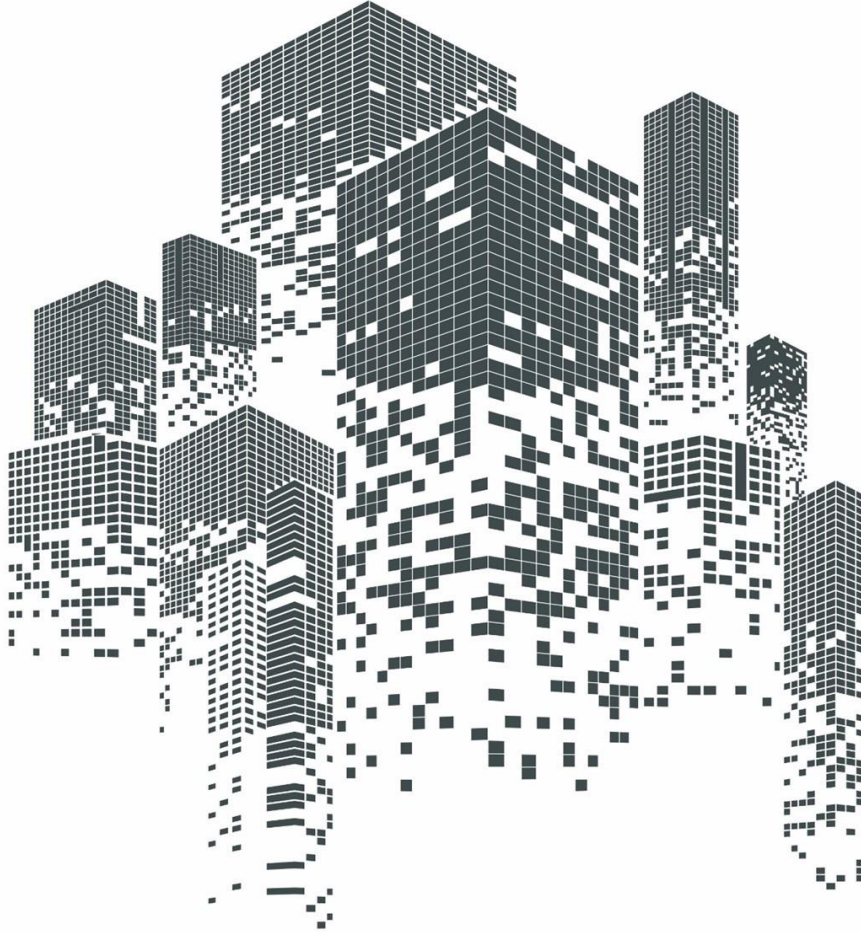




CREDWELL



Project	173-179 Walker Street and 11-17 Hampden Street North Sydney
Report	Access Assessment Report (BCA 2022)
Reference	220720-r6-Access Assessment Report 2022
Date	23/10/2024
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Document Control

Reference/Revision	Date	Description	Access Assessment Report
220720-r4-Access Assessment Report 2022 SSDA report issued for Application	30/05/2024	Prepared by	Tatenda Makurumidze Senior Building Surveyor
220720C-r5-Access Assessment Report 2022 SSDA draft report	15/10/2024	Prepared by	Ranjith Arachchige Senior Access Consultant
220720C-r6-Access Assessment Report 2022 SSDA report issued for Application	23/10/2024	Prepared by	Ranjith Arachchige Senior Access Consultant
		Reviewed by	Adam Southwell Senior Building Certifier

Executive Summary

This Access Assessment Report has been prepared by Credwell to accompany a detailed State Significant Development Application (SSDA 67175465) for the residential development proposal at East Walker Street, located at 173-179 Walker Street and 11-17 Hampden Street, North Sydney (the Site). The site is legally described Lot 1 DP523229, Lot 1 DP1175748, Lot A DP 318690, Lot 100 DP 1035395, Lot 1 DP 119732, Lot 1 DP 591516 and Lot 2 DP 591516. This report has been prepared to accompany the EIS submitted for the SSDA (SSD 67175465).

Introduction

1.1 Objectives

The purpose of this report is to provide an assessment against:

1. all relevant clauses of the National Construction Code 2022 Volume 1 (the “NCC”) relating to the provision of access for people with a disability;
2. Objective 4Q-1 of the Apartment Design Guidelines (ADG);
3. the Livable Housing Design Guidelines (LHDG) – Silver Level;
4. the adaptable housing requirements of North Sydney Development Control Plan 2013(the “DCP”); and
5. Associated standards called up by the NCC and DCP, including AS 1428.1-2009, AS 1428.4.1-2009, AS 2890.6-2009 and AS 4299-1995,

addressing all relevant Deemed-to-Satisfy clauses therein to identify where the subject building achieves compliance and non-compliance, as well as provide appropriate Performance Solutions where available, which are required to be prepared under separate cover.

It is presumed the assumptions, content, and limitations of this report are reviewed, noted, and understood by the reader. Credwell Consulting are to be contacted to clarify any queries or assumptions made in relation to the contents of this report and further, Credwell Consulting take no responsibility for misinterpretation of any of the content herein.

1.2 Limitations

This report does not include, nor imply, any audit, assessment, or upgrading of:

1. The structural adequacy or design of the building;
2. The capacity or design of any electrical, fire, hydraulic or mechanical services;
3. The inherent derived fire-resistance ratings of any proposed structural elements of the building (unless specifically referred to); and
4. Sections B, C, E (except Clauses E3D6, E3D7 and E3D8), F (except clause F4D5, F4D6, F4D7, F4D12), G, H, I and J, and Parts D1 and D2 of the BCA; and
5. The capacity or design of any electrical, fire, hydraulic or mechanical services.

This report does not include, nor imply, any assessment of, or compliance with:

1. The National Construction Code – Plumbing Code of Australia Volume 3;
2. The Disability Discrimination Act 1992 including the Disability ((Access to Premises – Buildings) Standards 2010 – unless specifically referred to);
3. Any Development Consent conditions;
4. The Liquor Licensing Act 2007;
5. The Work Health and Safety Act 2011;
6. The Swimming Pools Act 1992; and
7. Requirements of Authorities including, but not limited to, Fire and Rescue NSW, WorkCover, RMS, Council, Telecommunications Supply Authority, Electricity Supply Authority, Water Supply Authority, Gas Supply Authority and the like.
8. Requirements of BCA Section J.

Interpretations

A number of matters within the BCA are known to be interpretive. Where these matters are encountered, interpretations have been used that are consistent with Credwell Consulting's understanding of standard industry practice.

Dimensions and Tolerances

In some instances, the BCA specifies minimum dimensions for construction. The assessment of plans and specifications includes a review of such minimum dimensions that are relevant to the project, but Credwell Consulting does not guarantee that all relevant minimum dimensions have been assessed where they are not clearly and explicitly denoted/marked on the architectural drawings.

The relevant designer(s) and builder(s) should confirm that all minimum dimensions are achievable on site prior to works and consideration/attention should be given to construction tolerances impacted by wall set outs, applied finishes, and skirtings to corridors and bathrooms. For example, tiling bed thickness on walls and floors can adversely impact critical minimum dimensions relating to access for people with disabilities, stair and corridor widths, and balustrade heights.

1.3 Reviewed documentation

This report is based on documentation referenced in Annexure A.

Proposed Development

1.4 Site Location and Context

The site is located within the North Sydney Local Government Area (LGA) at 173-179 Walker Street and 11-17 Hampden Street, North Sydney and comprises a total area of 3,952.1m². The site is often referred to as the East Walker Street Precinct, which is bounded by Hampden Street to the north, Warringah Freeway to the east and Walker Street to the west. The site is adjacent to the north-eastern boundary of the North Sydney CBD. The surrounding local context of the site is shown in Figure 1.



Figure 1- Local Context (Source: Nearmap / Ethos Urban)

1.5 Site Description

The site is located at the corner of 'lower' Walker Street and 'lower' Hampden Street and has a primary street frontage of 81m to Walker Street, which is also known as 'lower' Walker Street, to the west (including the splay), and a 54m frontage to 'lower' Hampden Street to the north.

The site comprises seven (7) existing properties, which are arranged in an irregular configuration adjacent to Walker Street and Hampden Street. The legal description for each of these properties is provided in Table 1. The configuration of properties within the site is shown in Figure 2.

The topography of the site is characterised by an east-sloping landform that declines by approximately 8m from the western site boundary (RL 57) to the eastern site boundary (RL 49).

Table 1 Legal Description of Site

Address	Legal Description	Area (approx.)	Map Reference <i>Refer Figure 2</i>
173 Walker Street, North Sydney	Lot 1 DP 523229	521m ²	1
175 Walker Street, North Sydney	Lot 1 DP 11755748	506m ²	2
177 Walker Street, North Sydney	Lot A DP 318690	506m ²	3
179 Walker Street, North Sydney	Lot 100 DP 1035395	809m ²	4
11 Hampden Street, North Sydney	Lot 1 DP 119732	800m ²	5
15 Hampden Street, North Sydney	Lot 1 DP 591516	542m ²	6
17 Hampden Street, North Sydney	Lot 2 DP 591516	267m ²	7



Figure 2 Site Aerial (Source: Nearmap / Ethos Urban)

1.6 Proposal

This assessment report has been prepared to accompany an SSDA for the residential development proposal at East Walker Street, located at 173-179 Walker Street and 11-17 Hampden Street, North Sydney (the Site).

The Minister of Planning, or their delegate, is the consent authority for the SSDA and this application is lodged with the NSW Department of Planning, Housing and Infrastructure (DPHI) for assessment.

The purpose of the SSDA is to redevelop the Site under the NSW Government amended State The purpose of the SSDA is to redevelop the Site under the NSW Governments amended State Environmental Planning Policy (Housing) 2021 (Housing SEPP) issued on 14 December 2023 and deliver a mix of market build-to-sell and affordable housing residences. Specifically, the SSDA seeks development consent for:

- Site establishment and enabling works, including:
 - Stormwater diversion
 - Sewer diversion
 - Lower Walker Street footpath and Hampden Street kerb and gutter modifications as required to accommodate service diversions.
 - Removal of all trees and existing vegetation on the Site.
 - Demolition of all existing structures on the Site.
 - Disconnect and make-safe of existing services.
- Excavation and groundworks, including retention, bulk excavation and in-ground services works.
- Building A - Construction of a 12-storey residential flat building containing comprise of:
 - 67 affordable housing dwellings required by the Housing SEPP
 - 11 affordable housing dwellings required by the planning agreement that applies to the Site
 - Ground floor communal recreation
- Building B1 – Construction of a 30-storey residential flat building containing market build-to-sell dwellings, comprised of:
 - 161 market build-to-sell dwellings
- Building B2 – Construction of a 4-storey ancillary residential building serving Building B1, containing:
 - Associated B1 services
 - Communal recreation for B1
- Construction of a 4-level shared basement, with primary vehicular access for residents and visitors from lower Walker Street and secondary vehicular access to the loading dock from lower Hampden Street. The basement will accommodate:
 - 218 car parking spaces for residents
 - 2 loading bays.
 - 22 motorbike/scooter spaces.
 - 239 bicycle spaces for residents and 24 visitor spaces (263 total).
 - 239 storage cages.
 - Residential waste storage areas for Building A, B1 and B2.
 - Associated plant, utilities, and servicing.
- Construction of a port cochere on lower Walker Street to service the Site.
- Associated landscaping across the site and streetscape improvements within the Site.



Figure 3 | Image of the proposed development | source: Rother Lowman

1.7 Areas Required to be Accessible

The table below describes the access requirements of the various areas of the building as specified by the BCA. Buildings and parts of the development are to be accessible as required below unless exempt under D4D5.

Classification	Use	Location	Access Requirement
Class 2	Residential	Ground Floor to Level 30	<ul style="list-style-type: none"> 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. 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. c) Where a ramp complying with AS 1428.1 or a passenger lift is installed— <ul style="list-style-type: none"> (i) to the entrance doorway of each sole-occupancy unit; and (ii) to and within rooms or spaces for use in common by the residents. 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.

Class 7b	Storage	Basement 04 to Basement 01	To and within all areas normally used by the occupants.
Class 7a	Carparking	Basement 04 to Basement 01	To and within any level containing accessible carparking spaces.

Note: D4D5Exemptions

The following areas are not required to be accessible:

- I. An area where access would be inappropriate because of the particular purpose for which the area is used.
- II. An area that would pose a health or safety risk for people with a disability.
- III. Any path of travel providing access only to an area exempted by (a) or (b).

For the purpose of this report, no areas have been assumed as exempt under this clause as the information on plans is not completed with room tags for all areas.

Generally, plant rooms (mechanical rooms), electrical rooms, MSB rooms, Water tank areas, and storage areas can be considered under this clause.

1.8 Lift Travel Distances

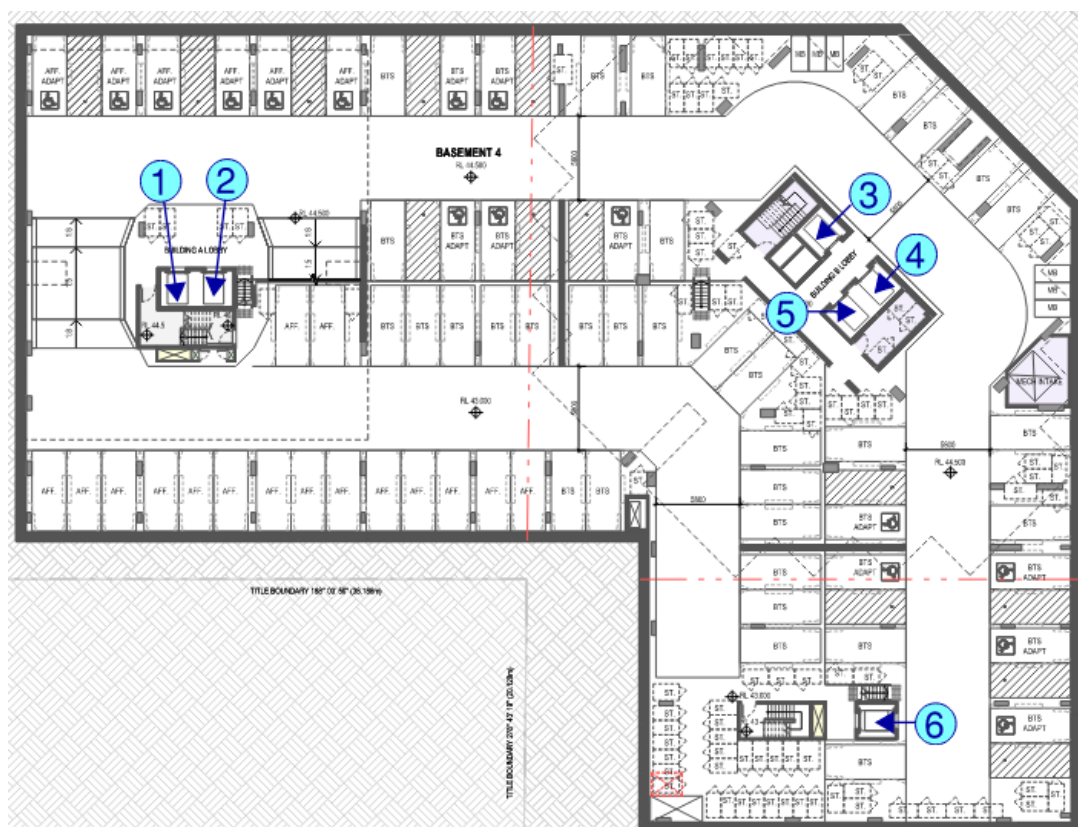


Figure 4- Lift Identification

The lifts within the building have been shown to travel the following distances:

1. **Lift 1 and 2** - The lift travels from Basement 4 (having an FFL of 44.5m) to the Level 12 storey (having an FFL of 94.55m). Therefore, the lift travels 50.05m ($94.55 - 44.5 = 50.05$ m) which is greater than 12m.
2. **Lift 3** – The lift travels from Basement 4 (having an FFL of 44.5m) to the Level 27 storey (having an FFL of 144.35m). Therefore, the lift travels 99.85m ($144.35 - 44.5 = 99.85$ m), which is greater than 12m.
3. **Lift 4** T The lift travels from Basement 4 (having an FFL of 44.5m) to the Level 29 storey (having an FFL of 147.7m). Therefore, the lift travels 103.2m ($147.7 - 44.5 = 103.2$ m), which is greater than 12m.
4. **Lift 5** - The lift travels from Basement 4 storey (having an FFL of 44.5m) to Level 28 storey (having an FFL of 144.35m). Therefore, the lift travels 99.85m ($144.35 - 44.5 = 99.85$ m), which is greater than 12m.
5. **Lift 6**- The lift travels from the Basement 4 storey (having an FFL of 44.5m) to the Level 3 storey (having an FFL of 63.9m). Therefore, the lift travels 19.4m ($63.9 - 44.5 = 19.4$ m), which is greater than 12m.

Therefore, all lift floor dimensions shall consist of a minimum of 1400mm (W) x 1600mm(D) internal dimensions as per BCA Clause E3D8 (b).

Relevant Legislation

1.9 Disability Discrimination Act

The Disability Discrimination Act 1992 (Cth) (the “DDA”) is Commonwealth legislation (applies nationally). Amongst other things, it provides an avenue for an affected party to make a complaint of discrimination. Compliance with the NCC does not restrict a complaint of discrimination relating to the provision of access to and within a building from being made under the DDA. However, provided the building complies with the NCC and the Disability (Access to Premises – Building) Standards 2010, such a complaint cannot be successful.

1.10 Disability (Access to Premises – Buildings) Standards 2010

The Disability (Access to Premises – Buildings) Standards 2010 (the “Premises Standards”) was created under the DDA and is also Commonwealth legislation (applies nationally). The Premises Standards identifies buildings to which it applies before specifying construction standards that those buildings are required to comply with. In summary, the Premises Standards are applicable to a new building, a new part of a building, and an affected part of a building, and the construction standards applicable are contained within “Schedule 1 Access Code for Buildings”.

The Premises Standards provide a definition for a new building, a new part of a building, and an affected part of a building. The definition of a new building and a new part of a building is currently considered to be in line with standard dictionary definitions (unless a building or part obtained construction approvals prior to 1 May 2011). However, the term “affected part” is specific to the Premises Standards and is defined by clause 2.1(5) as follows –

- a) the principal pedestrian entrance of an existing building that contains a new part; and*

- b) any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.*

The upgrade requirements of the Premises Standards are founded on determining whether a development within an existing building result in the creation of an affected part.

As previously mentioned, the construction standards of the Premises Standards are contained within “Schedule 1 Access Code for Buildings”. It should be noted that this part of the Premises Standards was prepared in consultation with the Australian Building Codes Board (ABCB – publisher of the NCC). As such, the requirements outlined in each document are the same. Therefore, assessment of the proposed development against the relevant requirements of the NCC applicable to access for people with a disability ensures that it also complies with the Premises Standards.

1.11 Apartment Design Guide (ADG) Assessment

State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (“SEPP 65”) is New South Wales legislation applicable to the erection, substantial redevelopment, or conversion of buildings that result in the creation of residential flat buildings (cl4(1)(a), SEPP 65).

Application of SEPP 65 is limited to residential flat buildings having –

at least 3 or more storeys (not including levels below ground level (existing) or levels that are less than 1.2 metres above ground level (existing) that provide for car parking) (cl4(1)(b), SEPP 65) that contain “at least 4 or more dwellings” (cl4(1)(c), SEPP 65).

The subject proposed development has three (3) or more storeys and contains four (4) or more dwellings, so SEPP 65 is applicable.

Clause 28(2)(c) of SEPP 65 requires consent authorities to consider the Apartment Design Guide (ADG) when assessing development applications. Generally, the ADG refers to matters outside the scope of an access assessment, however, Objective 4Q-1 (the “Objective”) requires that –

Universal design features are included in apartment design to promote flexible housing for all community members.

This is related to the provision of access. Therefore, an assessment against the requirements of this objective is not provided in this report as the Livable housing units are not nominated for the floor plans at this stage.

The “Design guidance” provided with the Objective states the following –

Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver-level universal design features.

The Glossary of the ADG then identifies the Livable Housing Design Guidelines (LHDG) as being “published by Livable Housing Australia and available on its' website”. The version of the LHDG available on the Livable Housing Australia website at the time this Report was prepared is the Fourth edition, dated 2017. The following assessment table outlines a review of the units within the subject proposed development designated as “Livable” against the Silver Level requirements outlined in the Fourth Edition of the LHDG.

For SSDA application, the Livable Housing requirements are not assessed.

1.12 North Sydney Council Development Control Plan 2013 and AS 2499-1995

The application of the requirements of AS 4299-1995 to residential flat buildings is specified by the Development Control Plan relating to the proposed development.

As the building is a residential flat building, North Sydney Council Development Control Plan 2013, and AS 2499-1995 does apply.

The requirements of the DCP are as follows:

The DCP specifies “adaptable house class C” as the “Classification Level” applicable to the adaptable unit(s). This requires the design of the adaptable unit(s) to incorporate “all essential features”.

A minimum of **20%** of dwellings in multi-dwelling housing and residential flat buildings that contain more than 5 dwellings must be comprised of adaptable housing and designed and constructed to a minimum Class C Certification under AS 4299 – Adaptable Housing.

Adaptable housing is not identified at this stage—the requirements are to be fulfilled at the Construction Certificate stage of the project.

For SSDA applications, the Adaptable Housing requirements are not assessed.

1.13 Accessible Parking for Adaptable Housing

One (1) accessible/adaptable car space is required for each adaptable unit to satisfy Clause 3.7.2 of AS4299-1995, being the only essential carparking feature required for Class C developments. The designated accessible car space should have minimum dimensions of 6.0m x 3.8m; compliance with AS2890.6:2009 is also considered acceptable.

The Silver Livable Rating required by SEPP 65 does not contain any specific carparking requirements.

Accessible carparking bays should have a vertical clearance above the car space and the adjacent shared area of a minimum of 2.5m high. The vehicle path from the street to the accessible spaces should have a clear head height of 2.2m. Consideration should be given to services within the carpark as these often reduce the head clearances, resulting in further non-compliance.

Bollards are to be positioned within the shared space as shown in Figures 2.2 and 2.3 of AS/NZS 2890.6:2009 and space delineation in accordance with Section 3.2 of AS/NZS 2890.6-2009. The construction certificate documentation is to document compliant shared spaces for all accessible spaces and bollards as per AS2890.6.2009.

Summary of Assessment

The documentation referenced in Annexure A of this Report has been assessed against the documents referenced in Section 1.2 of this Report. This assessment has identified the following areas where compliance requires further consideration.

1.14 Possible Performance Solutions

The following items relate to areas where a Performance Solution may be available to justify a deviation from the DtS requirements of the BCA. This report does not form a Performance Solution.

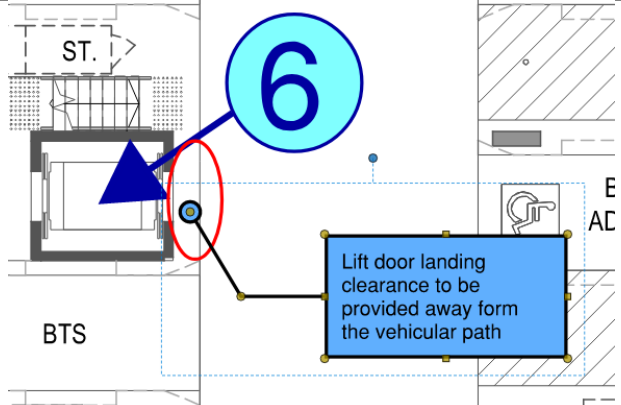
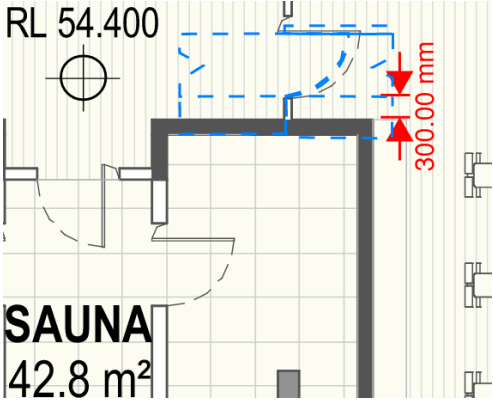
Where a Performance Solution is proposed, the solution is to be prepared by a suitably qualified person in consultation with all stakeholders.

Item	Possible Performance Solution	DtS Provision	Performance Requirements
1.	No performance solutions have been proposed.		

1.15 Design amendments required

The following items have been identified as departures from the BCA deemed-to-satisfy provisions and Credwell recommends these items be resolved with design amendments:

Item	Amendments required	DtS Provision
1.	General Storage rooms are not provided for the Adaptable Units as the adaptable units are not nominated in the plans at this stage. When nominating adaptable apartments and allocating storage rooms for adaptable apartments, provide access to the allocated storerooms.	Note
2	Basement 3 & 4 Lift no.6 is provided for all customers to reach the Gymnasium. The lift entry door does not have a sage landing and requires door circulation away from the vehicular path. As this is a safety issue for people with disabilities, reflective line marking should be provided for the required circulation space. Ensure the cross fall and gradient within the circulation area for the lift door is not steeper than 1:40	D4D2

	 <p>Figure 5-Lift landing partly on the vehicular path</p>	
3	<p>Basement 1</p> <p>The door between the sauna and Gym is required with door clearances as per AA1428.1.20009 Clause 13.2 and Figures 31(d) and 31(f). A latch side clearance of 510mm is to be provided when the door opens away from the user, and a 530mm latchside clearance is required when the door opens towards the user. Latchside clearance on both sides is 300mm, as per the measurements on both sides.</p>  <p>Figure 6- Insufficient door clearances</p> <p>If the FOGO are allows the residents to reach the bins, an accessible path of travel is to be provided to this room. the door circulation on the airlock shall be provided with sufficient circulation as per AS1428.1.2009 Figure 34. A 1540mm diameter turning circle should be provided in the bin areas for 180-degree wheelchair turn.</p>	D4D2

	<p>UTE DISCHARGE TOWER B RL 53.500 FOGO</p> <p>If this area for the residents to reach the bins, accessible path of travel to be provided to this room., the door circulation on the airlock shall be provided with sufficient circulation as per AS1428.1.2009 Figure 34. A 1540mm diameter turning circle should be provided in the bin areas for 180 degree wheelchair turn .</p> <p><i>Figure 7- Wheelchair access and turning spaces required in this room</i></p>	
<p>4</p>	<p>Basement 2</p> <p>An accessible path to Lift 6 is to be provided from the carparking area. The door circulation to the two doors within this path shall comply with AS1428.1.2009 Cluse 13.1, as the Gym access is provided from this level via Lift 6 only.</p> <p>MSB POOL PLANT OSD BTS LIFT 6 31</p> <p>1m DEEP BEAM APPROX. 2m CLEAR ST. ST. ST. ST. RL 50.500 3m</p> <p>Door circulation spaces shall be provided for these doors unless the lift access is limited for the plant rooms and not for the residents at 50.500 level</p> <p><i>Figure 8- Accessible path of travel required to the lift from the 31(parking area.</i></p>	<p>D4D2</p>
<p>5</p>	<p>Basement -1</p> <p>A common area is provided with a door to the gym and sauna area. The FFL of the outdoor area is not shown in the Basement 1 plan. Common areas of the Class 2 building shall be provided with accessible paths of travel based on BCA Clause D4D2(4)</p>	<p>D4D2</p>

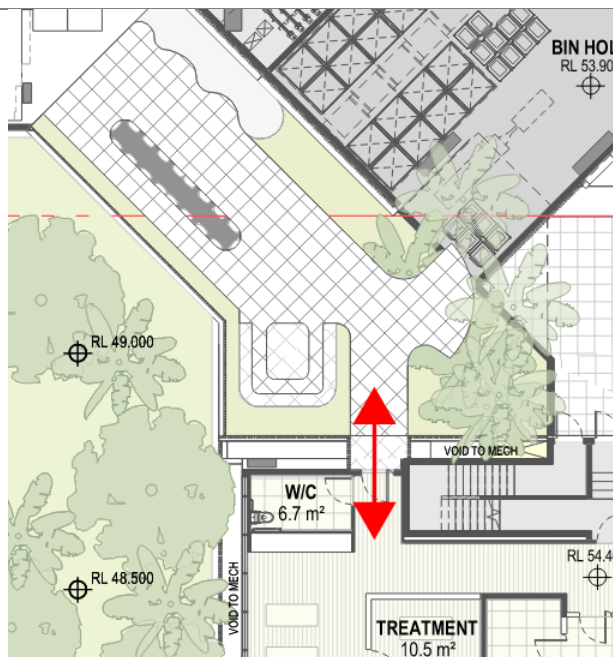


Figure 9- Accessible path is required to all common areas of the building.

6 Building B2 Ground Floor

Three doors

- Lobby to the Private dining area,
- Lobby to the Lounge area and the private dining
- Entry door to the cellar area require door latchside clearances on both sides.

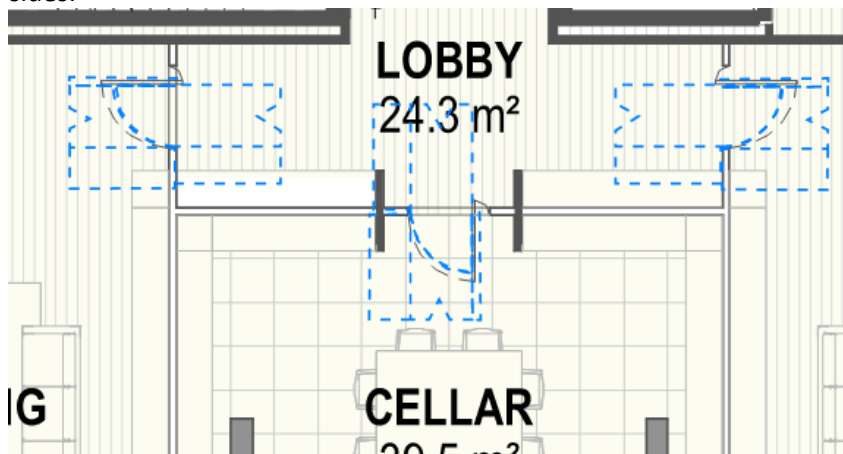
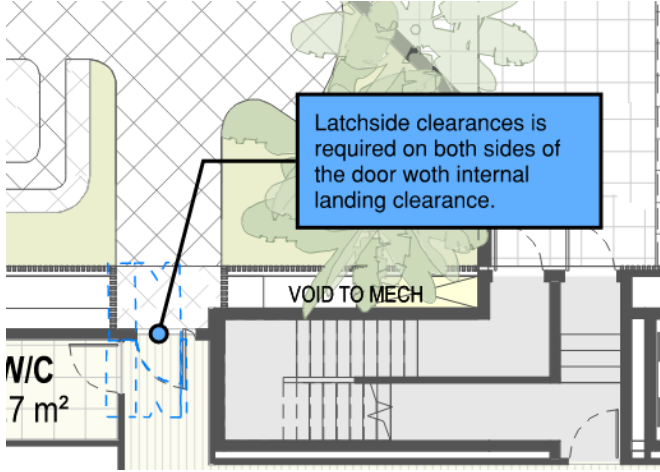

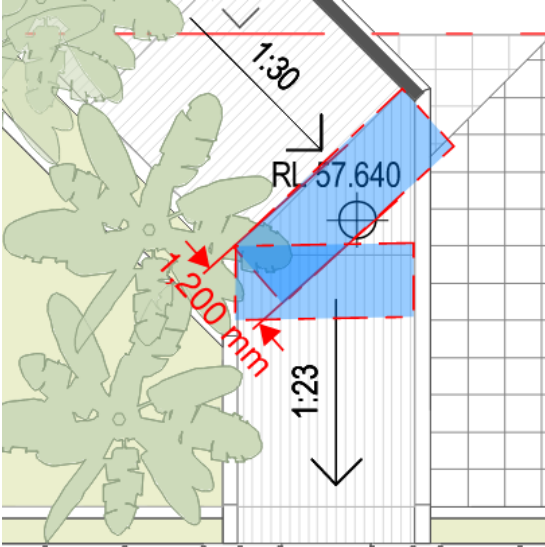

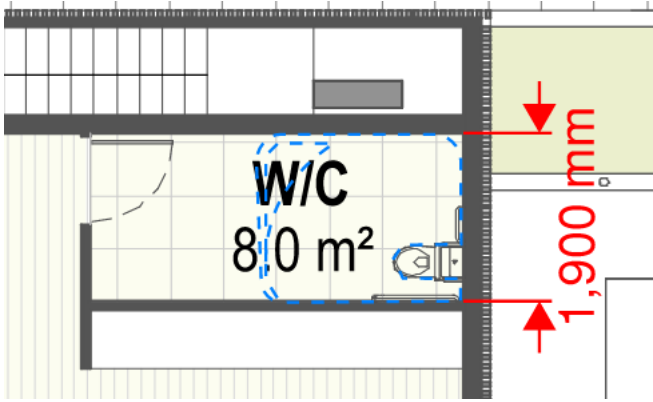
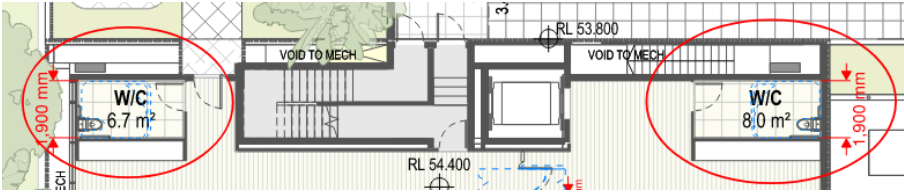
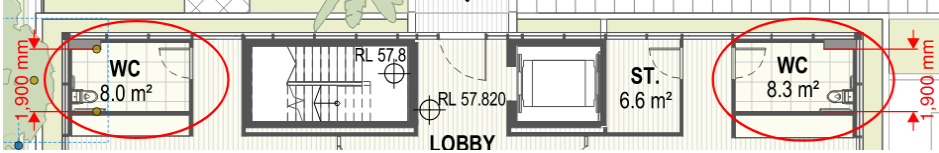


Figure 10- Doors require minimum door clearances as per AS1428.1.2009 Figure 31

A latch side clearance of 510mm is to be provided when the door opens away from the user, and a 530mm latchside clearance is required when the door opens towards the user.

7	<p>Basement 01</p> <p>The door to the gym and sauna is provided to access the outdoor common area, and level access with door circulation needs to be provided. A latch side clearance of 510mm is to be provided when the door opens away from the user, and a 530mm latchside clearance is required when the door opens towards the user. Latchside clearance on both sides is 235mm, as per the measurements on both sides.</p>  <p><i>Figure 11- Entry door to the Gym to be provided with door clearances</i></p>	D4D3
8	<p>Level 1 to Level 4 of Building 1</p> <p>A turning space not less than 1540mm (W) x 2070 mm(L) is required for 180 wheelchair turns at the end of the common corridor. Refer to BCA Clause D4D4 (c) (ii). The width of the corridor, measured as 1415mm, is to be increased to 1540mm at the end of the corridor.</p>  <p><i>Figure 12- Turning space is required at the end of the corridor.</i></p> <p>Note: The above situation is observed in Levels 1, 2, 3 & 4 and needs to be addressed on the levels from 1- 4</p>	D4D4
9	<p>Building B2 Level 01</p> <p>Walkway landings shall comply with the requirements of AS1428.1.2009 Clause 10.8. Landing shall be not less than 1200mm at the turning point. The landing on a walkway can be overlapped.</p>	D4D4

	 <p><i>Figure 13- Landings of a minimum of 1200mm (in length) is not provided between the two walkways with a change in gradient</i></p>	
10	<p>Level 3-Building 1</p> <p>Based on BCA clause D4D2, a swimming pool within a class 2 building shall be provided access to and into swimming pools with a total perimeter greater than 40 m.</p> <p>A swimming pool is indicated at Level 3 with a perimeter exceeding 40m. Therefore, access to the swimming pool is required based on the Specification 16 of BCA.</p> <p>Based on Clause D4D11, 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><i>Figure 14- Swimming pool at Level 03</i></p>	D4D11
11	<p>Basement 1</p> <p>Accessible sanitary facilities are provided within the Gym and Studio areas (for separate use). Both the facilities are considered as accessible sanitary facilities and shall be provided with a WB. Based on BCA Clause F4D5 (d), an accessible unisex sanitary compartment shall be provided with a closet pan, wash basin, and shelf (or bench top).</p>	F4D5

	<p>Provide a WB with the clearance spaces based on AS1428.1.2009 Clause 15. The wash basin shall have a minimum clearance of 300mm from the door swing.</p>  <p><i>Figure 15- WC shall have minimum clearances and a WB shall be provided to the accessible facility.</i></p> <p>Note: The above comments apply to both Accessible sanitary facilities within the Gym and Studio area.</p>  <p><i>Figure 16- Accessible facilities at Gym and Studio areas.</i></p>	
	<p>Building 1- Ground Floor</p> <p>Provide the washbasins based on the above clause for the accessible sanitary facilities at the ground-level lounge and private dining areas.</p>  <p><i>Figure 17- Provide Wash basins to accessible sanitary facilities</i></p>	F4D5
12	<p>Building B1 Ground Level</p> <p>An accessible sanitary facility next to Meeting Room -2 shall be provided with circulation clearances for the appliances based on AS1428.1.2009. A column obstructs the WC clearance space, and the gap between the door swing is measured as 180mm instead of the 300mm maximum requirement.</p>	F4D5

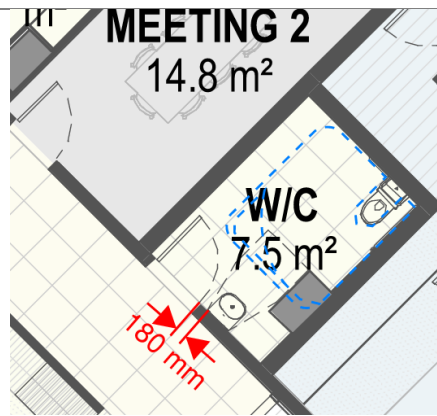


Figure 18- Minimum clearances to the appliances to be provided in accordance with AS1428.1.2009 Clause 15

1.16 Further information required

For the purposes of this SSDA report, general arrangement floor plans, elevations and sections have been reviewed to determine whether the building is capable of complying with the BCA. The table below shows the status of the documents provided for the SSDA stage only.

Construction Documentation is to be provided and reviewed by Caldwell before issuing the BCA Report for the purposes of the Construction Certificate application. A detailed list of information required for review will be provided by Credwell upon engagement for the Construction Certificate stage assessment.

ARCHITECTURAL PLANS AND DETAILS			
No.	Item	Document Type	Status
1.	Allocation of Adaptable housing units based on the North Sydney Development Control Plan. (Not required at the SSDA Stage)	Plans	Not Provided
2	Allocation of Livable Housing as required by SEPP 65 and Apartment Design Guide. (Not required at the SSDA Stage)	Plans	Not Provided

Statement of Compliance

This office has completed a detailed access review of the subject proposed development, as indicated on the drawings referenced in Annexure A of this Report, against the relevant requirements of the documents referenced in Section 1.1 of this Report. The details of this review are specified in the Assessment Tables provided in the discussion of the proposed development against the relevant document. Subject to this review, this office advises that the design of the proposed development complies, or is capable of complying, with the relevant requirements of the BCA, LHDG, and AS 4299-1995.

Building Code of Australia 2022 Assessment

(This assessment shall be read in conjunction with the Table in Section 1.15 of this report)

The following assessment table outlines a clause-by-clause review of the subject's proposed development against the relevant Deemed-To-Satisfy (DTS) provisions of the BCA that relate to access for people with a disability. All DTS clauses of the BCA that relate to access for people with a disability applicable to the proposed development are referenced and discussed in the table below. Where a clause is not relevant to the proposed development, it is not discussed.

The following abbreviations have been used in the table below:

PS	Performance Solution The design does not comply with the clause; however, a Performance Solution is proposed to justify the design in its current format.
CRA	Compliance Readily Achievable It is considered that whilst there is currently insufficient information provided to determine strict compliance with the relevant DTS clause, the proposed design can comply with its current format.
Complies	The proposed design complies with the relevant DTS clause.
DNC	Does Not Comply The proposed design does not comply with the relevant DTS clause and requires amendment.
FI	Further Information Further information is required to determine whether the proposed design satisfies the requirements of the relevant DTS clause.
N/A	Not Applicable The relevant DTS clause is considered not applicable to the subject proposed development but requires further explanation to confirm reason(s).
Noted To be assessed at the CC stage	The relevant DTS clause specifies information only; no assessment is required. An assessment against this provision is not included in an SSDA stage report due to the level of documentation provided. Pending further engagement, this will be assessed upon receipt of Construction Documentation.

For the purposes of the BCA, the building is described as follows:

National Construction Code Assessment Table

Clause	[2019]	Description	Comments	Assessment
Part D4 – Access for people with a disability				
D4D1	D3.0	Deemed-to-Satisfy Provisions	Information only.	Noted
D4D2	D3.1	General building access requirements	<p>Access is required to be provided to each Class located within the building in accordance with the following:</p> <p><u>Class 2</u> From a pedestrian entrance located on either Walker St and/or Hampden St is required to be accessible to all floors accessible from lifts containing sole-occupancy units, and to the entrance doorway of each sole-occupancy unit located on that level.</p> <p>To and within not less than one (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>No elevations have been provided for the pool deck and the pool sundeck areas. If there is a change in level, then a ramp or walkway will be required to provide an accessible path to the pool area.</p> <p>These items will be resolved at the construction stage.</p> <p><u>Class 7a</u> To and within any level containing accessible carparking spaces.</p> <p>It should be noted that accessible carparking spaces have been provided in Basement 3 and Basement 02 only.</p> <p>The current design of the building is considered to provide access in accordance with the provisions of this Clause.</p>	CRA
D4D3	D3.2	Access to buildings	<p>An accessway must be provided to a building required to be accessible -</p> <ul style="list-style-type: none"> (i) from the main points of a pedestrian entry at the allotment boundary; and (ii) from another accessible building connected by a pedestrian link; and (iii) from any required accessible carparking space on the allotment. 	CRA
D4D4	D3.3	Parts of buildings to be accessible	Parts of the building must comply with the relevant requirements of this clause.	CRA
D4D5	D3.4	Exemptions	The following areas are not required to be accessible:	Noted

Clause	[2019]	Description	Comments	Assessment
			<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>Any path of travel providing access only to an area exempted by (a) or (b).</p> <p>All areas within the buildings are not tagged.</p> <p>Identification of all areas is required for the assessment under BCA Exemptions.</p>	
D4D6	D3.5	Accessible carparking	<p>Class 2</p> <p>Accessible car parking spaces are not required for Class 2 buildings under the NCC. However, AS4299-1995 requires accessible parking to be provided for adaptable units.</p> <p>Refer to section 6 of our report regarding the adaptable carparking space requirements.</p>	To be assessed at CC stage
D4D7	D3.6	Signage	Braille and tactile signage must be provided in accordance with this clause and Specification 15. Where illuminated exit signage is provided to an exit door, a braille and tactile sign complying with this clause must be provided stating "Exit" and "Level XX" (XX being the relevant floor level number, descriptor, or a combination of both).	To be assessed at CC stage
D4D8	D3.7	Hearing augmentation	No inbuilt amplification system other than the emergency warning is proposed.	N/A
D4D9	D3.8	Tactile indicators	Tactile Ground Surface Indicators (TGSIs) must be provided to warn people that they are approaching a stairway, ramp and/or overhead obstruction in accordance with the requirements of this clause and AS 1428.4.1-2009.	To be assessed at CC stage
D4D10	D3.9	Wheelchair seating spaces in Class 9b assembly buildings	The development does not incorporate a Class 9b part therefore this clause does not apply.	N/A
D4D11	D3.10	Swimming pools	<p>The swimming pool has a perimeter scaled to measure less than 70m; therefore, the following methods of accessing the swimming pool are required.</p> <p>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>	To be assessed at CC stage
D4D12	D3.11	Ramps	No ramps are shown on the current plans.	N/A
D4D13	D3.12	Glazing on an accessway	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS1428.1-2009.	To be assessed at CC stage

Clause	[2019]	Description	Comments	Assessment
Specification 15 – Braille and Tactile Signs				
S15C1	Spec D3.6:1	Scope	This Specification sets out the requirements for the design and installation of braille and tactile signage as required by clause D3.6.	Noted
S15C2	Spec D3.6:2	Location of braille and tactile signs	Braille and tactile signage must be located in accordance with this clause.	To be assessed at CC stage
S15C3	Spec D3.6:3	Braille and tactile sign specification	Braille and tactile signage must have characters in accordance with this clause.	To be assessed at CC stage
S15C4	Spec D3.6:4	Luminance contrast	The luminance contrast of the signage must comply with this clause.	To be assessed at CC stage
S15C5	Spec D3.6:5	Lighting	Braille and tactile signage must be illuminated to ensure the luminance contrast requirements are met at all times during which the sign is required to be read.	To be assessed at CC stage
S15C6	Spec D3.6:6	Braille	The braille characters must comply with this clause.	To be assessed at CC stage
Specification 16 – Accessible Water Entry/Exit for Swimming Pools				
S16C1	Spec D3.10:1	Scope	This Specification sets out the requirements for types of accessible water entry/exit for swimming pools. Refer to the requirements provided under D4D11 of this report.	Noted
S16C2	Spec D3.10:2	Fixed or movable ramp	The swimming pool has a perimeter scaled to measure less than 70m; Refer to the requirements provided under D4D11 of this report.	Noted
S16C3	Spec D3.10:3	Zero depth entry	The swimming pool has a perimeter scaled to measure less than 70m. Refer to the requirements provided under D4D11 of this report.	Noted
S16C4	Spec D3.10:4	Platform swimming pool lift	The swimming pool has a perimeter scaled to measure less than 70m. Refer to the requirements provided under D4D11 of this report.	Noted
S16C5	Spec D3.10:5	Sling-style swimming pool lift	The swimming pool has a perimeter scaled to measure less than 70m; Refer to the requirements provided under D4D11 of this report.	Noted
S16C6	Spec D3.10:6	Aquatic wheelchair	The swimming pool has a perimeter scaled to measure less than 70m. Refer to the requirements provided under D4D11 of this report.	Noted
SECTION E – SERVICES AND EQUIPMENT				
Part E3 – Lift Installations				
E3D1	E3.0	Deemed-to-Satisfy Provisions	Information only.	Noted
E3D6	E3.5	Landings		
E3D7	E3.6, table	Passenger lift types and their limitations	The lift travels more than 12m, therefore, must have floor dimensions of no less than 1,100mm (wide) x	CRA

Clause	[2019]	Description	Comments	Assessment
	E3.6a, Table E3.6b		1,400mm (deep) or 1,400mm (wide) x 1,600mm (deep). All lifts within the buildings travel more than 12m and shall have a minimum internal dimensions of 1400mm (W) x 1600mm (D) internal floor dimensions.	
E3D8	Table E3.6a, Table E3.6b	Accessible features required for passenger lifts	The lift must be provided with features in accordance with this Clause and with AS1735.12-1999.	To be assessed at CC stage
SECTION F – HEALTH AND AMENITY				
Part F4 – Sanitary and Other Facilities				
F4D1	F2.0	Deemed-to-Satisfy Provisions	Information only.	Noted
F4D5	F2.4	Accessible sanitary facilities	<p>The following are identified as non-compliant with the requirements of this clause.</p> <ul style="list-style-type: none"> (a) The accessible sanitary Facility in Building B1- Level 01 (next to the Cinema) is not provided with the WC and WB clearances as per AS1428.1.2009 Clause 15 (b) The two accessible sanitary facilities in the Building 2- Level 01 next to the Cinema) is not provided with the WC clearances as per AS1428.1.2009 Clause 15. WBs are not indicated in the floor plans. Based on BCA Clause F4D5 (d) ‘an accessible sanitary facility must contain a closet pan (WC) , a wash basin (WB) shelf or a benchtop and adequate means of disposal of sanitary products’. <p>The sanitary compartment suitable for a person with an ambulant disability is not indicated in the floor plans.</p>	CRA
F4D6	Table F2.4a	Accessible unisex sanitary compartments	<p>The building does include accessible unisex sanitary compartments required by this Clause.</p> <p>The internal dimensions of accessible sanitary facilities are not provided in accordance with AS1428.1.2009 Clause 15.</p> <p>Refer to Table under Section 1.15 of this report for details.</p>	CRA
F4D7	Table F2.4b	Accessible unisex showers	The building does not include accessible unisex sanitary compartments required by this Clause; therefore, this clause does not apply.	N/A
F4D12	F2.9	Accessible adult change facilities	The building does not include accessible unisex sanitary compartments required by this Clause; therefore, this clause does not apply.	N/A

Apartment Design Guide (Objective 4Q-1) Assessment

State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (“SEPP 65”) is New South Wales legislation applicable to the erection, substantial redevelopment, or conversion of buildings that result in the creation of residential flat buildings (cl4(1)(a), SEPP 65).

Application of SEPP 65 is limited to residential flat buildings having –

at least 3 or more storeys (not including levels below ground level (existing) or levels that are less than 1.2 metres above ground level (existing) that provide for car parking) (cl4(1)(b), SEPP 65) and that contain “at least 4 or more dwellings” (cl4(1)(c), SEPP 65).

Note: Assessment of this section will be provided at the next design stage. For the SSDA the assessment is not required.

North Sydney Council Development Control Plan 2013 Assessment – adaptable housing

It should be noted that AS 4299-1995 is now more than 20 years old and the AS 1428 series of Standards has been subject to significant updates since it was published. These updates have resulted in the requirements of AS 1428.2 essentially being incorporated into what is currently referred to as AS 1428.1-2009. As such, where AS 4299-1995 references AS 1428.2, this is taken as a reference to AS 1428.1-2009.

The following assessment table outlines a review of the units designated as adaptable within the proposed subject development against the “adaptable house class C requirements of AS 4299-1995.

Note: Assessment of this section will be provided at the next design stage. For the SSDA the assessment is not required.

Annexure A - Reviewed Documentation

This Report is based on a review of the documentation listed below.

Architectural Details prepared by Rothe Lowman, Project reference 223139		
Drawing Number	Revision	Title
DA00.01	C	Development Summary
DA00.04	C	Site Plan Existing
DA00.05	C	Demolition Plan
DA00.06	C	Site Plan Proposed
DA00.07	C	Seatback plan
DA01.02	C	Basement 5
DA01.03	C	Basement 4
DA01.04	C	Basement 3
DA01.05	C	Basement 2
DA01.06	C	Basement 1
DA01.07	C	Basement 1 Upper
DA01.08	C	Ground Floor
DA01.09	C	Level 2
DA01.10	C	Level 3
DA01.11	C	Level 4
DA01.12	C	Level 5
DA01.13	C	Level 6
DA01.14	C	Level 7
DA01.15	C	Level 8
DA01.16	C	Level 9
DA01.17	C	Level 10
DA01.18	C	Level 11
DA01.19	C	Level 12
DA01.20	C	Level 13
DA01.21	C	Level 14
DA01.22	C	Level 15
DA01.23	C	Level 16
DA01.24	C	Level 17
DA01.25	C	Level 18
DA01.26	C	Level 19
DA01.27	C	Level 20
DA01.28	C	Level 21
DA01.29	C	Level 22
DA01.30	C	Level 23
DA01.31	C	Level 24
DA01.32	C	Level 25
DA01.33	C	Level 26
DA01.34	C	Level 27
DA01.35	C	Level 28
DA01.36	C	Level 29
DA01.37	C	Level 30

Architectural Details prepared by Rothe Lowman, Project reference 223139		
Drawing Number	Revision	Title
DA01.38	C	Roof
DA02.01	B	Elevations North
DA02.02	B	Elevations East
DA02.03	B	Elevations South
DA02.04	B	Elevations West
DA02.05	B	Elevations Internal
DA02.11	B	Building A Glazing Elevations
DA02.12	B	Building B Glazing Elevations
DA02.13	B	Building B Glazing Elevations
DA03.01	B	Sections 01
DA03.02	B	Sections 02
DA03.03	B	Sections 03
DA03.04	B	Sections 04
DA03.05	B	Sections 05
DA03.06	B	Sections 06
DA03.50	B	Bonus Height Sections
DA03.51	B	Detailed Height Bonus
DA04.01	B	Detailed Facade Sections Building A
DA04.02	B	Detailed Facade Sections Building A
DA04.03	B	Detailed Facade Sections Building B
DA04.04	B	Detailed Facade Sections Building B
DA04.05	B	Detailed Facade Sections Building B1
DA04.06	B	Detailed Facade Sections Building B1

Annexure C- Specification

The following matters are to be addressed by design certification or a specification issued by the architect or relevant design consultant at the Construction Certificate (CC) stage of the development.

General

1. The subject proposed development will be accessible in accordance with clause D4D2 (including Table D4D2a and D4D2b as applicable), D4D3, and D4D4 of NCC 2022, and AS 1428.1-2009. Specifically, continuous accessible paths of travel, door widths, circulation spaces at doorways, and floor coverings.
2. The unobstructed height of the continuous accessible paths of travel will be no less than 2,000mm generally, and 1,980mm at doorways.
3. Floor and ground floor surfaces on accessible paths and circulation spaces, including the external accessible areas, will comply with clause 7 of AS 1428.1-2009.
4. Carpets will have pile heights or thicknesses of not more than 11mm, and the carpet backing thickness will not exceed 4mm.
5. Doorways in accessible areas will have a clear opening of not less than 850mm and where a double door is provided the active leaf will provide a clear opening of not less than 850mm in accordance with clause 13 of AS1428.1-2009.
6. Accessible carparking will be provided in accordance with clause D4D6 of NCC 2022.
7. Accessible carparking spaces will comply with AS/NZS 2890.6-2009.
8. Bollards will be provided in the shared accessible car space area in accordance with clause 2.2.1(e) of AS/NZS 2890.6-2009.
9. Braille and tactile signage will comply with clause D4D7 of NCC 2022 and clause 8 of AS1428.1-2009. This includes identification of each sanitary facility, all accessible entrances (where there are entrances that are not accessible), and each door required by clause E4D5 of NCC 2022 to be provided with an exit sign.
10. Tactile ground surface indicators will be installed in accordance with clause D4D9 of NCC 2022 at the following locations:
 - a. to the top and bottom of stairways (other than fire-isolated stairways);
 - b. to warn of any overhead obstruction less than 2m above the finished floor level (in the absence of a suitable barrier); and
 - c. to an accessway meeting a vehicular way adjacent to a pedestrian entrance, excluding a pedestrian entrance serving an area referred to in D3D5, if there is no kerb or kerb ramp at that point.Tactile ground surface indicators will comply with Sections 1 and 2 of AS/NZS 1428.4.1-2009.
11. Ramps associated with an accessway will not have a combined vertical rise of more than 3.6m. Also, a landing for a step ramp will not overlap a landing for another step ramp or a ramp in accordance with clause D3D12 NCC 2022.

12. Walkways will comply with clause 10 of AS 1428.1-2009.
13. The floor or ground surfaces abutting the sides of the walkways will be firm and level, of a different material to that of the walkway, at the same level, and will follow the grade of the walkway and extend horizontally for a minimum of 600mm. Alternatively, the walkway will be provided with a kerb or kerb rail in accordance with clause 10.2 of AS 1428.1-2009.
14. 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 AS 1428.1-2009. A solid non-transparent contrasting line not less than 75mm wide is to extend across the full width of the glazing panel. The lower edge of the contrasting line is to be located between 900mm and 1,000mm 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 2m of the glazing on the opposite side.
15. The luminance contrast at doorways will comply with clause 13.1 of AS 1428.1-2009. The doorways will have a luminance contrast of 30% between:
 - a. door leaf and door jamb/architrave; or
 - b. door leaf and adjacent wall; or
 - c. door jamb/architrave and adjacent wall.
16. Door controls will be in accordance with clause 13.5 of AS 1428.1-2009.
17. Stairways (except fire-isolated stairways) will comply with clause 11 of AS 1428.1-2009.
18. The fire-isolated stairs will comply with clause 11.1(f) and (g) of AS 1428.1-2009.
19. Handrails will comply with clause 12 of AS 1428.1-2009.
20. Accessible sanitary facilities will be provided in accordance with clause F4D5, F4D6, and F4D7 of NCC 2022, and AS 1428.1-2009.
21. Fixtures and fittings in accessible sanitary facilities will be provided and installed in accordance with clause 15 of AS 1428.1-2009.
22. Grabrails will comply with clause 17 of AS 1428.1-2009.
23. Switches and power points will comply with clause 14 of AS 1428.1-2009.
24. All switches on an accessible path of travel and to an accessible sanitary facility, other than general purpose outlets, will be located not less than 900mm nor more than 1,100mm above the finished floor level, and no less than 500mm from an internal corner in accordance with clause 14.1 of AS 1428.1-2009.
25. Within accessible areas of the building, particularly the accessible sanitary facilities, rocker action and toggle switches will be provided in accessible areas. These fittings will have minimum dimensions of 30mm x 30mm. Push-pad switches will have a minimum dimension of 25mm in diameter. These fittings will be located no less than 600mm nor

more than 1,100mm from the finished floor level in accordance with clause 14.2 of AS 1428.1-2009.

- 26. Lift call buttons on an accessible path of travel will be located not less than 900mm nor more than 1,100mm above the finished floor level and no less than 500mm from an internal corner in accordance with clause 14.1 of AS 1428.1-2009.
- 27. Passenger lifts will comply with Clause E3D7 and Clause E3D8 of NCC 2022 and AS1735.12.

Livable Housing – Silver Level

- 28. The entrance doorway to the livable housing units will have a clear opening width of no less than 820mm.
- 29. Internal doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry, and sanitary compartment purposes within the livable housing units will have a clear opening width of no less than 820mm in accordance with clause 3 of the Livable Housing Design Guidelines.
- 30. Internal corridors/passageways serving doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry, and sanitary compartment purposes within the livable housing units will have a clear width of no less than 1,000mm in accordance with clause 3 of the Livable Housing Design Guidelines.
- 31. One (1) bathroom within the livable housing units will feature a slip-resistant, hobless shower recess in accordance with clause 5 of the Livable Housing Design Guidelines.
- 32. Walls around the shower and toilet within the livable housing units will be reinforced to provide a fixing surface for the safe installation of grabrails in the future. The reinforcement will withstand 1,100N applied in any position or direction in accordance with clause 6 of the Livable Housing Design Guidelines.

Adaptable Housing Units

- 33. All ground surfaces serving the adaptable units will be slip-resistant to comply with AS/NZS 3661.1-1993.
- 34. Circulation spaces compliant with AS 1428.2009 will be provided adjacent to the entry doors of the adaptable units in accordance with clause 4.3.1 of AS 4299-1995.
- 35. The entry door serving, and all internal doors within, the adaptable units will have a clear opening of no less than 820mm in accordance with clause 4.3.3 AS 4299-1995.
- 36. Door hardware within the adaptable units will comply with AS1428.1-2009. Also, all external doors will be keyed alike in accordance with clause 4.3.4 of AS 4299-1995.
- 37. Circulation spaces compliant with AS 1428.2009 will be provided adjacent to internal door openings within the adaptable units (post-adaptation) in accordance with clause 4.3.3 and 4.3.7 of AS 4299-1995.
- 38. A telephone outlet will be provided adjacent to a GPO in the living/dining area within the adaptable units in accordance with clause 4.7.4 of AS 4299-1995.

39. The kitchen cabinet design within the adaptable units will allow for the removal of the cabinets under the sink and adjacent work surface (post-adaptation) in accordance with clause 4.5.6 of AS 4299-1995.
40. The cook tops within the adaptable units will be provided with isolating switches or gas stop valves that can be easily and safely operated while the cook top is in use in accordance with clause 4.5.7 of AS 4299-1995.
41. GPOs within the adaptable units will comply with AS 1428.1-2009 with at least one (1) double GPO provided within 300mm of the front of the kitchen work surface and the GPO for the refrigerator located such that it is easily reachable when the refrigerator is in its operating position in accordance with clause 4.5.11 of AS 4299-1995.
42. The adaptable bathrooms within the adaptable units will be provisioned for the fit-out to comply with AS1428.1-2009 (post-adaptation) in accordance with 4.4.1 of AS 4299-1995.
43. The showers in the adaptable bathrooms within the adaptable units will be hob-less in accordance with clause 4.4.4(f) of AS 4299-1995.
44. The bathrooms will be waterproofed to comply with AS3740-2010.
45. The soap holder in the adaptable showers of the adaptable units will be recessed in accordance with clause 4.4.4(f) of AS 4299-1995.
46. Shower heads and taps within the adaptable bathrooms of the adaptable units will be located at a height and clearance compliant with AS1428.1-2009 in accordance with clause 4.4.4(f) of AS 4299-1995.
47. Provision for the installation of the requisite grabrails, shower hardware, and folding seat will be allowed in construction of the adaptable bathrooms in the adaptable units in accordance with clause 4.4.4(h) of AS 4299-1995.
48. Provision for the installation of a washbasin with clearances compliant with AS1428.1-2009 will be provided to the adaptable bathrooms in the adaptable units in accordance with clause 4.4.4(g) of AS 4299-1995.
49. A double GPO will be provided beside the mirror in the adaptable bathrooms in the adaptable units in accordance with clause 4.4.4(d) of AS 4299-1995.
50. Provision for the toilet to comply with AS1428.1-2009 (post-adaptation) has been allowed in the adaptable bathrooms of the adaptable units. This includes locating the pan in the correct position or providing future plumbing connection, and provision for the installation of all grabrails in accordance with clauses 4.4.1, 4.4.3 and 4.4.4(h) of AS 4299-1995.
51. Where a clothesline is provided to the adaptable unit, an accessible path of travel will be provided to access it in accordance with clause 4.8(a) of AS 4299-1995.

- 52. A double GPO will be provided in the laundry of the adaptable units. Also, a shelf with a height not exceeding 1,200mm will be provided in accordance with clause 4.8 of AS 4299-1995.
- 53. Lighting will be provided to the adaptable units in accordance with clause 4.10 of AS 4299-1995.
- 54. Carparking spaces compliant with AS/NZS 2890.6-2009 will be provided to serve the adaptable units in accordance with clause 3.7.2 of AS 4299-1995.