room | Description |
|--------------------|--------------------------------------------------------------------------------|
| Class 2 – SOU's | To the entrance doorway of each SOU and Common areas of the residential levels |
| Class 7a - Carpark | To and within any level containing accessible car parking spaces |

Note: The limitations and exemptions of Clauses D4D3, D4D4 and D4D5 of the BCA and Access Code been considered where applicable in the process of developing the above table.

2.8 LIVEABLE HOUSING DESIGN GUIDELINES REQUIREMENTS (LHDG)

The SEPP 65 Apartment Design Code requires that residential developments achieve a benchmark that at least 20% of the total apartments incorporate the Livable Housing Guideline's silver-level universal design features. The Annexure C of this Report includes an assessment against the relevant requirements of the LHDG.

Note: These Guidelines do not take precedence over the requirements of the Disability (Access to Premises – Buildings) Standards 2010 or the Building Code of Australia.

2.9 ADAPTABLE HOUSING CODE ASSESSMENT SUMMARY (AS4299-1995)

Two adaptable units are required in the development. The adaptable units are required to comply with AS4299(1995) – Class B. Pre and post-adaption plans are provided to demonstrate how the design would permit later alterations to suit individual requirements at minimal extra cost.

Annexures

Annexure A - Design Documentation

This report has been based on the following design documentation.

Table 5: Architectural Plans

| Architectural Plans Prepared by Smart Design Studio | | | |
|-----------------------------------------------------|----------|----------|--------------------------------|
| Drawing Number | Revision | Date | Title |
| DA000 | A | 13.12.24 | LEGEND, DRAWING LIST, SITE MAP |
| DA001 | A | 19.12.24 | SITE & ROOF PLAN |
| DA002 | A | 19.12.24 | SITE DEMOLITION PLAN |
| DA099 | A | 19.12.24 | B1 PLAN |
| DA100 | A | 19.12.24 | L00 PLAN |
| DA101 | A | 19.12.24 | L01-L02 PLAN |
| DA102 | A | 19.12.24 | L03 PLAN |
| DA103 | A | 19.12.24 | L04 PLAN |
| DA104 | A | 19.12.24 | ROOF PLAN |
| DA400 | A | 19.12.24 | ELEV – N S |
| DA401 | A | 19.12.24 | ELEV – E W |
| DA450 | A | 19.12.24 | SECT – A B |
| DA800 | A | 19.12.24 | SUN EYE VIEWS |
| DA801 | A | 19.12.24 | SHADOW PLAN |
| DA802 | A | 19.12.24 | SHADOW ELEVATIONS 98-100 |
| DA806 | A | 19.12.24 | DEEP SOIL ZONES |
| DA807 | A | 19.12.24 | ADG COMPLIANCE DIAGRAMS |
| DA810 | A | 19.12.24 | GFA PLAN |
| DA820 | A | 19.12.24 | LIVABLE AND ADAPTABLE UNITS |

Annexure B – BCA & DAPS Assessments

| | |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| N/A | Not Applicable. The Deemed-to-Satisfy clause is not applicable to the proposed design. |
| Complies | The relevant provisions of the Deemed-to-Satisfy clause have been satisfied by the proposed design. |
| CRA – Refer Annexure C | ‘COMPLIANCE READILY ACHIEVABLE’. It is considered that there is not enough information included in the documentation to accurately determine strict compliance with the individual clause requirements. However, with further design development, compliance can readily be achievable. This item is to be read in conjunction with the BCA Specification included within Annexure C of this report. |
| FI | Further Information is necessary to determine the compliance potential of the building design. |
| PS | Performance Solution with respect to this Deemed-to-Satisfy Provision is necessary to satisfy the relevant Performance Requirements. |
| DNC | Does Not Comply. |
| Noted | BCA Clause simply provides a statement not requiring specific design comment or confirmation. |

BCA & DAPS Assessment Summary

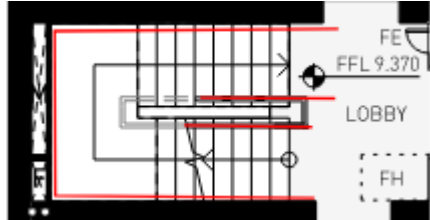
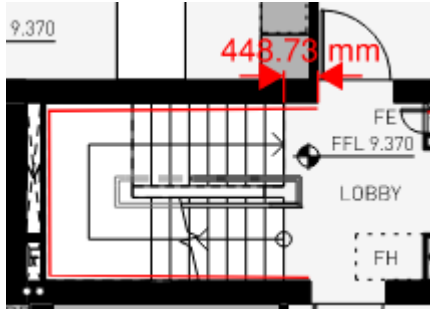
Table 6: BCA & DAPS Assessment Summary

| Clause | Clause Requirements | Comment | Status |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| BCA & DAPS Section D: Access and Egress | | | |
| Clause | Clause Requirements | Comment | Status |
| BCA Part D4 / DAPS Part D3 – Access for People with a disability | | | |
| BCA D4D1 / DAPS D3.0: Deemed-to-Satisfy Provisions [BCA 2019: D3.0] | Informational | | Noted |
| BCA D4D2 / DAPS D3.1: General building access requirements [BCA 2019: D3.1] | <p>(1) Buildings and parts of buildings must be accessible as required by this clause, unless exempted by D4D5.</p> <p>(4) For a Class 2 building, common areas are to be accessible as follows:</p> <p>(a) From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</p> <p>(b) To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like.</p> | <p>All shared stairs are required to have two handrails as they are not fire-isolated. Currently, the design only shows one for the primary circulation stair.</p> <p>A Performance Solution is required to permit providing handrails on one side only in lieu of both sides in the communal use stairs.</p> <p>The Performance Solution also needs to permit the elimination of tactile and off-set risers and extended handrails.</p> | PS |

| BCA & DAPS Section D: Access and Egress | | | |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------|
| Clause | Clause Requirements | Comment | Status |
| | <p>(c) Where a ramp complying with AS 1428.1 or a passenger lift is installed—</p> <p>(i) to the entrance doorway of each sole-occupancy unit; and</p> <p>(ii) to and within rooms or spaces for use in common by the residents.</p> <p>(d) The requirements of (c) only apply where the space referred to in (c)(i) or (ii) is located on the levels served by the lift or ramp.</p> <p>(7) For a Class 7a building, access must be provided to and within any level containing accessible carparking spaces.</p> | | |

| BCA & DAPS Section D: Access and Egress | | | |
|---------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|--------|
| Clause | Clause Requirements | Comment | Status |
| BCA D4D3 / DAPS D3.2: Access to Buildings [BCA 2019: D3.2] | <p>(1) An accessway must be provided to a building required to be accessible—</p> <ul style="list-style-type: none"> (a) from the main points of a pedestrian entry at the allotment boundary; and (b) from another accessible building connected by a pedestrian link; and (c) from any required accessible carparking space on the allotment. <p>(2) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and—</p> <ul style="list-style-type: none"> (a) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and (b) in a building with a total floor area more than 500 m², a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance, <p>except for pedestrian entrances serving only areas exempted by D4D5.</p> <p>(3) Where a pedestrian entrance required to be accessible has multiple doorways—</p> <ul style="list-style-type: none"> (a) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and | Compliant access to the building has been provided. | CRA |

| BCA & DAPS Section D: Access and Egress | | | |
|------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| Clause | Clause Requirements | Comment | Status |
| | <p>(b) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible.</p> <p>(4) For the purposes of (3)—</p> <p>(a) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where—</p> <p>(i) all doorways serve the same part or parts of the building; and</p> <p>(ii) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D4D3); and</p> <p>(b) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D4D3).</p> <p>(5) Where a doorway on an accessway has multiple leaves (except an automatic opening door), one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.</p> | | |
| <p>BCA D4D4 / DAPS D3.3: Parts of Buildings to be Accessible</p> <p>[BCA 2019: D3.3]</p> | <p>In a building required to be accessible—</p> <p>(a) every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with—</p> <p>(i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and</p> | <p>All shared stairs are required to have two handrails as they are not fire-isolated. Currently, the design only shows one for the primary circulation stair.</p> <p>A Performance Solution is required to permit providing handrails on one side only in lieu of both sides in the communal use stairs.</p> | PS |

| BCA & DAPS Section D: Access and Egress | | | |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| Clause | Clause Requirements | Comment | Status |
| | <p>(ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and</p> <p>(iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and</p> <p>(b) every passenger lift must comply with E3D7 and E3D8; and</p> <p>(c) accessways must have—</p> <p>(i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and</p> <p>(ii) turning spaces complying with AS 1428.1—</p> <p>(A) within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and</p> <p>(B) at maximum 20 m intervals along the accessway; and</p> <p>(d) an intersection of accessways satisfies the spatial requirements for a passing and turning space; and</p> <p>(e) a passing space may serve as a turning space; and</p> <p>(f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building—</p> | <p>The Performance Solution also needs to permit the elimination of tactile and off-set risers and extended handrails.</p>  <p>The Performance Solution must also address the reduced return to the descending side due to the location of the apartment door now allowing the required 600mm.</p>  | |

| BCA & DAPS Section D: Access and Egress | | | |
|-------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|--------|
| Clause | Clause Requirements | Comment | Status |
| | <p>(i) containing not more than 3 storeys; and</p> <p>(ii) with a floor area for each storey, excluding the entrance storey, of not more than 200 m²; and</p> <p>(g) clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm'; and</p> <p>(h) the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.</p> | | |
| BCA D4D5 / DAPS D3.4: Exemptions [BCA 2019: D3.4] | <p>The following areas are not required to be accessible:</p> <p>(a) An area where access would be inappropriate because of the particular purpose for which the area is used.</p> <p>(b) An area that would pose a health or safety risk for people with a disability.</p> <p>(c) Any path of travel providing access only to an area exempted by (a) or (b).</p> | Hydraulic Plant Room and Electrical Plant Room do not need to be accessible. | Noted |
| BCA D4D6 / DAPS D3.5: Accessible Car Parking [BCA 2019: D3.5] | <p>(1) Accessible carparking spaces—</p> <p>(a) subject to (b), must be provided in accordance with</p> <p>(2) in—</p> | Accessible carpark with compliant shared zone has been provided. | CRA |

| BCA & DAPS Section D: Access and Egress | | | |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------|
| Clause | Clause Requirements | Comment | Status |
| | <p>(i) a Class 7a building required to be accessible; and</p> <p>(ii) a carparking area on the same allotment as a building required to be accessible; and</p> <p>(b) need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public; and</p> <p>(c) subject to (d), must comply with AS/NZS 2890.6-2009; and</p> <p>(d) need not be identified with signage where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability.</p> <p>(2) For each class of building to which the carpark or carparking area is associated, the number of accessible carparking spaces required is as follows:</p> <p>(a) Class 1b and 3 buildings:</p> <p>(i) For a boarding house, guest house, hostel, lodging house, backpackers' accommodation or the residential part of a hotel or motel, the number of accessible carparking spaces required is to be calculated by multiplying the total number of carparking spaces by the percentage of —</p> <p>(A) Accessible sole-occupancy units to the total number of sole-occupancy units; or</p> | | |

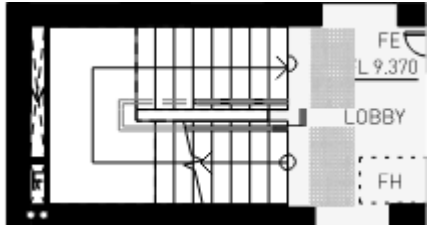
| BCA & DAPS Section D: Access and Egress | | | |
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| Clause | Clause Requirements | Comment | Status |
| | <p>(B) accessible bedrooms to the total number of bedrooms.</p> <p>(ii) For the purposes of (i), the calculated number is taken to the next whole figure.</p> <p>(iii) For a residential part of a school, accommodation for the aged, disabled or children, residential part of a health-care building which accommodates members of staff or the residential part of a detention centre — 1 accessible space for every 100 carparking spaces or part thereof.</p> <p>(b) Class 5, 7, 8 or 9c buildings — 1 accessible space for every 100 carparking spaces or part thereof.</p> <p>(c) Class 6 buildings—</p> <p>(i) with up to 1000 carparking spaces — 1 accessible space for every 50 carparking spaces or part thereof; and</p> <p>(ii) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces — 1 accessible space.</p> <p>(d) Class 9a buildings:</p> <p>(i) For a hospital (non-outpatient area) — 1 accessible space for every 100 carparking spaces or part thereof.</p> <p>(ii) For a hospital (outpatient area)—</p> | | |

| BCA & DAPS Section D: Access and Egress | | | |
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| Clause | Clause Requirements | Comment | Status |
| | <p>(A) with up to 1000 carparking spaces — 1 accessible space for every 50 carparking spaces or part thereof; and</p> <p>(B) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces — 1 accessible space.</p> <p>(iii) For a nursing home — 1 accessible space for every 100 carparking spaces or part thereof.</p> <p>(iv) For a clinic or day surgery not forming part of a hospital — 1 accessible space for every 50 carparking spaces or part thereof.</p> <p>(e) Class 9b buildings:</p> <p>(i) For a school — 1 accessible space for every 100 carparking spaces or part thereof.</p> <p>(ii) For other assembly buildings—</p> <p>(A) with up to 1000 carparking spaces — 1 accessible space for every 50 carparking spaces or part thereof; and</p> <p>(B) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces — 1 accessible space.</p> | | |
| BCA D4D7 / DAPS D3.6: Signage [BCA 2019: D3.6] | <p>(1) In a building required to be accessible—</p> <p>(a) braille and tactile signage complying with Specification 15 must—</p> | This clause does not apply to this building. | N/A |

| BCA & DAPS Section D: Access and Egress | | | |
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| Clause | Clause Requirements | Comment | Status |
| | <p>(i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each—</p> <p>(A) sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or a sole-occupancy unit in a Class 3 or Class 9c building; and</p> <p>(B) space with a hearing augmentation system; and</p> <p>(ii) identify each door required by E4D5 to be provided with an exit sign and state—</p> <p>(A) “Exit”; and</p> <p>(B) “Level”; and</p> <p>(C) the floor level number or floor level descriptor, or a combination of the two.</p> <p>(b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying—</p> <p>(i) the type of hearing augmentation; and</p> <p>(ii) the area covered within the room; and</p> <p>(iii) if receivers are being used and where the receivers can be obtained; and</p> | | |

| BCA & DAPS Section D: Access and Egress | | | |
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| Clause | Clause Requirements | Comment | Status |
| | <p>(c) signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and</p> <p>(d) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and</p> <p>(e) where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1, must be provided to direct a person to the location of the nearest accessible pedestrian entrance; and</p> <p>(f) where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.</p> <p>(2) In a building that is subject to F4D12 and is required to be accessible, directional signage complying with Specification 15 to direct a person to the location of the nearest accessible adult change facility within that building must be provided at the location of each—</p> <p>(a) bank of sanitary facilities; and</p> <p>(b) accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility.</p> | | |

| BCA & DAPS Section D: Access and Egress | | | |
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| Clause | Clause Requirements | Comment | Status |
| BCA D4D8 / DAPS D3.7: Hearing Augmentation [BCA 2019: D3.7] | <p>(1) A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed—</p> <ul style="list-style-type: none"> (a) in a room in a Class 9b building; or (b) in an auditorium, conference room, meeting room or room for judicatory purposes; or (c) at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider. <p>(2) If a hearing augmentation system required by (1) is—</p> <ul style="list-style-type: none"> (a) an induction loop, it must be provided to not less than 80% of the floor area of the room or space served by the inbuilt amplification system; or (b) a system requiring the use of receivers or the like, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must not be less than— <ul style="list-style-type: none"> (i) if the room or space accommodates up to 500 persons, 1 receiver for every 25 persons or part thereof, or 2 receivers, whichever is the greater; and (ii) if the room or space accommodates more than 500 persons but not more than 1000 persons, 20 receivers plus 1 receiver for every 33 persons or part thereof in excess of 500 persons; and | This clause does not apply to the subject building | N/A |

| BCA & DAPS Section D: Access and Egress | | | |
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| Clause | Clause Requirements | Comment | Status |
| | <p>(iii) if the room or space accommodates more than 1000 persons but not more than 2000 persons, 35 receivers plus 1 receiver for every 50 persons or part thereof in excess of 1000 persons; and</p> <p>(iv) if the room or space accommodates more than 2000 persons, 55 receivers plus 1 receiver for every 100 persons or part thereof in excess of 2000 persons.</p> <p>(3) The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to D2D18.</p> <p>(4) 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 a public address system used for emergency warning purposes only.</p> | | |
| <p>BCA D4D9 / DAPS D3.8: Tactile Indicators</p> <p>[BCA 2019: D3.8]</p> | <p>(1) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching—</p> <p>(a) a stairway, other than a fire-isolated stairway; and</p> <p>(b) an escalator; and</p> <p>(c) a passenger conveyor or moving walk; and</p> <p>(d) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and</p> | <p>TGSIs are omitted from the residential circulation stair throughout and need to be addressed in the Performance Solution Report.</p>  | PS |

| BCA & DAPS Section D: Access and Egress | | | |
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| Clause | Clause Requirements | Comment | Status |
| | <p>(e) in the absence of a suitable barrier—</p> <p>(i) an overhead obstruction less than 2 m above floor level, other than a doorway; and</p> <p>(ii) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D4D5, if there is no kerb or kerb ramp at that point,</p> <p>except for areas exempted by D4D5.</p> <p>(2) Tactile ground surface indicators required by (1) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p> <p>(3) A hostel for the aged, nursing home for the aged, a residential aged care building, Class 3 accommodation for the aged, Class 9a health-care building or a Class 9c aged care building need not comply with (1)(a) and (d) if handrails incorporating a raised dome button in accordance with AS/NZS 1428.4.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp.</p> | | |
| <p>BCA D4D10 / DAPS D3.9: Wheelchair seating spaces in Class 9b Assembly Buildings</p> <p>[BCA 2019: D3.9]</p> | <p>Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with AS 1428.1 must be provided in accordance with the following:</p> <p>(a) The number and grouping of wheelchair seating spaces must be in accordance with Table D4D10.</p> <p>(b) In a cinema—</p> | <p>This clause does not apply to the subject building.</p> | N/A |

| BCA & DAPS Section D: Access and Egress | | | |
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| Clause | Clause Requirements | Comment | Status |
| | <p>(i) with not more than 300 seats — wheelchair seating spaces must not be located in the front row of seats; and</p> <p>(ii) with more than 300 seats — not less than 75% of required wheelchair seating spaces must be located in rows other than the front row of seats.</p> | | |
| <p>BCA D4D11 / DAPS D3.10: Swimming Pools [BCA 2019: D3.10]</p> | <p>(1) Not less than 1 means of accessible water entry/exit in accordance with Specification 16 must be provided for each swimming pool required by D4D2 to be accessible.</p> <p>(2) An accessible entry/exit must be by means of—</p> <p>(a) a fixed or movable ramp and an aquatic wheelchair; or</p> <p>(b) a zero depth entry and an aquatic wheelchair; or</p> <p>(c) a platform swimming pool lift and an aquatic wheelchair; or</p> <p>(d) a sling-style swimming pool lift.</p> <p>(3) Where a swimming pool has a perimeter of more than 70 m, at least one accessible water entry/exit must be provided by a means specified in (2)(a), (b) or (c).</p> <p>(4) Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS 1428.1.</p> | This clause does not apply to the subject building. | N/A |
| <p>BCA D4D12 / DAPS D3.11: Ramps</p> | On an accessway— | This clause is not applicable to the building | N/A |

| BCA & DAPS Section D: Access and Egress | | | |
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| Clause | Clause Requirements | Comment | Status |
| [BCA 2019: D3.11] | (a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and (b) a landing for a step ramp must not overlap a landing for another step ramp or ramp. | | |
| BCA D4D13 / DAPS D3.12: Glazing on an Accessway [BCA 2019: D3.12] | 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. | Entry doors to be detailed with decals in accordance with this clause. | CRA |

| BCA & DAPS Section E: Services and Equipment | | | |
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| Clause | Clause Requirements | Comment | Status |
| BCA / DAPS Part E3 – Lift Installations | | | |
| BCA / DAPS E3.0: Deemed-to-Satisfy Provisions [BCA 2019: E3.0] | (1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements E3P1 to E3P4 are satisfied by complying with— (a) E3D2 to E3D12; and (b) for a building containing an occupiable outdoor area, Part G6; and (c) for public transport buildings, Part I2. | Noted | Noted |

| BCA & DAPS Section E: Services and Equipment | | | |
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| Clause | Clause Requirements | Comment | Status |
| | (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable. | | |
| BCA E3D7 / DAPS E3.6: Passenger lifts and their limitations [BCA 2019: E3.6] | (1) In an accessible building, every passenger lift must be one of the following lift types, subject to the limitations (if any) of each lift type: (a) There are no limitations on the use of electric passenger lifts, electrohydraulic passenger lifts or inclined lifts. (b) Stairway platform lifts must not— (i) be used to serve a space in a building accommodating more than 100 persons calculated according to D2D18; or (ii) be used in a high traffic public use area such as a theatre, cinema, auditorium, transport interchange, shopping centre or the like; or (iii) be used where it is possible to install another type of passenger lift; or (iv) connect more than 2 storeys; or (v) where more than 1 stairway lift is installed, serve more than 2 consecutive storeys; or (vi) when in the folded position, encroach on the minimum width of a stairway required by D2D8 to D2D11. | Compliant lift type proposed | CRA |

| BCA & DAPS Section E: Services and Equipment | | | |
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| Clause | Clause Requirements | Comment | Status |
| | <p>(c) A low-rise platform lift must not travel more than 1000 mm.</p> <p>(d) A low-rise, low-speed constant pressure lift must not—</p> <p>(i) for an enclosed type, travel more than 4 m; or</p> <p>(ii) for an unenclosed type, travel more than 2 m; or</p> <p>(iii) be used in a high traffic public use areas in buildings such as a theatre, cinema, auditorium, transport interchange, shopping complex or the like.</p> <p>(e) A small-sized, low-speed automatic lift must not travel more than 12 m.</p> <p>(2) A passenger lift referred to in (1) must not rely on a constant pressure device for its operation if the lift car is fully enclosed.</p> | | |
| <p>BCA E3D8 / DAPS E3.6: Accessible features required for passenger lifts</p> <p>[BCA 2019: E3.6]</p> | <p>In an accessible building, every passenger lift must have the following features where applicable:</p> <p>(a) A handrail complying with the provisions for a mandatory handrail in AS 1735.12 for all lifts except—</p> <p>(i) a stairway platform lift; and</p> <p>(ii) a low-rise platform lift.</p> | <p>The lift car is noted as having the compliant size.</p> <p>Further details are required for verification of the other fixtures.</p> | CRA |

| BCA & DAPS Section E: Services and Equipment | | | |
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| Clause | Clause Requirements | Comment | Status |
| | <p>(b) Lift floor dimensions of not less than 1400 mm wide x 1600 mm deep for all lifts which travel more than 12m.</p> <p>(c) Lift floor dimensions of not less than 1100 mm wide x 1400 mm deep for all lifts which travel not more than 12m, except a stairway platform lift.</p> <p>(d) Lift floor dimensions of not less than 810 mm wide x 1200 mm deep for a stairway platform lift.</p> <p>(e) Minimum clear door opening complying with AS 1735.12 for all lifts except a stairway platform lift.</p> <p>(f) Passenger protection system complying with AS 1735.12 for all lifts with power-operated doors.</p> <p>(g) Lift landing doors at the upper landing for all lifts except a stairway platform lift.</p> <p>(h) Lift car and landing control buttons complying with AS 1735.12 for all lifts except—</p> <ul style="list-style-type: none"> (i) a stairway platform lift; and (ii) a low-rise platform lift. <p>(i) Lighting in accordance with AS 1735.12 for all enclosed lift cars.</p> <p>(j) For all lifts serving more than 2 levels—</p> <ul style="list-style-type: none"> (i) automatic audible information within the lift car to identify the level each time the car stops; and | | |

| BCA & DAPS Section E: Services and Equipment | | | |
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| Clause | Clause Requirements | Comment | Status |
| | <p>(ii) audible and visual indication at each lift landing to indicate the arrival of the lift car; and</p> <p>(iii) audible information and audible indication required by (i) and (ii) is to be provided in a range of between 20 - 80 dB(A) at a maximum frequency of 1500 Hz.</p> <p>(k) Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received, for all lifts except a stairway platform lift.</p> | | |

| BCA & DAPS Section F: Health and Amenity | | | |
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| Clause | Clause Requirements | Comment | Status |
| BCA Part F4 / DAPS Part F2 – Sanitary and Other Facilities | | | |
| BCA F4D1 / DAPS F2.0: Deemed-to-Satisfy Provisions [BCA 2019: F2.0] | <p>(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements F4P1 to F4P6 are satisfied by complying with—</p> <p>(a) F4D2 to F4D12; and</p> <p>(b) for public transport buildings, Part I2; and</p> <p>(c) for farm sheds, Part I3.</p> | Noted | Noted |

| BCA & DAPS Section F: Health and Amenity | | | |
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| Clause | Clause Requirements | Comment | Status |
| | (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable. | | |
| BCA F4D5 / DAPS F2.4: Accessible sanitary facilities (including Table F2.4) [BCA 2019: F2.4] | In a building required to be accessible— (a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with F4D6; and (b) accessible unisex showers must be provided in accordance with F4D7; and (c) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, not less than one sanitary compartment suitable for a person with an ambulant disability for use by males and not less than one sanitary compartment suitable for a person with an ambulant disability for use by females, each in accordance with AS 1428.1, must be provided; and (d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products; and (e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with F4D6 and F4D7 must comply with the requirements of AS 1428.1; and | This clause does not apply to the subject building. | N/A |

| BCA & DAPS Section F: Health and Amenity | | | |
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| Clause | Clause Requirements | Comment | Status |
| | <p>(f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and</p> <p>(g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and</p> <p>(h) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and</p> <p>(i) an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D4D4(f) to be provided with a passenger lift or ramp complying with AS 1428.1.</p> | | |
| <p>BCA F4D6 / DAPS F2.4: Accessible unisex sanitary compartments</p> <p>[BCA 2019: Table F2.4a]</p> | <p>(1) Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows:</p> <p>(a) For a Class 1b building—</p> <p>(i) not less than 1; and</p> <p>(ii) where private accessible unisex sanitary compartments are provided for every accessible bedroom, common accessible unisex sanitary compartments need not be provided.</p> | <p>This clause does not apply to the subject building.</p> | N/A |

| BCA & DAPS Section F: Health and Amenity | | | |
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| Clause | Clause Requirements | Comment | Status |
| | <p>(b) For a Class 2 building, where sanitary compartments are provided in common areas, not less than 1.</p> <p>(c) For Class 3 and Class 9c buildings—</p> <p>(i) in every accessible sole-occupancy unit provided with sanitary compartments within the accessible sole-occupancy unit, not less than 1; and</p> <p>(ii) at each bank of sanitary compartments containing male and female sanitary compartments provided in common areas, not less than 1.</p> <p>(d) For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires closet pans—</p> <p>(i) 1 on every storey containing sanitary compartments; and</p> <p>(ii) where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.</p> <p>(e) For a Class 10a building, at each bank of sanitary compartments containing male and female sanitary compartments, not less than 1.</p> <p>(2) The requirements of (1)(d) do not apply within a ward area of a Class 9a health-care building.</p> <p>(3) The requirements of (1)(e) do not apply to—</p> | | |

| BCA & DAPS Section F: Health and Amenity | | | |
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| Clause | Clause Requirements | Comment | Status |
| | <p>(a) a Class 10a appurtenant to another class of building; or</p> <p>(b) a sanitary compartment dedicated to a single caravan/camping site.</p> | | |
| <p>BCA F4D7 / DAPS F2.4: Accessible unisex showers</p> <p>[BCA 2019: Table F2.4(b)]</p> | <p>(1) Where required by F4D5(b), the minimum number of accessible unisex showers for each class of building is as follows:</p> <p>(a) For a Class 1b building—</p> <p>(i) not less than 1; and</p> <p>(ii) where private accessible unisex showers are provided for every accessible bedroom, common accessible unisex showers need not be provided.</p> <p>(b) For a Class 2 building, where showers are provided in common areas, not less than 1.</p> <p>(c) For Class 3 and 9c buildings—</p> <p>(i) in every accessible sole-occupancy unit provided with showers within the accessible sole-occupancy unit, not less than 1; and</p> <p>(ii) 1 for every 10 showers or part thereof provided in common areas.</p> | <p>This clause does not apply to the subject building.</p> | N/A |

| BCA & DAPS Section F: Health and Amenity | | | |
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| Clause | Clause Requirements | Comment | Status |
| | <p>(d) For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires 1 or more showers, not less than 1 for every 10 showers or part thereof.</p> <p>(e) For a Class 10a building, where showers are provided, 1 for every 10 showers or part thereof.</p> <p>(2) The requirements of (1)(d) do not apply within a ward area of a Class 9a health-care building.</p> <p>(3) The requirements of (1)(e) do not apply to—</p> <p>(a) a Class 10a appurtenant to another class of building; and</p> <p>(b) a sanitary compartment dedicated to a single caravan/camping site.</p> | | |
| <p>BCA F4D12 / DAPS F2.9: Accessible adult change facilities</p> <p>[BCA 2019 F2.9]</p> | <p>(1) One unisex accessible adult change facility must be provided in an accessible part of a—</p> <p>(a) Class 6 building that is a shopping centre having a design occupancy of not less than 3,500 people, calculated on the basis of the floor area and containing a minimum of 2 sole-occupancy units; and</p> <p>(b) Class 9b sports venue or the like that—</p> <p>(i) has a design occupancy of not less than 35,000 spectators; or</p> <p>(ii) contains a swimming pool that has a perimeter of not less than 70 m and that is required by D4D2 to be accessible; and</p> | <p>This clause does not apply to the subject building.</p> | <p>N/A</p> |

| BCA & DAPS Section F: Health and Amenity | | | |
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| Clause | Clause Requirements | Comment | Status |
| | <p>(c) museum, art gallery or the like having a design occupancy of not less than 1,500 patrons; and</p> <p>(d) theatre or the like having a design occupancy of not less than 1,500 patrons; and</p> <p>(e) passenger use area of an airport terminal building within an airport that accepts domestic and/or international flights that are public transport services as defined in the Disability Standards for Accessible Public Transport 2002.</p> <p>(2) Accessible adult change facilities required by (1)—</p> <p>(a) must be constructed in accordance with Specification 27; and</p> <p>(b) cannot be combined with another sanitary compartment.</p> <p>(3) For the purposes of (1), design occupancy must be calculated in accordance with D2D18, but excluding any area that—</p> <p>(a) can only be accessed by staff, employees, contractors, maintenance personnel and the like; or</p> <p>(b) is subject to an exemption under D4D5.</p> | | |

Annexure C - LHDG Assessment

Table 7: LHDG Assessment

| Item | Design Element | Comment | Compliance |
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| 1. | Dwelling (SOU) Access | | |
| | <p>Silver Level</p> <p>(a) Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling.</p> <p>(a) This provision does not apply where the average slope of the ground where the path would feature is steeper than 1:14.</p> <p>(b) The path of travel referred to in (a) should have a minimum clear width of 1000mm and have;</p> <p>(i) No steps;</p> <p>(ii) An even, firm, slip resistant surface;</p> <p>(iii) A crossfall of not more than 1:40;</p> <p>(iv) A maximum pathway slope of 1:14</p> <p>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.</p> | The design is capable of complying with this clause | CRA |

| Item | Design Element | Comment | Compliance |
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| | <p>(c) The path of travel referred to in (a) may be provided via an associated car parking space for the dwelling. Where a car parking space is relied upon as the safe and continuous pathway to the dwelling entrance, the space should incorporate:</p> <ul style="list-style-type: none"> (i) Minimum dimensions of at least 3200 mm (width) x 5400mm (length); (ii) An even, firm and slip resistant surface; and (iii) A level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen). <p>(d) 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 1900 mm <p>(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.</p> <p>Note: The width of the landing will be determined by the adjoining pathway. If the landing directly adjoins the doorway please refer to Element 2 for dimensional requirements.</p> | | |

| Item | Design Element | Comment | Compliance |
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| 2. | Dwelling (SOU) Entrance | | |
| | <p>Silver Level</p> <p>(a) The dwelling should provide an entrance door with –</p> <ul style="list-style-type: none"> (i) A minimum clear opening width of 820mm (see Figure 2(a)); (ii) A level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled); and (iii) Reasonable shelter from the weather. <p>(b) A level landing area of at least 1200mm x 1200mm should be provided at the level (step free) entrance door. A level landing area at the entrance door should be provided on the arrival side of the door (i.e. the external side of the door) to allow a person to safely stand and then open the door.</p> <p>(c) Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided (see Figure 1(b)).</p> <p>(d) The level (step-free) entrance should be connected to the safe and continuous pathway as specified in Element 1.</p> <p>Note: The entrance must incorporate waterproofing and termite management requirements as specified in the NCC.</p> | The entry provides an 850mm clear opening. | CRA |
| 3. | Internal Doors and Corridors | | |

| Item | Design Element | Comment | Compliance |
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| | Silver Level (a) Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide: <ul style="list-style-type: none"> (i) A minimum clear opening width of 820mm (see Figure 2(a)); and (ii) A level transition and threshold (maximum vertical tolerance of 5mm between abutting surfacers if allowable provided the lip is rounded or bevelled). (b) Internal corridors/passageways to the doorways referred to in (a) should provide a minimum clear width of 1000mm * Corridor widths should be measured as described in Clause 6.3 of AS 1428.1 – 2009 | Minimum 1m wide corridors provided | CRA |
| 4. | Toilet | | |
| | Silver Level (a) Dwellings should have a toilet on the ground (or entry) level that provides: <ul style="list-style-type: none"> (i) A minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and (ii) A minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door in accordance with Figure 3(a). | A compliant toilet has been proposed in the drawings. | CRA |

| Item | Design Element | Comment | Compliance |
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| | (iii) The toilet pan should be located in the corner of the room (if the toilet is located in a combined toilet / bathroom) to enable installation of grabrails at a future date. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6. | | |
| 5. | Shower | | |
| | <p>Silver Level</p> <p>(a) One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date.</p> <p>(b) The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.</p> <p>For hobless specification please see Australian Standard AS3740-3.6.</p> <p>Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.</p> | The design is capable of complying | CRA |
| 6. | Reinforcement of bathroom & toilet walls | | |
| | <p>Silver Level</p> <p>(a) Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.</p> | The design is capable of complying | CRA |

| Item | Design Element | Comment | Compliance |
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| | <p>(b) The walls around the toilet are to be reinforced by installing:</p> <p>(i) Noggings with a thickness of at least 25mm in accordance with Figure 6(a); or</p> <p>(ii) Sheeting with a thickness of at least 12mm in accordance with Figure 6(b).</p> <p>(c) The walls around the bath are to be reinforced by installing:</p> <p>(i) Noggins with a thickness of at least 25mm in accordance with Figure 7(a); or</p> <p>(ii) Sheeting with a thickness of at least 12mm in accordance with Figure 7(b).</p> <p>(d) The walls around the hobless shower recess are to be reinforced by installing:</p> <p>(i) Noggins with a thickness of at least 25mm in accordance with Figure 8(a); or</p> <p>(ii) Sheeting with a thickness of at least 12mm in accordance with Figure 8(b).</p> | | |
| 7. | Internal stairways | | |
| | <p>Silver Level</p> <p>(a) Stairways in dwellings must feature:</p> | This clause does not apply to this building | N/A |

| Item | Design Element | Comment | Compliance |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|------------|
| | (i) A continuous handrail on one side of the stairway where there is a rise of more than 1m. Note: This is a requirement for all new homes under the NCC. Homes built prior to 2014 may benefit from this element. | | |
| 8. | Kitchen Space | | |
| | Silver Level No requirements. | | N/A |
| 9. | Laundry Space | | |
| | Silver Level No requirements. | | N/A |
| 10. | Ground (or entry level) bedroom space | | |
| | Silver Level No requirements. | | N/A |
| 11. | Switches and power points | | |
| | Silver Level No requirements | | N/A |

| Item | Design Element | Comment | Compliance |
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| 12. | Door and tap hardware | | |
| | Silver Level No requirements. | | N/A |
| 13. | Family/living room space | | |
| | Silver Level No requirements. | | N/A |
| 14. | Window sills | | |
| | Silver Level No requirements. | | N/A |
| 15. | Flooring | | |
| | Silver Level No requirements. | | N/A |

Annexure D - Adaptable Housing

Table 8: Class B

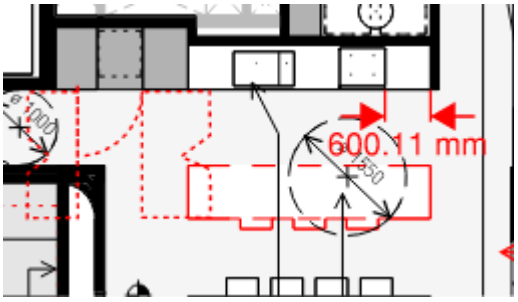
| Item | Room/Item | Clause | Comment | Compliance |
|-----------------|------------------------------------------------------------------------------------------------------------------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Drawings | | | | |
| 1. | Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages | 2.3 | Required at the construction stage. | |
| Sitting | | | | |
| 2. | A level or gently sloping site with up to 1:14 gradient | 3.2.2 | Internal and external common areas appear to be level. No relevant gradient over 1:14 shown. | CRA |
| 3. | A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS1428.1 | 3.3.2 | <p>The basement comprises two levels connected by a vehicle ramp which has a slope of 1:20, and the lift will connect the basement to all residential levels. The ramp must comply with the required slip resistance and other applicable requirements (to be further assessed during the Construction Certificate Stage).</p> <p>A continuous accessway is provided from the main entry area on North Steyne through open walkways to the building entry.</p> <p>Entry is direct to the foyer connecting to the lift lobby.</p> | CRA |
| 5. | Within a residential estate development, common use facilities to be accessible | 3.3.3 | The letterbox bank has not been shown on the drawings. | CRA |


| Item | Room/Item | Clause | Comment | Compliance |
|-------------------------------------------|--------------------------------------------------------------------------------------------------------------|--------|------------------------------------------------------------------|------------|
| 7. | Within a residential estate development, internal roadways to be separate from pedestrian walkways | 3.3.3 | No internal roadways proposed. | N/A |
| Security | | | | |
| 8. | Pathway lighting shall be positioned at low height to avoid glare and to provide min. 50 lux at ground level | 3.6.1 | Pathway lighting to comply at construction stage. | CRA |
| 9. | Clear line of sight from a well-lit vehicle drop-off point to safe pedestrian entry point | 3.6.2 | No proposed street parking or drop off area for the building. | N/A |
| Letterboxes in Estate Developments | | | | |
| 10. | Within residential estate developments, letterboxes centrally located adjacent to street entry. Lockable | 3.8 | This clause does not apply to this building | N/A |
| 11. | Letterboxes to be on hard standing area connected to accessible pathway. | 3.8 | This clause does not apply to this building | N/A |
| 12. | Letterbox area roofed and in a well-lit location. | 3.8 | This clause does not apply to this building | N/A |
| 13. | Parcel rack included with letterboxes | 3.8 | This clause does not apply to this building | N/A |
| Private Car Accommodation | | | | |
| 14. | Carparking space or garage min area 6.0x3.8m | 3.7.2 | Accessible car spaces are provided within the basement car park. | CRA |

| Item | Room/Item | Clause | Comment | Compliance |
|-------------------------|--------------------------------------------------------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| | | | <p>Currently, a single accessible carparking bay is designed under AS2890.6 (5400x2400m) with an adjacent shared zone.</p> <p>There are two designated carpark spaces for the adaptable units which can be combined to provide the required 3.8m wide carpark space. The accessible carpark also has the potential to be used for the other adaptable unit.</p> | |
| 15. | Roof to car parking space | 3.7.1 | Car parking will be within the basement and protected. | CRA |
| 18. | Covered access to dwelling unit | 3.7.3 | Access to a lift lobby will be provided from the basement. | CRA |
| 19. | Illumination level min 50 lux | 4.1.0 | Basement carpark lighting will be required to achieve a minimum 50 lux illumination. | CRA |
| Accessible Entry | | | | |
| 20. | Accessible entry | 4.3.1 | 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. | CRA |
| 22. | Accessible entry to be level (i.e. max. 1:40 slope) | 4.3.2 | Units are accessed from an enclosed corridor. | CRA |
| 23. | Threshold to be low-level | 4.3.2 | From the information provided, all internal corridors are level. | CRA |
| 24. | Landing to enable wheelchair manoeuvrability | 4.3.2 | The unit entry doors are internal to the building. | N/A |

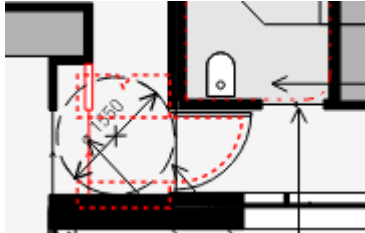
| Item | Room/Item | Clause | Comment | Compliance |
|-----------------------------------|--------------------------------------------------------------------------------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 25. | Accessible entry door to have 850mm min. clearance | 4.3.1 | The entry door to the adaptable units has a minimum clear opening of 850mm and complies with door circulation spaces under AS1428.1-2009. Clear door opening to be shown on the post-adaption plan. | CRA |
| 27. | Door lever handles and hardware to AS 1428.1 | 4.3.4 | Door handles are to comply with AS1428.1-2009 at the construction stage. | CRA |
| 28. | Provision for combined door/security door | 4.3.5 | The unit entry doors are internal to the building. | N/A |
| 29. | Potential min. Illumination level 300 lux | 4.10 | Lighting to comply at construction stage. | CRA |
| Exterior/Interior: General | | | | |
| 31. | Provision for security screen to exterior opening or sliding windows and doors | 4.7.6 | Exterior doors and windows to have the capacity for the fitting of security screens. To be indicated on post adaption plan. | CRA |
| 32. | Internal doors to have 820 mm min clearance | 4.3.3 | Internal doors are required to have a minimum clear opening of 820mm. Details to be shown on the post adaption plan. Currently the only doors that do not comply are for the East bedroom and shared bathroom, both having a 770mm clear opening. | CRA |
| 33. | Internal corridors min. width of 1000 mm | 4.3.7 | Internal corridors within the unit are to have a minimum width of 1000mm. Details to be shown on the post-adaption plan. | CRA |

| Item | Room/Item | Clause | Comment | Compliance |
|----------------|------------------------------------------------------------------------------------------------------|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 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. Details to be shown on the post adaption plan. | CRA |
| 36. | Provision for circulation space of min. 2250 mm diameter | 4.7.1 | A circulation space of min. 2250 mm diameter is to be made available in the living areas after the furniture has been placed. Details to be shown on the post adaption plan. | CRA |
| 37. | Minimum 4 double GPO's | 4.7.3 | Minimum 4 double GPO's are to be provided to the living rooms to be indicated on post adaption plan. | CRA |
| 38. | Telephone adjacent to GPO | 4.7.4 | Telephone outlet adjacent to GPO in living/dining area to be indicated on post adaption plan. | CRA |
| 40. | Two TV antenna outlets adjacent to GPO (positioned so viewing from dining and kitchen is achievable) | 4.7.5 | Two TV antenna outlets adjacent to GPO (positioned so viewing from dining and kitchen is achieved) to be indicated on post adaption plan. | CRA |
| 41. | Potential illumination level min. 300Lux | 4.10 | Lighting to comply at construction stage. | CRA |
| Kitchen | | | | |
| 42. | Minimum width 2.7 m (1550mm clear between benches) | 4.5.2 | 1550mm clearance is required in front of appliances. Currently, distance between kitchens benches have 1,000 mm approx., with the post adaption plan proposing the removal of the island to comply. | CRA |

| Item | Room/Item | Clause | Comment | Compliance |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 43. | Provision for circulation at doors to comply with AS 1428.1 | 4.5.1 | Compliant circulations are provided on the post-adaption plan. | CRA |
| 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 or replaceable. Refer to Figure 4.8 | 4.5.5 | <p>Work surface of 800mm to be indicated on post adaption plan.</p>  | CRA |
| 45. | Refrigerator adjacent to work surface | 4.5.5 | Refrigerator to be adjacent to the work surface and to be indicated on post adaption plan. | CRA |
| 46. | Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable | 4.5.6 | 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. | CRA |
| 47. | Kitchen sink bowl max. 150mm deep | 4.5.6 | Kitchen sink bowl to be max. 150mm deep, this item is noted as something that can be altered post adaption. | CRA |
| 48. | Tap set capstan or lever handles or lever mixer | 4.5.6(e) | Taps may be updated post adaption, with no works required at this stage. | CRA |

| Item | Room/Item | Clause | Comment | Compliance |
|------|---------------------------------------------------------------------------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 49. | Tap set located within 300 mm of front of sink | 4.5.6(e) | Taps may be updated post adaption, with no works required at this stage. | CRA |
| 50. | Installation of thermostatic mixing valve | 4.5.6(f) | Taps may be updated post adaption, with no works required at this stage. | CRA |
| 51. | Cook tops to include either front or side controls with raised cross bars | 4.5.7 | Cook top controls may be updated post adaption, with no works required at this stage. | CRA |
| 52. | Cook tops to include isolating switch | 4.5.7 | 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. | CRA |
| 53. | Work surface min. 800 mm length adjacent to cook top at same height | 4.5.7 | <p>Work surface adjacent to, and at the same height as the, cook top of 800mm to be indicated on post adaption plan.</p> <p>Currently does not comply, further design variation required.</p>  | CRA |

| Item | Room/Item | Clause | Comment | Compliance |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 54. | Oven located adjacent to an adjustable height or replaceable work surface | 4.5.8 | The oven is to be adjacent to an 800mm wide work surface and to be indicated on post adaption plan. | CRA |
| 56. | Central light with second light over sink. Potential illumination level min. 300 lux with 550 lux over work surfaces | 4.10 | Lighting to comply at construction stage. | CRA |
| 58. | Locate handles towards the top of below bench cupboards and towards the bottom of overhead cupboard. Provide 'D' pull handles | 4.5.10 | "D" pull handles to be located towards the top of below bench cupboards and towards the bottom of overhead cupboard. To be indicated on post adaption plan. | CRA |
| 59. | GPOs to comply with AS 1428.1. At least one double GPO within 300mm of front of work surface | 4.5.11 | 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. | CRA |
| 60. | GPO for refrigerator to be easily reachable when the refrigerator is in its operating position | 4.5.11 | GPO for refrigerator to be easily reachable when the refrigerator is in its operating position. To be indicated on post adaption plan. | CRA |
| 61. | Slip-resistant floor surface | 4.5.4 | Floors to be slip resistant to comply with AS3661.1. Certificate to be provided at CC stage. Note: AS4586:2013/HB 198:2014 is satisfactory. | CRA |
| 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 | Turning space minimum 1540x2070mm at bed base and 1000mm side bed spaces provided. | CRA |

| Item | Room/Item | Clause | Comment | Compliance |
|------|--------------------------------------------------------------------------------------------------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| | | | <p>The adaptable bedroom's door will require 850mm clear width opening with appropriate latch side clearances. Currently, bedroom doors show 970 mm approx. clear width with non-compliant latch side clearance, however according to the post-adaption plan, a provision of providing equipment for auto door openers has been considered at the Construction Certificate stage. .</p>  | FI |
| 63. | Two double GPOs on wall where bedhead is likely to be | 4.6.3 | Two double GPOs are required on wall adjacent to the bedhead to be indicated on post adaption plan. | CRA |
| 65. | Telephone outlet next to bed on the side closest to door (with GPO adjacent to telephone outlet) | 4.6.5 | Telephone outlet next to bed on the side closest to door (with GPO adjacent to telephone outlet). To be indicated on post adaption plan. | CRA |
| 66. | TV antenna point and double GPO on opposite wall to bedhead | 4.6.6. | TV antenna point and double GPO on opposite wall to bedhead. To be indicated on post adaption plan. | CRA |
| 67. | 2-way light switches, one located above bed, 1000mm high above floor | 4.6.4 | 2-way light switches, one located above bed, 1000mm high above floor. To be indicated on post adaption plan. | CRA |

| Item | Room/Item | Clause | Comment | Compliance |
|-----------------|-------------------------------------------------------------------------------------------------------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 68. | Potential illumination level 300 lux | 4.10 | Lighting to comply at construction stage. | CRA |
| Bathroom | | | | |
| 75. | Provision for bathroom area to comply with AS 1428.1 | 4.4.1 | <p>The bathroom area is to comply with Clause 15 of AS1428.1-2009.</p> <p>Provision of extra capped-off plumbing services from out-set will be required if fixtures are to be relocated at post adaptation stage.</p> <p>To be indicated on a post adaption plan.</p> | CRA |
| 76. | Slip-resistant floor surface | 4.4.2 | Floors to be slip resistant to comply with AS3661.1. Certificate to be provided at CC stage. Note: AS4586:2013/HB 198:2014 is satisfactory. | CRA |
| 77. | Shower recess- no hob. Minimum size 1160x1100mm to comply with AS 1428.1. (Refer Figures 4.6 and 4.7) | 4.4.4(f) | <p>Shower recess has 1160x1100mm in compliance with AS1428.1.</p> <p>Shower to be hob-less. To be shown in post adaption plans.</p> | CRA |
| 78. | Shower area waterproofed to AS 3740 with floor to fall to waste | 4.4.4(f) | Entire bathroom to comply with AS3740. | CRA |
| 79. | Recessed soap holder | 4.4.4(f) | Soap holder to be recessed. | CRA |

| Item | Room/Item | Clause | Comment | Compliance |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 80. | Shower taps positioned for easy reach to access side of shower sliding track | 4.4.4(f) | Shower head and taps to be located at a height and clearance compliant to AS1428.1. To be indicated on a post adaption plan. | CRA |
| 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) | Provisioning (extra capped-off plumbing services) to be provided from the out-set if relocation will be required at post adaptation stage. To be indicated on a post adaption plan. Note: Refer AS1428.1 Fig 48 for shower fixtures, including wall outlet plus back-flow prevention devise. | CRA |
| 83. | Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS 1428.1 | 4.4.4(h) | Provisioning to be provided. To be indicated on a post adaption plan. | CRA |
| 84. | Provision for additional grabrail | 4.4.4(h) | Provisioning to be provided. To be indicated on a post adaption plan. | CRA |
| 86. | Tap sets to be capstan or lever handles with single outlet | 4.4.4(c) | Taps may be updated post adaption, with no works required at this stage. | CRA |
| 87. | Installation of thermostatic mixing valve | 4.4.4(b) | Taps may be updated post adaption, with no works required at this stage. | CRA |
| 88. | Provision for washbasin with clearances to comply with AS 1428.1 | 4.4.4(g) | Provisioning (extra capped-off plumbing services) to be provided from the out-set if relocation will be required at post adaptation stage. To be indicated on a post adaption plan. | CRA |

| Item | Room/Item | Clause | Comment | Compliance |
|---------------|---------------------------------------------------------------------------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| | | | Note: Washbasin to provide knee-toe clearance underneath compliant with AS1428.1 Clause 15.3. | |
| 89. | Wall cabinet with light over or similar | 4.4.4(d) | Taps may be updated post adaption, with no works required at this stage. | CRA |
| 90. | Double GPO beside mirror | 4.4.4(d) | Double GPO to be provided beside mirror. To be indicated on a post adaption plan. | CRA |
| 91. | Potential illumination level 300 lux generally with 600 lux task lighting | 4.10 | Lighting to comply at construction stage. | CRA |
| Toilet | | | | |
| 92. | Provision of either 'visitable toilet' or accessible toilet | 4.4.3 | The adaptable unit is to be provided at pre-adaptation stage with a "visitable" toilet at entry level with 900x1250mm clearance in front of WC pan (door not to encroach). To be indicated on the pre-adaption plan. | CRA |
| 93. | Provision to comply with AS 1428.1 | 4.4.1 | The bathroom area is to comply with Clause 15 of AS1428.1 (2350x2750mm). Fixtures to comply with AS1428.1 and to be indicated on post adaption plan. | CRA |

| Item | Room/Item | Clause | Comment | Compliance |
|----------------|-------------------------------------------------------------------------------------------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 94. | Location of WC pan at correct distance from fixed walls | 4.4.3 | Pan to be located correct distances from the walls in accordance with AS1428.1 at pre adaption stage. Provisioning (extra capped-off plumbing services) to be provided from the out-set if relocation will be required at post adaptation stage. | CRA |
| 95. | Provision for grab rail zone. (Refer Figure 4.6) | 4.4.4(h) | Provisioning to be provided. To be indicated on a post adaption plan. | CRA |
| 96. | Slip resistant floor surface (vitreous tiles or similar) | 4.4.2 | Floors to be slip resistant to comply with AS3661.1. Certificate to be provided at CC stage. Note: AS4586:2013/HB 198:2014 is satisfactory. | CRA |
| Laundry | | | | |
| 98. | Circulation at doors to comply with AS 1428.1 | 4.8 | Post adaption plans show the removal of the wall and door enclosing the laundry, leaving it open. | CRA |
| 99. | Provision for adequate circulation space in front of or beside appliances (min. 1550 mm depth). | 4.8 | Currently, laundries have 1550mm circulation space in front of the appliance, compliant with AS1428.1. | CRA |
| 100. | Provision for automatic washing machine | 4.8(e) | Space for an automatic washing machine is to be provided. To be indicated on a post adaption plan. | CRA |
| 101. | Provision for drier | 4.8(f) | Space for a dryer is provided. To be indicated on a post adaption plan. | CRA |

| Item | Room/Item | Clause | Comment | Compliance |
|-------------------|---------------------------------------------------------------------------|--------|---------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 102. | Where clothes line is provided, an accessible path of travel to this | 4.8(a) | No clothes line proposed. | N/A |
| 103. | Installation of thermostatic mixing valve | 4.8(d) | Taps may be updated post adaption, with no works required at this stage. | CRA |
| 105. | Double GPO | 4.8(g) | Double GPO to be provided in the laundry. To be indicated on a post adaption plan. | CRA |
| 107. | Potential illumination level 300 lux generally with 550 lux task lighting | 4.10 | Lighting to comply at construction stage. | CRA |
| 108. | Slip-resistant floor surface | 4.9.1 | Floors to be slip resistant to comply with AS3661.1. Certificate to be provided at CC stage. Note: AS4586:2013/HB 198:2014 is satisfactory. | CRA |
| Storage | | | | |
| 109. | Linen cupboard min. 600mm wide with adjustable shelving | 4.11.5 | A linen storage cupboard of minimum 600mm width with adjustable shelving is to be indicated on a post adaption plan. | CRA |
| Door Locks | | | | |
| 110. | Door hardware operable with one hand, located 900–1100mm above floor | 4.3.4 | Door hardware operable with one hand, located 900–1100mm above floor. To be indicated on post adaption plan. | CRA |

| Item | Room/Item | Clause | Comment | Compliance |
|------------------------|-----------------------------------------------------------------------------------------|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Floor Coverings | | | | |
| 111. | Slip resistant surfaces – balconies and external paved areas (vitreous tile or similar) | 4.9.1 | Floors to be slip resistant to comply with AS3661.1. Certificate to be provided at CC stage. Note: AS4586:2013/HB 198:2014 is satisfactory. | CRA |
| Ancillary Items | | | | |
| 112. | Switches located 900-1100mm above floor in line with door | 4.11.1 | Switches to be located between 900-1100 above the finished floor level. To be indicated on post adaption plan. | CRA |
| 113. | GPOs located not less than 600mm above floor | 4.11.1 | Provisioning to be provided to allow post adaption relocation of the GPO's, with GPOs at least 500mm from a corner. To be indicated on post adaption plan. | CRA |
| Garbage | | | | |
| 116. | Provision for bin in an accessible location | 4.11.6 | Garbage chute not provided, a garbage room is proposed in the basement, but is currently not accessible due to car park bays breaching the door circulation. | CRA |

Annexure E - Compliance Specification

Design Certification

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

General

Tactile ground surface indicators will be installed at the top and bottom of stairways / ramps (other than fire isolated stairways / ramps); 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 AS1428.4.1-2009 (incl. Amendments 1 and 2).

1. 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 900-1000mm 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.
2. All doorways will have a minimum luminance contrast of 30% in accordance with Clause 13.1 of AS1428.1-2009.
3. Fixtures and fittings in accessible sanitary facilities will be provided and installed in accordance Clause 15 of AS1428.1-2009.
4. Fixtures and fittings in ambulant facilities will be provided and installed in accordance Clause 16 of AS1428.1-2009.
5. Walkways will comply with Clause 10 of AS1428.1-2009.
6. 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.
7. Stairways will comply with Clause 11 of AS1428.1-2009.
8. The fire isolated stairs will comply with Clause 11.1(f) and (g) of AS1428.1-2009.
9. Handrails will comply with Clause 12 of AS1428.1-2009.
10. Grabrails will comply with Clause 17 of AS1428.1-2009.
11. Accessible car spaces will achieve compliant headroom clearances in accordance with Clause 2.4 of AS2890.6-2009. Refer to below for diagrammatic explanation.

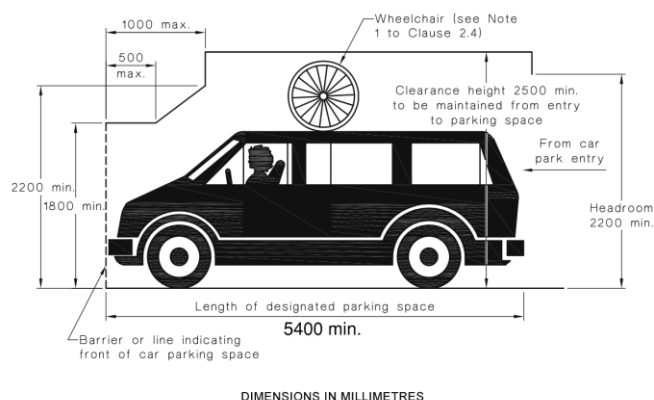


FIGURE 2.7 HEADROOM REQUIRED ABOVE CAR SPACES FOR PEOPLE WITH DISABILITIES

12. Demarcation will be provided in the accessible car space and adjacent shared zone in accordance with Clause 3.1 and 3.2 of AS2890.6-2009. Refer to below for diagrammatic explanation.

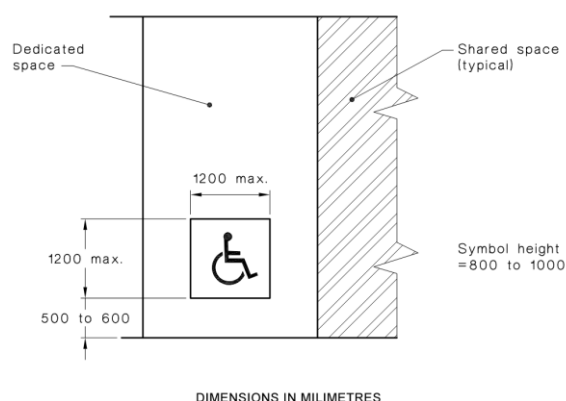


FIGURE 3.1 USE OF SYMBOL OF ACCESS TO IDENTIFY SPACES

13. Bollards will be provided in the shared disabled car space area in accordance with Clause 2.2.1(e) of AS2890.6-2009. Refer to below for diagrammatic explanation.

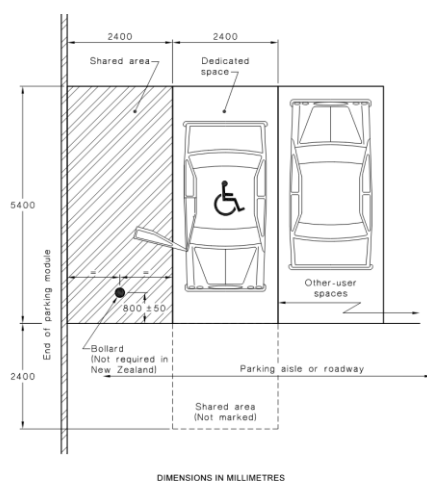


FIGURE 2.2 EXAMPLE OF AN ANGLE PARKING SPACE WITH SHARED AREA ON ONE SIDE ONLY—DIMENSIONS FOR AUSTRALIA ONLY*

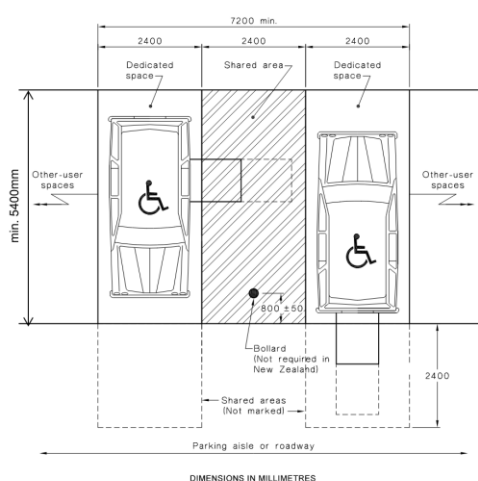


FIGURE 2.3 EXAMPLE OF TWO PARKING SPACES WITH A COMMON SHARED AREA—DIMENSIONS FOR AUSTRALIA ONLY*

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. Any level difference over 3mm must be ramped according AS1428.1 Clause 10.5.
16. Braille and tactile signage will comply with BCA Clause D4D7 and Specification 15.
17. Signage will need to comply with Clause 8 of AS1428.1-2009.
18. The passenger lifts will comply with BCA E3D7, E3D8 and AS1735.12-2009.
19. The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways. Refer to below for diagrammatic explanation.

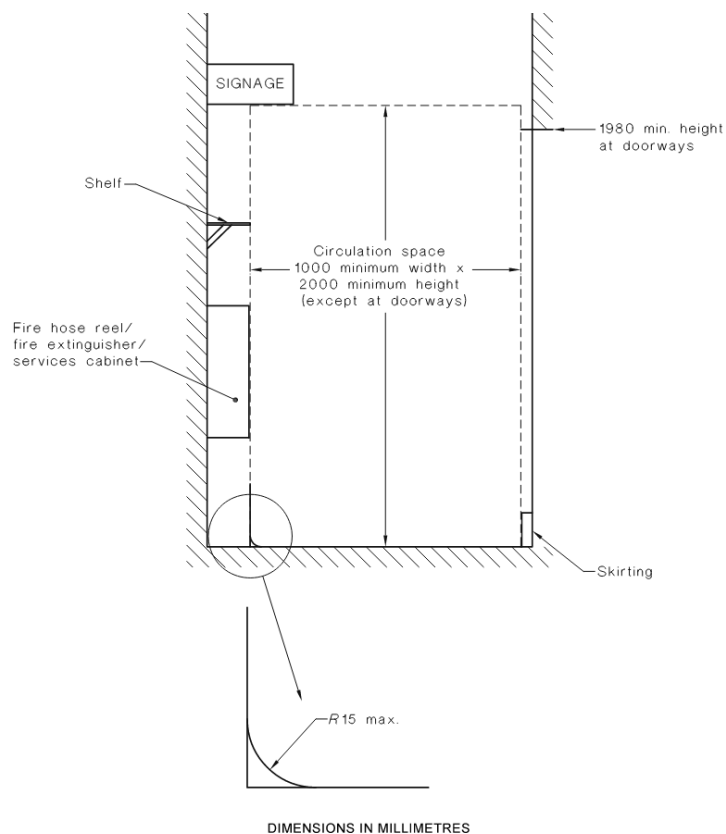


FIGURE 2 CONTINUOUS ACCESSIBLE PATH OF TRAVEL—MINIMUM HEIGHT AND WIDTH

20. Door handles and the like, will be in accordance with Clause 13.5 of AS1428.1-2009.

Adaptable Housing Units

21. All ground surfaces will be slip resistant to comply with HB197/AS4856.
22. Letterboxes will be on a hard stand area connected to an accessible pathway in accordance with Clause 3.8 of AS4299.
23. 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.
24. Door hardware will be compliant with AS1428.1-2009 and all external doors will be keyed alike in accordance with Clause 4.3.4 of AS4299.

25. 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.
26. A telephone outlet will be provided adjacent to GPO in living/dining area in accordance with Clause 4.7.4 of AS4299.
27. 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.
28. 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.
29. 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.
30. The adaptable bathroom will be provisioned for the fit-out to comply with AS1428.1 in accordance with 4.4.1 of AS4299.
31. The shower of the adaptable bathroom will be hob-less in accordance with Clause 4.4.4(f) of AS4299.
32. The bathrooms will be waterproofed to comply with AS3740.
33. The soap holder will be recessed in accordance with Clause 4.4.4(f) of AS4299.
34. Shower heads and taps will be located at a height and clearance compliant with AS1428.1 in accordance with Clause 4.4.4(f) of AS4299.
35. Provision for the installation of all grabrails, shower hardware, and folding seat will be provided in the adaptable bathroom in accordance with Clause 4.4.4(h) of AS4299.
36. 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.
37. A double GPO will be provided beside the mirror in the adaptable bathroom in accordance with Clause 4.4.4(d) of AS4299.
38. 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 grabrails in accordance with Clauses 4.4.1, 4.4.3 and 4.4.4(h) of AS4299.
39. 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.
40. 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.
41. Lighting will be provided to the adaptable units in accordance with Clause 4.10 of AS4299.

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42. Entrance door to have 820mm min. clear door width opening, level transition (5mm max. vertical tolerance) and reasonable shelter from the weather.
43. Entrance door to have 1200x1200mm level landings.
44. "Ramped threshold" (Fig 1b) allowed between 5-56mm height change.
45. Level & "step-free" entrance connected to the "safe and continuous pathway".

46. Waterproofing and termite management at entry door (as per NCC).
47. Garages to have minimum 3200x5400mm, an even, firm and slip resistant surface with 1:40 max. level surface (1:33 max. asphalt).
48. All internal doors to have 820mm min. clear door opening at entry level rooms, 5mm max. vertical tolerance surface, and 1000mm min. internal corridors at entry level rooms.
49. Toilet to be on entry level (ground floor).
50. If WC is located in a separate room. WC pan circulation space to be 900x1200mm front if WC (door not to encroach) (Fig 3a).
51. If WC is located within a bathroom. WC pan circulation space to be in the corner of the room to enable installation of grabrails (door not to encroach) (Fig 3b).
52. Bathroom to have slip resistant and hobless shower recess (portable shower screens allowed)
53. Shower recess located in a room corner to enable the installation of grabrails.
54. Walls to be constructed of solid masonry or concrete, otherwise to be reinforced (1100N min. withstand in all directions).
55. For WC, the reinforcement to be 25mm thick noggings (Fig 6a), or 12mm thick sheeting (Fig 6b)
56. For baths, reinforcement to be 25mm thick noggings (Fig 7a), or 12mm thick sheeting (Fig 7b)
57. For showers, reinforcement to be 25mm thick noggings (Fig 8a), or 12mm thick sheeting (Fig 8b)
58. A continuous stairway handrail where there is a rise of more than 1m.