

# Access Report

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**State Significant Development Application**

SSD-78287462

**Shop Top Housing Development**

79-81 Queens Rd & 2-8 Spencer St

FIVE DOCK, NSW

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Rev 1.0

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# Project Administration

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Project: **Mixed Use Shop Top Housing Development**  
79-81 Queens Rd & 2-8 Spencer St  
FIVE DOCK, NSW

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## Document Control

Revision	Date	BCA Version	Amendments
1.0	28/02/2026	BCA2022 Vol 1 Amdt 2	Final for DA Submission



## Abbreviations and Acronyms

CC	Construction Certificate
DA	Development Application
DAPS	Disability (Access to Premises) Standards
DDA	Disability Discrimination Act
FFL	Finished Floor Level (Top Surface)
NCC	National Construction Code
OC	Occupation Certificate
PCA	Private Certifying Authority
RL	Reduced Level (AHD)
SEAR's	Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SSDA	State Significant Development Application

## Definitions

All terms used within this report shall have the meanings as defined in relevant legislation listed at **Part 2.3** of this report.



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# Executive summary

Projected Design Management Pty Ltd (PDM) has been engaged by DPG Project 37 Pty Ltd (Client) to undertake an accessibility assessment of the proposed mixed use development located at 79-81 Queens Road and 2-8 Spencer Street Five Dock NSW 2046.

This report assesses the proposed Architectural Design to determine whether the design is *capable* of complying with the statutory requirements for access by people with a disability. The goal of the assessment is to ensure that compliance can be achieved during future design development without requiring submission of a Modification Application to the consent authority.

The following points summarise the accessibility assessment:

- The design is readily capable of compliance with the Premises Standards (Buildings) 2010 and NCC2022 Volume 1 Amendment 2.
- The design generally complies with the Canada Bay DCP subject to Performance Based assessment of some adaptable car spaces.
- Further details will be required at CC stage to Verify compliance has been achieved. Detailed documentation of building elements such as stairs, ramps, sanitary facilities, signage etc shall be provided for assessment prior to application for a Construction Certificate.
- A NCC Performance Solution Report is required at CC stage including preparation of a *Performance Based Design Brief*, and acceptance by relevant stakeholders of *Performance Solutions* to meet the *Performance Requirements* of the NCC.
- A Performance Solution Report is required to support some columns within shared zones of adaptable carparking. The report should follow the NCC methodology.

PDM Recommends the consent conditions include provisions for the PCA to accept a performance solution for adaptable Parking developed in accordance with the method outlined in the NCC.

Example consent condition:

*(x) That adaptable parking spaces comply with the requirements of AS2890.6-2022, including the provision of the required shared zone and bollards. Where a Performance Solution is proposed, it shall be developed by a suitably qualified Access Consultant, in accordance with the methodology of NCC2022 A2G2(4), to the satisfaction of the Private Certifying Authority.*

Implementation of the above provides for application of a performance-based approach to compliance, consistent with the NCC2022.

In conclusion, with the implementation of the above recommendations and consideration of this report, the proposed development can achieve compliance with the relevant statutory requirements and is considered suitable for approval from a disability access perspective.



# 1 Introduction & Scope

## 1.1 Purpose of this Report

This report has been prepared for the Client and Consent Authority to confirm the proposed design demonstrates sufficient spatial provisions, building layout, and accessible features to be readily capable of complying with the statutory requirements for access by people with a disability for the purposes of a SSDA submission and assessment. The report will demonstrate the design can be developed at Construction Certificate stage without requiring Planning Modifications under s4.55 of the EP&A Act to incorporate the required features.

This report is for State Significant Development Application only. Compliance is not verified until Construction Certificate stage.

## 1.1 Site Context



Figure 1 – Precinct Aerial Map  
Source: NSW SDT Explorer, edited by PDM



## 1.2 Proposed Development

The Development Application seeks approval for:

- Demolition of the existing buildings on the site
- Construction of a new mixed-use shop-top housing development including:
  - 134 Residential Apartments
  - Ground Floor Retail tenancies
  - Ground Floor Loading and Back of House Facilities
  - Level 5 Residential Communal Facilities
  - Basement Carparking including 236 Car Spaces

## 1.3 SEAR'S

The SEAR's issued in relation to the proposal do not require an Access Report, however the proposed mixed use development requires various accessibility features that warrant assessment to ensure design issues are resolved prior to submission of the SSDA.

## 1.4 Building Classification

The proposed building includes the following classes as defined by the NCC:

- Class 2 Residential dwellings (including communal facilities)
- Class 6 Retail
- Class 7a Carparking



# 2 Assessment Methodology

## 2.1 Report Basis

This report is based upon and limited to assessment of the following documents:

- Architectural Design documentation by Plus Architecture Revision A dated 27.02.2026

Figure 2 – Architectural Drawing List

<b>DA-0000 PRELIMINARIES</b>	
DA-0001	COVER PAGE
DA-0002	SITE ANALYSIS
DA-0003	EXISTING SITE PLAN
<b>DA-0100 GENERAL FLOOR PLANS</b>	
DA-0101	BASEMENT 5
DA-0102	BASEMENT 4-3
DA-0103	BASEMENT 2
DA-0104	BASEMENT 1
DA-0105	GROUND FLOOR
DA-0106	LEVEL 1
DA-0107	LEVEL 2
DA-0108	LEVEL 3
DA-0109	LEVEL 4
DA-0110	LEVEL 5
DA-0111	LEVEL 23-25
DA-0111	LEVEL 6-22
DA-0111	ROOF
<b>DA-0300 ELEVATIONS</b>	
DA-0301	ELEVATIONS - NORTH
DA-0302	ELEVATIONS - SOUTH
DA-0303	ELEVATIONS - WEST
DA-0304	ELEVATIONS - EAST
<b>DA-0400 SECTIONS</b>	
DA-0401	SECTION A
DA-0402	SECTION B
<b>DA-0500 SUN EYE VIEWS</b>	
DA-0501	SUN EYE VIEW - 01
DA-0502	SUN EYE VIEW - 02
<b>DA-0510 SHADOW DIAGRAMS</b>	
DA-0511	SHADOW DIAGRAMS - 01
DA-0512	SHADOW DIAGRAMS - 02
<b>DA-0520 ADG DIAGRAMS</b>	
DA-0521	SOLAR AMENITY DIAGRAMS
DA-0522	CROSS VENTILATION DIAGRAM
DA-0523	COMMUNAL OUTDOOR CALCULATION
<b>DA-0600 AREA &amp; AMENITIES DIAGRAM</b>	
DA-0601	GFA DIAGRAMS - GF - L01
DA-0602	GFA DIAGRAMS - L02 - L03, L04
DA-0603	GFA DIAGRAMS - TOWER
DA-0604	GFA DIAGRAMS - AFFORDABLE HOUSING
<b>DA-0700 TYPOLOGIES</b>	
DA-0701	TYPLOGIES - PODIUM NORTH 01
DA-0702	TYPLOGIES - PODIUM NORTH 02
DA-0703	TYPLOGIES - PODIUM SOUTH 03
DA-0704	TYPLOGIES - PODIUM SOUTH 04
DA-0705	TYPLOGIES - PODIUM SOUTH 05
DA-0706	TYPLOGIES - PODIUM SOUTH 06
DA-0707	TYPLOGIES - TOWER - MID RISE 01
DA-0708	TYPLOGIES - TOWER - MID RISE 02
DA-0709	TYPLOGIES - TOWER - HIGH RISE 01
DA-0710	TYPLOGIES - TOWER - HIGH RISE 02
DA-0750	TYPLOGIES - ADAPTABLE APTS - 3B T1
DA-0751	TYPLOGIES - ADAPTABLE APTS - 3B T2
DA-0752	TYPLOGIES - ADAPTABLE APTS - 3B T5
DA-0753	TYPLOGIES - ADAPTABLE APTS - 3B T7
<b>DA-0800 PERSPECTIVES</b>	
DA-0801	PERSPECTIVE - 01
DA-0802	PERSPECTIVE - 02
DA-0803	PERSPECTIVE - 03
DA-0804	PERSPECTIVE - 04

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## 2.2 Report Methodology

The Access Consultant will review the design documentation against each relevant clause of the Legislation, Codes, Standards, and Guides listed at **Part 2.3** to determine whether compliance is achieved. Results of clause-by-clause assessment are colour coded and listed throughout the report in accordance with the below table legend.

Table 1 – Assessment Results Legend

Y	The documentation demonstrates compliance is achieved
CC	The documentation indicates compliance is achieved but relies on specialist contractor verification - For example: Vertical Transport, custom signage, proprietary fixtures and fittings etc.
PS	The design documentation does not comply with the clause, however a Performance Solution may be considered to demonstrate an alternative means of meeting the Performance Requirements of the NCC
RFI	Additional information is required to adequately assess compliance with the clause
N	The design documentation does not comply with the clause
NA	The clause is not applicable to this project. Additional commentary may be provided in some instances

## 2.3 Relevant Legislation and Policies

The documentation above will be assessed for compliance with the relevant parts of the below Legislation, Codes, Standards and Guides:

- Disability Discrimination Act 1992 (DDA)
  - Disability (Access to Premises – Buildings) Standards 2010 (*Premises Standards, DAPS*)
- National Construction Code (NCC) 2022 <sup>Volume 1 Amendment 2</sup> and NSW Variations (\*See Note)
  - Australian Standards referenced by the NCC
    - AS1428.1-2021 Design for access and mobility, Part 1: General requirements for access - New building work
    - AS/NZS1428.4.1-2009 Design for access and mobility, Part 4.1: Means to assist the orientation of people with vision impairment - Tactile ground surface indicators
    - AS/NZS2890.6-2009 Parking facilities, Part 6: Off-street parking for people with disabilities
    - AS1735.12-1999 Lifts, escalators and moving walks, Part 12: Facilities for persons with disabilities
  - Australian Standards not referenced by the NCC
    - AS4299-1995 Adaptable Housing
    - AS/NZS2890.6-2022 Parking facilities, Part 6: Off-street parking for people with disabilities
- Livable Housing Australia (LHA) Design Guide
- Canada Bay LEP & DCP
- State Environmental Planning Policy (Housing) 2021 - Chapter 4 (Apartment Design Guide)

\*Note: The version of the NCC listed above is current as of the date of this report.

The NCC version in force at the date of an application for a Construction Certificate may vary from these requirements. Comments in this report may be subject to change to comply with any updated requirements of the NCC and referenced Australian Standards at that time.



The proposed works listed in this report are required to comply with the *Performance Requirements* of the NCC. In accordance with Clause A2G1 of the NCC, *Performance Requirements* are satisfied by one of the following:

- (1) A Performance Solution.
- (2) A Deemed-to-Satisfy Solution.
- (3) A combination of (1) and (2).

This report will assess the design against the deemed to satisfy requirements of the NCC. Any opportunities for performance solutions shall be highlighted in the detailed assessment. Performance Solutions shall be prepared separately to this report in accordance with NCC Part A2G2(4).

## 3 Assessment

### 3.1 Disability Discrimination Act and the Disability (Access to Premises – Buildings) Standards 2010

The Disability Discrimination Act Part 2 Section 23 states:

*It is unlawful for a person to discriminate against another person on the ground of the other person's disability:*

- (a) by refusing to allow the other person access to, or the use of, any premises that the public or a section of the public is entitled or allowed to enter or use (whether for payment or not); or*
- (b) in the terms or conditions on which the first-mentioned person is prepared to allow the other person access to, or the use of, any such premises; or*
- (c) in relation to the provision of means of access to such premises; or*
- (d) by refusing to allow the other person the use of any facilities in such premises that the public or a section of the public is entitled or allowed to use (whether for payment or not); or*
- (e) in the terms or conditions on which the first-mentioned person is prepared to allow the other person the use of any such facilities; or*
- (f) by requiring the other person to leave such premises or cease to use such facilities.*

The objectives of the *Disability (Access to Premises – Buildings) Standards 2010 (DAPS)* are:

- (a) to ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings, and facilities and services within buildings, is provided for people with a disability; and*
- (b) to give certainty to building certifiers, building developers and building managers that, if access to buildings is provided in accordance with these Standards, the provision of that access, to the extent covered by these Standards, will not be unlawful under the Act.*

Compliance with the *Disability (Access to Premises-Buildings) Standards 2010 (DAPS)* is required to a new building of Class 3 to 9 in accordance with Clause 2.1 (1)(a)(iii).

Pursuant to Clause 3.2 (1) of the DAPS, For section 3.1, A *building certifier* or *building developer* of a relevant building is taken to have ensured that the building complies with the Access Code if the building complies with:

- (a) the following clauses of the Access Code:
  - (i) clauses D3.1 to D3.12;
  - (ii) clause E3.6;



(iii) clauses F2.2 and F2.4;

(2) Subsection (1) is not intended to limit the way in which a relevant building may otherwise satisfy the applicable performance requirements.

(3) Without limiting subsection (2), a relevant building is taken to comply with the Access Code if the building provides a level of access that is not less than the level that the building would have provided if it had complied with the provisions mentioned in subsection (1).

This report assesses the development against the deemed-to-satisfy provisions of NCC2022, which incorporates changes to the numbering structure from BCA 2019 as referenced in the DAPS. Refer to the following table for the relevant clauses:

Table 2 – DAPS / NCC equivalent clauses.

DAPS Clause	NCC2022 Clause	Comments
D3.1	D4D2 General building access requirements	<b>Compliance with NCC2022 satisfies DAPS Schedule 1</b>
D3.2	D4D3 Access to buildings	<b>Compliance with NCC2022 satisfies DAPS Schedule 1</b>
D3.3	D4D4 Parts of buildings to be accessible	<b>Compliance with NCC2022 satisfies DAPS Schedule 1</b>
D3.4	D4D5 Exemptions	<b>Compliance with NCC2022 satisfies DAPS Schedule 1</b>
D3.5	D4D6 Accessible carparking	<b>Compliance with NCC2022 satisfies DAPS Schedule 1</b>
D3.6	D4D7 Signage	<b>Compliance with NCC2022 satisfies DAPS Schedule 1</b>
D3.7	D4D8 Hearing Augmentation	<b>Compliance with NCC2022 satisfies DAPS Schedule 1</b>
D3.8	D4D9 Tactile Indicators	<b>Compliance with NCC2022 satisfies DAPS Schedule 1</b>
D3.9	D4D10 Wheelchair seating spaces in Class 9b assembly buildings	<b>Compliance with NCC2022 satisfies DAPS Schedule 1</b>
D3.10	D4D11 Swimming pools	<b>Compliance with NCC2022 satisfies DAPS Schedule 1</b>
D3.11	D4D12 Ramps	<b>Compliance with NCC2022 satisfies DAPS Schedule 1</b>
D3.12	D4D13 Glazing on an accessway	<b>Compliance with NCC2022 satisfies DAPS Schedule 1</b>
E3.6	E3D7 Passenger lift types and their limitations E3D8 Accessible features required for passenger lifts	<b>Compliance with NCC2022 satisfies DAPS Schedule 1</b>
F2.2	F4D3 Calculation of number of occupants and facilities	<b>Compliance with NCC2022 satisfies DAPS Schedule 1</b>
F2.4	F4D5 Accessible sanitary facilities F4D6 Accessible unisex sanitary compartments F4D7 Accessible unisex showers	<b>Compliance with NCC2022 satisfies DAPS Schedule 1</b>

The requirements of NCC2022 meet or exceed the requirements of DAPS Schedule 1 (The Access Code) in accordance with DAPS Clause 3.2(3). Refer to detailed NCC Assessment below.

## 3.2 National Construction Code 2022

A detailed review of all relevant NCC2022 clauses is provided at **Appendix A**.

The building as designed is generally capable of complying with the deemed-to-satisfy provisions of the NCC and associated standards.

The following *Performance Solutions* are proposed as an alternative to the deemed-to-satisfy provisions of the NCC.



1. D4D4(c)(ii)(A) – There are some accessways on upper tower levels where a turning space is located greater than 2m from the end of the accessway.

A Performance Based Design Brief and Performance Solution Report shall be prepared at CC stage to verify compliance with the Performance Requirements of the NCC in accordance with the process described at NCC A2G1(1).

### 3.3 Canada Bay DCP

Compliance with the controls listed below is deemed to satisfy the objectives of the DCP. If a control cannot be met or an alternative is suggested, the objectives will be assessed.

Table 3 – Canada Bay DCP Assessment

Control	Response	Complies (Y/N)?
<b>Part B General Controls</b>		
<p><b>B1.1 Adaptable Housing</b></p> <ul style="list-style-type: none"> <li>• C1 - Adaptable dwellings are to be spread amongst all unit sizes to accommodate various household sizes.</li> <li>• C2 - Adaptable housing units are to be located close to the main entrance of a building and access to adaptable housing units must comply with Australian Standards.</li> <li>• C3 - Adaptable housing units, and internal and external common areas, are to be designed to Australian Standard AS 4299-1995, to accommodate varying degrees of physical ability over time.</li> <li>• C4 - Provide adaptable housing as specified in Table B-A.</li> <li>• C5 - Where a car parking space is to be provided in conjunction with an adaptable unit, that parking space is to comply with AS 2890.6-2022.</li> </ul>	<p><b>Part Complies</b></p> <p>C1 – The design proposes a total of 24 adaptable units (15%) across a range of 3 Bedroom dwelling types as follows:</p> <ul style="list-style-type: none"> <li>• 3B type 1 x 1</li> <li>• 3B type 2 x 3</li> <li>• 3B type 5 x 17</li> <li>• 3B type 7 x 3</li> </ul> <p>The development is focused on flexible family apartment typologies.</p> <p>In addition to the adaptable units, the design proposes 43 (32%) LHA Silver Livable dwellings, far in excess of the minimum 20% required.</p> <p>While the design does not include an adaptable unit in each apartment size, the additional provision of Silver Livable apartments beyond the minimum requirement is considered a positive Universal Design outcome.</p> <p>C2 – Adaptable dwellings are located throughout the building readily accessible via lifts and accessways to AS1428.1-2021 and the NCC.</p> <p>C3 – Adaptable housing units and their entries are designed to AS4299. Internal and external common areas are designed to comply with AS1428.1-2021 and the NCC.</p>	<p><b>PS / CC</b></p>



	<p>C4 - Table B-A requires <b>15% Adaptable Housing to Class C AS4299</b></p> <p>134 units x 15% = 20.1 = 21 adaptable units required.</p> <p>C5 – Adaptable carparking spaces meet the spatial requirements of AS2890.6-2022. All adaptable apartments are provided with a car space in accordance with this clause. Adaptable car spaces are not to be line marked with the ‘universal symbol of access’ as they are not exclusively for people with disabilities. Shared zones shall be line marked to AS2890.6 and include a bollard or column. 20 adaptable parking spaces are provided in basement 2-5.</p> <p><b>Performance Solution Required.</b> Residential car space 49 on Levels B2 to B5 includes a column within the shared space that does not strictly meet the spatial requirements of AS2890.6-2022. PDM Recommends a Performance Solution be prepared to the satisfaction of the PCA at CC stage to demonstrate the proposed arrangement meets an equivalent functional performance of AS2890.6-2022.</p>	
<p><b>B1.2 Accessible Design</b></p> <ul style="list-style-type: none"> <li>• C1 - All development must comply with the following: <ul style="list-style-type: none"> <li>○ a) All Australian Standards relevant to accessibility;</li> <li>○ b) Building Code of Australia access requirements and</li> <li>○ c) Disability Discrimination Act 1992, including the Disability (Access to Premises – Buildings) Standards 2010.</li> <li>○ Note: Refer to Council's accessible guidelines / check list.</li> </ul> </li> <li>• C2 - Developments where compliance is proposed through alternative solutions must be accompanied by an Access report prepared by a suitably qualified access professional.</li> <li>• C3 - Shade and shelter in the form of a verandah, porch, portico or the like is to be provided for weather protection in external areas leading to principal pedestrian entrances.</li> <li>• C4 - Publicly accessible buildings that allow gathering of people are to provide accessible seating spaces for a wheelchair and person using an assistance animal.</li> <li>• C5 - Where heritage impact is used as a reason for not providing equitable access in accordance with this Section, evidence</li> </ul>	<p>C1 – Refer to <b>Part 3.1 and 3.2</b> for assessment against DDA and NCC (and associated Australian Standards).</p> <p>C2 – Performance solutions are proposed. Refer to commentary at <b>Part 3.2</b> for further detail.</p> <p>C3 – Complies. All external principal pedestrian entrances include awnings or colonnades for weather protection.</p> <p>C4 – n/a – The proposed building uses do not include public gathering. Retail tenancies shall comply with NCC requirements for Class 6 uses.</p> <p>C5 – n/a</p> <p>C6 – Complies. All changes in level for access to the building occur within the site boundaries.</p> <p>C7 – Complies. Vehicular access is provided in the SW corner of the site, separated from all pedestrian entrances.</p> <p>C8 – Complies. Level changes are achieved externally via 1:20 gradient walkways along the main pedestrian paths rather than</p>	<p>Y</p>



<p><i>is to be provided that no suitable alternatives for access are available.</i></p> <ul style="list-style-type: none"> <li>• <i>C6 - Encroachment onto public land to achieve access requirements is generally not permitted except when: a) access by other means will result in a substantial loss of original fabric of a heritage-listed property impacting on the heritage significance of the place, and that the provision of equitable access is highly desirable, with no alternative access options available; or b) the proposal involves a significant public building where equitable access is highly desirable and there are no alternative access options available.</i></li> <li>• <i>C7 - Access for pedestrians and vehicles are to be separated.</i></li> <li>• <i>C8 - Access arrangements are to be:</i> <ul style="list-style-type: none"> <li>○ <i>a) integrated with the overall building and landscape design and not appear as 'add-on' elements or as of secondary importance;</i></li> <li>○ <i>b) as direct as possible; and</i></li> <li>○ <i>c) designed so that a person does not need to summon help.</i></li> </ul> </li> <li>• <i>C9 - Required egress routes in residential development are to allow for safe escape for persons with a disability including, but not limited to, waiting space on landings within fire stairs and provision of accessible egress paths from ground floor apartments.</i></li> <li>• <i>C10 - In achieving accessible design, buildings and public spaces are to be accessible and the proposed path of travel and entry path in new developments must meet Australian standards, remove barriers to access and be accessible to all. Separate entrances are not to be created to fulfill accessibility requirements.</i></li> </ul>	<p>separated ramps. This approach seamlessly integrates access for all users, reduces the extent of tactile indicators, handrails and other visible 'accessible' features, and the gentle gradients are easier to traverse.</p> <p>C9 – Emergency evacuation for people with disabilities are not currently covered by the premises standards, and there is no 'one size fits all' approach for egress of people with disabilities.</p> <p>The use of refuges within fire stairs is not currently mandated due to complexities in application, risks associated with overcrowding, uncertainty of rescue and other factors.</p> <p>The proposed design does not make special provision for a waiting space suitable for a person with disabilities within the fire stair.</p> <p>Provision of a waiting space on fire stair landings does not necessarily offer safe escape, and can in fact restrict access (e.g. if two or more people needed to use it at the same time).</p> <p>As the proposed building is greater than 25m effective height. At least one emergency lift is required.</p> <p>NCC Functional Statement E3F2 <i>Emergency Lifts</i> states:</p> <p><i>A building is to be provided with one or more passenger lifts to facilitate—</i></p> <ul style="list-style-type: none"> <li><i>a. the safe access for emergency services personnel; and</i></li> <li><i>b. safe and easy evacuation of occupants who due to illness, injury or disability cannot use stairways in the event of an emergency.</i></li> </ul> <p>The emergency lift should form the basis for safe egress by a person with significant mobility disability who cannot otherwise use the stairs. Other devices such as 'evacuation chairs' may be kept on site to facilitate assisted egress via the stairs by emergency personnel.</p> <p>The fire stairs will include handrails, and contrasting nosing strips to assist people with some mobility and/or visual impairment.</p> <p><i>PDM Recommends preparation of an overall building emergency management plan, and preparation of individual Personal Emergency Evacuation Plans (PEEP's) for residents within the building with known disabilities. The plan may include devices for emergency communication between each residential floor</i></p>	
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	<p><i>and the building manager or fire indicator panel to assist with rapid response.</i></p> <p><i>An Emergency Management Plan should be prepared by a suitably qualified party with input from Fire Engineer, BCA Consultant, Access Consultant, Lift supplier, and Private Certifier.</i></p> <p>C10 – Due to site flood constraints, the retail and residential entrances are positioned at a higher RL than the surrounding streetscape.</p> <p>The proposed design includes many public domain upgrades that facilitate universal access to all building entrances without relying on ramps and special accessibility features. Accessways are provided from various site boundaries, to and within retail and residential entrances, and around all sides of the building.</p> <p>Refer to <b>Part 3.1 and 3.2</b> for assessment against DDA and NCC (and associated Australian Standards).</p>	
<p><b>B3.1 Vehicle Parking Controls</b></p> <ul style="list-style-type: none"> <li>• C30 - Parking provision should be in accordance with Table B-D.</li> <li>• C31 - Car parking for adaptable dwellings shall be designed in accordance with AS/NZS2890.6.</li> <li>• C39 - Dedicated disabled parking spaces should be line-marked and signposted in accordance with AS/NZS2890.6.</li> <li>• C40 - Dedicated disabled parking spaces should be located close to wheelchair accessible entrance lifts.</li> </ul>	<p>C30 – Complies. Refer B3.7 below.</p> <p>C31 – Adaptable carparking is designed to meet the spatial requirements of AS2890.6-2022 as per DCP Part B1.1 control C5.</p> <p><b>Performance Solution Required.</b> Residential car space 49 on Levels B2 to B5 includes a column within the shared space that does not strictly meet the spatial requirements of AS2890.6-2022. PDM Recommends a Performance Solution be prepared to the satisfaction of the PCA at CC stage to demonstrate the proposed arrangement meets an equivalent functional performance of AS2890.6-2022.</p> <p>C39 - Can readily comply. Accessible spaces meet the spatial requirements of AS2890.6-2009 as required by the NCC. <i>(Note this does not include adaptable spaces which are designed to AS2890.6-2022 and do not include the universal symbol of access).</i></p> <p>C40 – Accessible parking spaces are located close to lifts at various basement levels.</p>	PS
<p><b>B3.7 Accessible Car Parking Rates</b> <b>Table B-D Accessible Parking Requirements</b></p> <ul style="list-style-type: none"> <li>• Class 6 – 1 space per 50 carparking spaces</li> <li>• Note where a parking space is provided for an adaptable unit it must comply with DCP B1.1 / C5.</li> </ul>	<p>Complies</p> <p>There are less than 50 retail spaces proposed. 1 accessible retail space is required.</p> <p>1 Accessible retail space is provided.</p> <p>Adaptable spaces where provided comply with DCP Part B1.1 control C5.</p>	CC



	Details of linemarking and verification of service height clearances shall be provided at CC stage to verify compliance.	
<p><b>B4.3 – Waste Management - Multi-unit Dwelling Residential Development Controls</b></p> <ul style="list-style-type: none"> <li><i>C23 - Note that design of waste management systems must be in accordance with The Disability Discrimination Act (1992). Consider people with special needs when designing waste facilities, particularly for height and design of waste chutes inlets.</i></li> </ul>	<p>C23 – Can Readily Comply. The Waste chute inlets on each level shall be designed with controls to AS1428.2 and circulation to AS1428.1.</p> <p>Further details of waste chute cupboards and hopper doors shall be provided at CC stage to verify compliance.</p>	<b>CC</b>
<p><b>B8.8 Details of the flood controls Controls</b></p> <ul style="list-style-type: none"> <li><i>C4 - Floor levels to be equal to or greater than the 1%AEP flood level plus freeboard. Where this is not practical due to compatibility with the height of adjacent buildings, or compatibility with the floor level of existing buildings, or the need for access for persons with disabilities, a lower floor level may be considered. In these circumstances, the floor level is to be as high as practical, and, when undertaking alternations or additions, no lower than the existing floor level.</i></li> </ul>	<p>C4 – Complies. The residential and retail tenancies are generally located at or above the 1%AEP flood level plus 500mm freeboard. Parts of the southern retail tenancy are located at street level to facilitate active frontage to Spencer Street consistent with the approach identified in DCP Part K20.15 and figure K20-30</p>	<b>Y</b>
<p><b>K20.21 Controls</b></p> <ul style="list-style-type: none"> <li><i>C2 – Regarding the amount of adaptable (accessible) housing to be provided refer to requirements in City of Canada Bay DCP Part B1.1 Adaptable Housing.</i></li> </ul>	<p>Refer to assessment against DCP Part B1.1 above in this table.</p>	<b>Y</b>

The proposed development meets the objectives and controls of the **Canada Bay DCP**.



## 3.4 SEPP (HOUSING) 2021 – Chapter 4 (ADG)

Compliance with the controls listed below is deemed to satisfy the requirements of the Apartment Design Guide. If a control cannot be met or an alternative is suggested, the objectives will be assessed.

Table 4 – SEPP (HOUSING) 2021 – Chapter 4 (ADG) Assessment

Control	Response	Complies (Y/N)?
Part 4Q Universal Design		
4Q-1 – 20% Silver LHA required	<p><b>Complies</b></p> <p>134 x 20% = 27 Silver LHA dwellings required.</p> <p>43 (32%) Silver LHA dwellings proposed.</p> <p>Refer to assessment of Livable Housing at <b>Part 3.5</b> of this report.</p>	Y
4Q-2 – Adaptable Housing in accordance with council policies.	<p><b>Complies</b></p> <p>Canada Bay DCP B1.1 requires 15% Adaptable Housing.</p> <p>Adaptable parking is designed to meet the relevant spatial requirements of AS2890.6-2009 and/or AS2890.6-2022.</p> <p>Adaptable parking spaces will not be linemarked or signposted with the 'universal symbol of access' as their use is not restricted to people with disabilities.</p>	Y

## 3.5 Livable Housing

A minimum of 27 (20%) of dwellings must be designed to meet the requirements of LHA Silver Level.

The following apartments are capable of meeting the requirements of LHA Silver Level:

- 2B Type 1 (1)
- 2B Type 2 (3)
- 2B Type 3 (4)
- 2B Type 4 (4)
- 2B Type 5 (4) \*Capable of compliance but not nominated as Silver LHA.
- 3B Type 3 (1)
- 3B Type 4 (3)
- 3B Type 5 (17)
- 3B Type 8 (3)
- 3B Type 9 (3)

Total Silver LHA = 43/134 (32%)



### Detailed assessment of LHA Silver Livable Housing Provisions.

There are 7 Core Design Elements to achieve compliance with LHA Silver level:

1. A safe continuous and step free path of travel from the street entrance and / or parking area to a dwelling entrance that is level.
2. At least one, level (step-free) entrance into the dwelling.
3. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
4. A toilet on the ground (or entry) level that provides easy access.
5. A bathroom that contains a hobless shower recess.
6. Reinforced walls around the toilet, shower and bath to support the safe installation of grabrails at a later date.
7. Stairways are designed to reduce the likelihood of injury and also enable future adaptation.

Refer to assessment against each of the core requirements below:

Table 5 – Silver Livable Housing Assessment

Control	Description	Complies? Y/N
<p><b>1 Dwelling access</b></p> <p>a. Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling. 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> <ol style="list-style-type: none"> <li>i. no steps;</li> <li>ii. an even, firm, slip resistant surface;</li> <li>iii. a crossfall of not more than 1:40;</li> <li>iv. a maximum pathway slope of 1:14</li> </ol> <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> <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> <ol style="list-style-type: none"> <li>i. minimum dimensions of at least 3200mm (width) x 5400mm (length);</li> <li>ii. an even, firm and slip resistant surface; and</li> <li>iii. a level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen).</li> </ol> <p>d. A step ramp may be incorporated at an entrance doorway where there is a</p>	<p><b>Can readily comply</b></p> <p>a. All apartments are accessible by an accessway in accordance with AS1428.1 and NCC D4D2(4)</p> <p>b. The path of travel to all apartments complies with these requirements.</p> <p>c. The path of travel referred to in (a) is calculated from site boundaries, not reliant on car spaces. It is noted that where car spaces are provided, an accessible path of travel is available to lifts that serve all floors.</p> <p>d. There are no step ramps required. All lobbies and entrances are level.</p> <p>e. Landings are provided in accordance with this requirement.</p>	<p><b>CC</b></p>



<p>change in height of 190mm or less. The step ramp should provide:</p> <ul style="list-style-type: none"> <li>i. a maximum gradient of 1:10</li> <li>ii. a minimum clear width of 1000mm (please note: width should reflect the pathway width)</li> <li>iii. a maximum length of 1900mm</li> </ul> <p>e. Where a ramp is part of the pathway, level landings no less than 1200mm</p> <ul style="list-style-type: none"> <li>i. in length, exclusive of the swing of the door or gate than opens onto</li> <li>ii. them, must be provided at the head and foot of the ramp.</li> </ul> <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>		
<p><b>2 Dwelling entrance</b></p> <ul style="list-style-type: none"> <li>a. The dwelling should provide an entrance door with - <ul style="list-style-type: none"> <li>i. a minimum clear opening width of 820mm (see Figure 2(a));</li> <li>ii. a level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled); and</li> <li>iii. reasonable shelter from the weather.</li> </ul> </li> <li>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.</li> <li>c. Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided (see Figure 1(b)).</li> <li>d. The level (step-free) entrance should be connected to the safe and continuous pathway as specified in Element 1.</li> </ul> <p>Note The entrance must incorporate waterproofing and termite management requirements as specified in the NCC.</p>	<p><b>Can readily comply</b></p> <p>Dwelling entrance doors are typically 920mm doors capable of complying with this clause. A 1200x1200mm landing is provided to all dwelling entry doors.</p> <p>Thresholds are level.</p> <p>Entrances are connected to accessways nominated in Element 1.</p>	<b>CC</b>
<p><b>3 Internal doors &amp; corridors</b></p> <ul style="list-style-type: none"> <li>a. Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide:</li> </ul>	<p><b>Can readily comply</b></p> <p>Doors are capable of complying with this clause.</p> <p>Corridors are drawn at 1000mm.</p>	<b>CC</b>



<ul style="list-style-type: none"> <li>i. a minimum clear opening width of 820mm (see Figure 2(a)); and</li> <li>ii. a level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled).</li> </ul> <p>b. Internal corridors / passageways to the doorways referred to in (a) should provide a minimum clear width of 1000mm.</p> <p>* Corridor widths should be measured as described in Clause 6.3 of AS 1428.1 – 2009</p>	<p>Door schedule and verification of corridor widths required at CC stage.</p>	
<p><b>4 Toilet</b></p> <ul style="list-style-type: none"> <li>a. Dwellings should have a toilet on the ground (or entry) level that provides: <ul style="list-style-type: none"> <li>i. a minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and</li> <li>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).</li> <li>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.</li> </ul> </li> </ul> <p>Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.</p>	<p><b>Can readily comply</b></p> <p>Toilets are in corners and include a circulation space of 900x1200mm clear of any door swing. The length of wall adjoining the toilet can facilitate future grabrail installation. Further details of grabrail reinforcement to be provided at CC stage.</p>	<b>CC</b>
<p><b>5 Shower</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>b. The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.</li> </ul> <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>	<p><b>Can readily comply</b></p> <p>Each bathroom includes a shower with a hobless design. To comply with AS3740, a linear drain is recommended in lieu of the required 15mm setdown into shower recess. To facilitate future removal, the entire bathroom should be designed to be waterproof.</p> <p>Details of wet areas, setdowns, and shower screens to be provided at CC stage.</p>	<b>CC</b>
<p><b>6 Reinforcement of bathroom &amp; toilet walls</b></p> <ul style="list-style-type: none"> <li>a. Except for walls constructed of solid masonry or concrete, the walls around</li> </ul>	<p><b>Can readily comply</b></p> <p>The walls around toilets, baths, and showers are readily capable of installing reinforcement in accordance with this part. Further details of wall</p>	<b>CC</b>



the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.

- b. The walls around the toilet are to be reinforced by installing:
  - i. noggings with a thickness of at least 25mm in accordance with Figure 6(a); or
  - ii. sheeting with a thickness of at least 12mm in accordance with Figure 6(b).
- c. The walls around the bath are to be reinforced by installing:
  - i. noggings with a thickness of at least 25mm in accordance with Figure 7(a); or
  - ii. sheeting with a thickness of at least 12mm in accordance with Figure 7(b).
- d. The walls around the hobless shower recess are to be reinforced by installing:
  - i. noggings with a thickness of at least 25mm in accordance with Figure 8(a); or
  - ii. sheeting with a thickness of at least 12mm in accordance with Figure 8(b).

linings and noggings to be provided at CC stage.

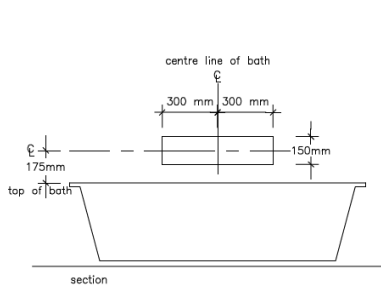
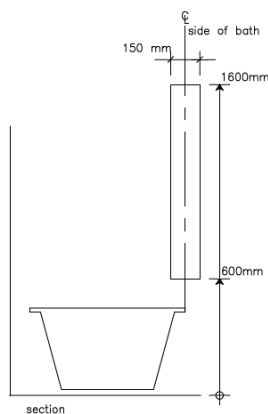


Figure 7(a) Bath – Location of reinforcement



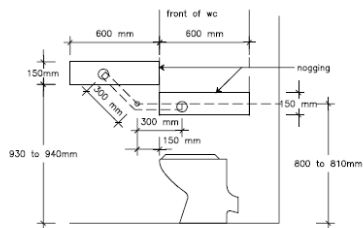


Figure 6(a) Toilet - Location of reinforcement

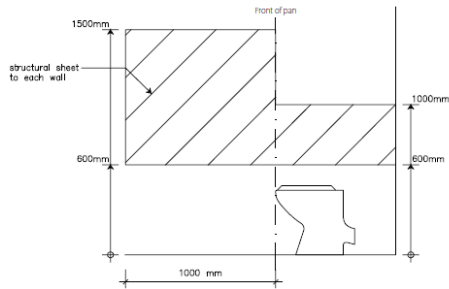


Figure 6(b) Toilet - Location of sheeting

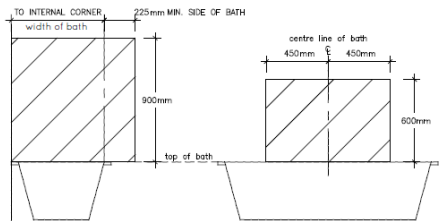
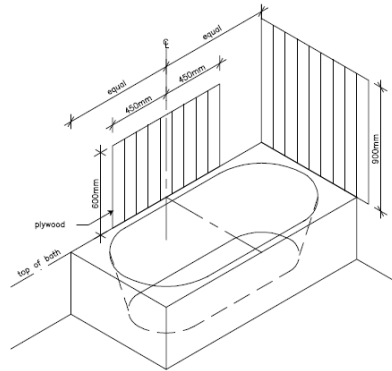


Figure 7(b) Bath - Location of sheeting



<p>Figure 8(a) Shower recess - Location of reinforcement</p>		
<p><b>7 Internal stairways</b></p> <p>a. Stairways in dwellings must feature:</p> <ol style="list-style-type: none"> <li>i. a continuous handrail on one side of the stairway where there is a rise of more than 1m.</li> </ol> <p>Note This is a requirement for all new homes under the NCC. Homes built prior to 2014 may benefit from this element.</p>	<p><b>Not Applicable.</b></p>	<p><b>NA</b></p>

## 4 Conclusion

### 4.1 Findings, Recommendations, and Conclusion

Projected Design Management has reviewed the SSDA architectural design documents against the relevant accessibility legislation and is satisfied that the design is readily capable of compliance with the relevant statutory requirements for access for people with disabilities.

The design, as proposed, is considered capable of complying with Section D4, E3D7, E3D8, E4D5, F4D3, F4D5, F4D6, F4D7 of the BCA 2022 and relevant Australian standards, as listed within Section 2.4. This report has provided information to be incorporated at design development stage. Whilst the design will be developed at construction certificate stage, it is our view that the developed design will remain consistent with the development consent in accordance with Section 19(1)(b) & (c) of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

The architectural SSDA design demonstrates adequate spatial provisions, clear dimensions and accessibility features to enable assessment of the Development Application.

Further details of stairs, handrails, tactile indicators, sanitary fixtures and other items must be provided at Construction Certificate stage to fully demonstrate compliance with the relevant statutory requirements.



## 4.2 Limitations and Exclusions

This report is copyright of Projected Design Management and may only be used by the stated Client for the purposes outlined at Section 1.2.

The assessment is based on Architectural drawings provided and compliance relies upon the implementation of all the recommendations listed in this report.

The works shall be constructed in accordance with the latest, relevant standards and regulations applicable at the time of a Construction Certificate application.

Assessment is based on the classification of the building nominated in the DA drawings. Any change of building classification will require an update to this report.

All dimensions noted in the report are CLEAR dimensions and must not be reduced by projecting skirting, kerbs, handrails, lights, fire safety equipment, door handles less than 900mm above FFL (finished floor level) or any other fixtures/fit out elements. Detailed assessment of clearances shall be carried out at Construction Certificate stage.

This report does not verify compliance with the WHS Act, Workcover Authority requirements, Structure or Services Design, The Disability Discrimination Act (Other than the premises standards), and the BCA & Australian standards (other than those specifically itemised in the report).

A report issued for DA (development application) is not suitable for use for CC (construction certificate application).



# Appendix A

## BCA Access Assessment

79-81 Queens Rd & 2-8 Spencer St  
FIVE DOCK, NSW

### NCC Section D4, E3D7, E3D8, E4D5, F4D3, F4D5, F4D6, F4D7

Assessment against Deemed-to-Satisfy provisions of NCC2022 Volume 1 Amendment 2

#### Legend

Y	The design documentation indicates compliance with the clause
N	The design documentation does not comply with the clause
CC	The design documentation indicates capability to comply with the clause. Additional detail / information required at CC stage to verify compliance. <i>[Required Additional Information listed in blue.]</i>
PS	The design documentation does meet the <i>deemed-to-satisfy</i> requirements, however a <i>Performance Solution</i> may be considered as an alternative means of meeting the Performance Requirements of the NCC.
RFI	Additional information is required to adequately assess compliance with the clause
NA	The clause is not applicable to this project. Additional commentary may be provided in some instances

Clause	Subclause	Requirement	Comments	Complies
<b>D4D2 General building access requirements</b>				
D4D2	(1)	Buildings and parts of buildings must be accessible as required by this clause unless exempted under D4D5.	<b>NOTE</b> Refer to D4D5 for exempt areas.	Y
D4D2	(2)	Access requirements for a Class 1b building are as follows:  (a) Dwellings located on one allotment and used for short-term holiday accommodation — to and within a number of dwellings determined in accordance with Table D4D2a. (b) A boarding house, bed and breakfast, guest house, hostel or the like, other than those described in (a) — to and within— (i) 1 bedroom and associated sanitary facilities; and (ii) not less than 1 of each type of room or space for use in common by the residents or guests, including a cooking facility, sauna, gymnasium, swimming pool, laundry, games room, eating area, or the like; and (iii) rooms or spaces for use in common by all residents on a floor to which access by way of a ramp complying with AS 1428.1 or a passenger lift is provided.	<b>NOT APPLICABLE</b>	NA
D4D2	(3)	For the purposes of (2)(a), a community or strata-type subdivision or development is considered to be on a single allotment.	<b>NOT APPLICABLE</b>	NA

Clause	Subclause	Requirement	Comments	Complies
D4D2	(4)	<p>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>(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><b>COMPLIES</b></p> <p>(a) Access is provided from the Principal Pedestrian Entrances off William St and Queens Rd to the entrance doorway of all sole occupancy units via a lift and accessways.</p> <p>(b) Access is provided to communal facilities at Level 1 and Level 5.</p> <p>(c) All levels of the building are serviced by lifts. Access must be provided to the entrance doorways of each sole-occupancy unit and to and within all rooms or spaces for use in common by the residents.</p>	CC
D4D2	(5)	<p>For a Class 3 building, access requirements are as follows:</p> <p>(a) Common areas:</p> <p>(i) 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>(ii) 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, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunch room, lounge room, or the like.</p> <p>(iii) Where a ramp complying with AS 1428.1 or a passenger lift is installed—</p> <p>(A) to the entrance doorway of each sole-occupancy unit; and</p> <p>(B) to and within rooms or spaces for use in common by the residents.</p> <p>(iv) The requirements of (iii) only apply where the space referred to in (A) and (B) are located on the levels served by the lift or ramp.</p> <p>(b) To and within sole-occupancy units — in accordance with Table D4D2b.</p>	<b>NOT APPLICABLE</b>	NA
D4D2	(6)	<p>For Class 5, 6, 7b, 8 and 9a buildings, access must be provided to and within all areas normally used by the occupants.</p>	<p><b>CAN READILY COMPLY</b></p> <p>Access is provided to and within all retail tenancies, and all spaces within the ground floor not exempted by D4D5.</p>	CC

Clause	Subclause	Requirement	Comments	Complies
D4D2	(7)	For a Class 7a building, access must be provided to and within any level containing accessible carparking spaces.	<p><b>CAN READILY COMPLY</b></p> <p><b>Accessible carspaces are located as follows:</b> - Level B1</p> <p>Access is provided via lifts to all floors. Gradients and doorways are readily capable of compliance with the requirements of AS1428.1</p>	CC
D4D2	(8)	<p>For a Class 9b building, access requirements are as follows:</p> <p>(a) Schools and early childhood centres — to and within all areas normally used by the occupants.</p> <p>(b) An assembly building, not being a school or early childhood centre — to and within —  (i) wheelchair seating spaces provided in accordance with D4D10; and  (ii) all other areas normally used by the occupants, except that access need not be provided to tiers or platforms of seating areas that do not contain wheelchair seating spaces.</p>	<b>NOT APPLICABLE</b>	NA
D4D2	(9)	<p>For a Class 9c building, access requirements are as follows:</p> <p>(a) Common areas:  (i) 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.  (ii) 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, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunch room, lounge room, or the like.  (iii) Where a ramp complying with AS 1428.1 or a passenger lift is installed—  (A) to the entrance doorway of each sole-occupancy unit; and  (B) to and within rooms or spaces for use in common by the residents.  (iv) The requirements of (iii) only apply where the space referred to in (iii)(A) or (iii)(B) is located on the levels served by the lift or ramp.</p> <p>(b) Sole-occupancy units — to and within a number of sole-occupancy units determined in accordance with Table D4D2b.</p>	<b>NOT APPLICABLE</b>	NA

Clause	Subclause	Requirement	Comments	Complies
D4D2	(10)	<p>For a Class 10 building, access requirements are as follows:</p> <p>(a) For a Class 10a non-habitable building located in an accessible area intended for use by the public and containing a sanitary facility, change room facility or shelter, to and within—</p> <ul style="list-style-type: none"> <li>(i) an accessible sanitary facility; and</li> <li>(ii) a change room facility; and</li> <li>(iii) a public shelter or the like.</li> </ul> <p>(b) For Class 10b swimming pools, to and into swimming pools with a total perimeter greater than 40 m, associated with a Class 1b, 2, 3, 5, 6, 7, 8 or 9 building that is required to be accessible, but not swimming pools for the exclusive use of occupants of a Class 1b building or a sole-occupancy unit in a Class 2 or Class 3 building.</p>	<p><b>NOT APPLICABLE</b></p> <p>The proposed swimming pool at Level 1 has a perimeter less than 40m.</p> <p>Access shall be provided into the pool area subject to clause D4D2(4) and may rely on a special pool safety gate locking device to comply with AS1926.1</p>	NA

D4D3 Access to buildings				
D4D3	(1)	<p>An accessway must be provided to a building required to be accessible—</p> <p>(a) from the main points of a pedestrian entry at the allotment boundary; and</p> <p>(b) from another accessible building connected by a pedestrian link; and</p> <p>(c) from any required accessible carparking space on the allotment.</p>	<p><b>CAN READILY COMPLY</b></p> <p>(a) An accessway is provided from the Queens Rd boundary and Spencer St Boundary to the Principal Retail and Residential Pedestrian Entrances via a sloping walkway with gradient equal to or gentler than 1:20.</p> <p>(b) While the building is considered a single building, the separate parts of the building are linked via an accessible pedestrian walkway at ground level and Level 1.</p> <p>(c) An accessway is provided from accessible and adaptable car spaces to the lift lobby at all basement levels.</p> <p>Further Details of accessways shall be verified at CC stage including gradients, clear widths and heights, turning and passing spaces, and surface finishes.</p>	CC
D4D3	(2)	<p>In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and—</p> <p>(a) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and</p> <p>(b) in a building with a total floor area more than 500 m<sup>2</sup>, a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance,</p> <p>except for pedestrian entrances serving only areas exempted by D4D5.</p>	<p><b>CAN READILY COMPLY</b></p> <p>(a) An accessway is provided through the Principal Pedestrian Entrance of each retail tenancy, residential lobby, and hotel.</p> <p>(b) The retail tenancy in the south eastern corner has a split internal level to activate both street frontages. The lower split level does not provide an internal accessway to the upper split level. The lower level is considered a secondary entrance and is effectively not-accessible. The alternative principal entrance is within 50m in accordance with this clause.</p> <p>Details of door leafs, hardware, circulation and floor surfaces shall be provided at CC stage.</p>	CC

Clause	Subclause	Requirement	Comments	Complies
D4D3	(3)	<p>Where a pedestrian entrance required to be accessible has multiple doorways—</p> <p>(a) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and</p> <p>(b) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible.</p>	<p><b>NOT APPLICABLE</b></p> <p>The proposed entrance door has only one pivot hinged leaf.</p>	NA
D4D3	(4)	<p>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>	<b>NOT APPLICABLE</b>	NA
D4D3	(5)	<p>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><b>CAN READILY COMPLY</b></p> <p>Design drawings indicate compliance.</p> <p><a href="#">CC Documentation to verify door leaf widths.</a></p>	CC

Clause	Subclause	Requirement	Comments	Complies
<b>D4D4 Parts of buildings to be accessible</b>				
D4D4	(a)	<p>In a building required to be accessible—</p> <p>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>(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>CAN READILY COMPLY</b></p> <p>(i) There is a ramp serving the loading dock that is exempted by D4D5. Ramps shall comply with <b>Clause 7</b> of AS1428.1-2021 in lieu of Clause 10 of AS1428.1-2009. The ramp serving the NW retail collonade shall include handrails and tactile indicators.</p> <p>(ii) The following non-fire isolated stairways must comply with this clause:</p> <ul style="list-style-type: none"> <li>- Queens Rd external stairs.</li> <li>- Thru-Site link to L1 landscape stairs</li> <li>- Internal stairs in SE retail tenancy</li> </ul> <p>Non-fire isolated stairs shall include handrails with extensions on both sides, tactile indicators, contrast nosings. Stairways shall comply with <b>Clause 8</b> of AS1428.1-2021 in lieu of Clause 10 of AS1428.1-2009.</p> <p>(iii) The following fire-isolated stairs must comply with this clause:</p> <ul style="list-style-type: none"> <li>- All fire stairs serving basement and tower levels.</li> </ul> <p>The fire isolated stairways shall include contrast non-slip nosings to each tread in accordance with <b>clause 8.1(f)</b> and (g) of AS 1428.1-2021 in lieu of clause 11.1 of AS1428.1-2009</p> <p>Note all stairs must comply with the remaining parts of BCA Section D not covered by this report. Refer to BCA report by others. Further detail of all stairs is required at CC stage to demonstrate compliance.</p>	CC
D4D4	(b)	every passenger lift must comply with E3D7 and E3D8; and	<p><b>CAN READILY COMPLY</b></p> <p>Refer to detailed assessment at Part E3D7</p>	CC

Clause	Subclause	Requirement	Comments	Complies
D4D4	(c)	<p>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><b>CAN READILY COMPLY PERFORMANCE SOLUTION</b></p> <p>(i) Accessways are generally greater than 1800mm wide, permitting passing at various locations.</p> <p>(ii)(A) Turning space of 1540 x 2070mm is typically provided within 2m of the end of accessways.</p> <p><b>Performance Solution Proposed.</b> At level 6-25 the southern end of the lobby does not provide a turning space within 2m of the end of the accessway. The western wing of the lobby is 4.2m deep from the nearest turning space. A performance solution may be possible to address the additional 2m based on the following considerations:</p> <ul style="list-style-type: none"> <li>- The corridor provides access to 1 non-adaptable unit per floor.</li> <li>- The doorway circulation to the unit complies with AS1428.1</li> <li>- The population using the corridor includes residents and invited guests only.</li> <li>- The lift lobby is less than 20m long and not part of a larger circulation path.</li> </ul> <p>If a performance solution is not preferred, the position of the 1 bedroom doorway could be relocated less than 2m from a turning space, or the corridor reconfigured to provide a turning space.</p> <p>(ii)(B) There are turning and passing spaces at less than 20m intervals along all accessways.</p>	PS
D4D4	(d)	an intersection of accessways satisfies the spatial requirements for a passing and turning space; and	<p><b>COMPLIES</b></p> <p>Intersections of accessways comply with this clause.</p>	Y
D4D4	(e)	a passing space may serve as a turning space; and	<p><b>COMPLIES</b></p> <p>Note only.</p>	Y
D4D4	(f)	<p>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>(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 m<sup>2</sup>; and</p>	<p><b>NOT APPLICABLE</b></p> <p>Lifts are provided to serve all floors for all users of the development.</p>	NA

Clause	Subclause	Requirement	Comments	Complies
D4D4	(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	<b>CAN READILY COMPLY</b>  Architect to nominate carpet selection and provide datasheet at CC Stage.	CC
D4D4	(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.	<b>CAN READILY COMPLY</b>  Architect to nominate carpet selection and provide datasheet at CC Stage.	CC

D4D5 Exemptions				
D4D5		The following areas are not required to be accessible:  (a) An area where access would be inappropriate because of the particular purpose for which the area is used.  (b) An area that would pose a health or safety risk for people with a disability.  (c) Any path of travel providing access only to an area exempted by (a) or (b).	<b>COMPLIES</b>  The following areas are not required to be accessible under this clause: - Services Rooms at all levels - Waste holding room chute discharge area. - Substations - Loading Dock - Rooftops (maintenance only)  Access to these areas is inappropriate due to the specialised purposes and potential risks for people with a disability.	Y

D4D6 Accessible carparking				
D4D6	(1)	Accessible carparking spaces— (a) subject to (b), must be provided in accordance with (2) in—  (i) a Class 7a building required to be accessible; and (ii) a carparking area on the same allotment as a building required to be accessible; and	<b>COMPLIES</b>  All Class 7a parts of the basement must comply with D4D6(2). Refer to D4D6(2) below.	Y
D4D6	(1)	(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	<b>NOT APPLICABLE</b>	NA
D4D6	(1)	(c) subject to (d), must comply with AS/NZS 2890.6; and	<b>CAN READILY COMPLY</b>  Refer to assessment of accessible parking at <b>Appendix B.</b>	CC
D4D6	(1)	(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.	<b>NOT APPLICABLE</b>	NA
D4D6	(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:	<b>COMPLIES</b>	Y

Clause	Subclause	Requirement	Comments	Complies
D4D6	(2)	<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> <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>	<b>NOT APPLICABLE</b>	NA
D4D6	(2)	(b) Class 5, 7, 8 or 9c buildings — 1 accessible space for every 100 carparking spaces or part thereof.	<b>NOT APPLICABLE</b>	NA
D4D6	(2)	<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>(iii) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces — 1 accessible space.</p>	<p><b>COMPLIES</b></p> <p>&lt;50 Retail parking spaces are proposed. 1 Accessible Retail parking space is required.</p> <p>1 Accessible Retail space is proposed.</p>	Y
D4D6	(2)	<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> <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>	<b>NOT APPLICABLE</b>	NA
D4D6	(2)	<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>	<b>NOT APPLICABLE</b>	NA

Clause	Subclause	Requirement	Comments	Complies
<b>D4D7 Signage</b>				
D4D7	(1)	<p>In a building required to be accessible—</p> <p>(a) braille and tactile signage complying with <i>Specification 15</i> must—</p> <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>CAN READILY COMPLY</b></p> <p>(a)(i)(A) Provide signage to identify all accessible and ambulant sanitary facilities in retail tenancies and residential communal amenities.</p> <p>(a)(i)(B) n/a</p> <p>(a)(ii) Provide signage to fire isolated exits.</p> <p><a href="#">Provide details of signage at CC Stage for assessment.</a></p>	CC
D4D7	(1)	<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;</p>	<b>NOT APPLICABLE</b>	NA
D4D7	(1)	<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><b>CAN READILY COMPLY</b></p> <p>Provide signage to the accessible unisex sanitary facility in the Residential Communal Amenities, and any future Retail Fitout.</p> <p><a href="#">Provide details of signage at CC Stage for assessment.</a></p>	CC
D4D7	(1)	<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><b>NOT APPLICABLE</b></p> <p>No ambulant facilities proposed as part of this application.</p>	NA
D4D7	(1)	<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><b>NOT APPLICABLE</b></p> <p>Provide signage to the non-accessible secondary entrance of the south eastern retail tenancy.</p> <p><a href="#">Provide details of signage at CC Stage for assessment.</a></p>	CC

Clause	Subclause	Requirement	Comments	Complies
D4D7	(1)	(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.	<b>NOT APPLICABLE</b>  All banks of toilets include an accessible sanitary facility.	NA
D4D7	(2)	In a building that is subject to F4D12 and is required to be accessible, directional signage complying with <i>Specification 15</i> 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—  (a) bank of sanitary facilities; and  (b) accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility.	<b>NOT APPLICABLE</b>	NA

<b>D4D8 Hearing augmentation</b>				
D4D8	(1)	A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed—  (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.	<b>NOT APPLICABLE</b>	NA
D4D8	(2)	If a hearing augmentation system required by (1) is—  (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— (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) to (iv) not applicable.	<b>NOT APPLICABLE</b>	NA
D4D8	(3)	The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to D2D18.	<b>NOT APPLICABLE</b>	NA

Clause	Subclause	Requirement	Comments	Complies
D4D8	(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.	<b>NOT APPLICABLE</b>	NA

<b>D4D9 Tactile indicators</b>				
D4D9	(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—  (a) a stairway, other than a fire-isolated stairway; and (b) an escalator; and (c) a passenger conveyor or moving walk; and (d) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and (e) in the absence of a suitable barrier— (i) an overhead obstruction less than 2 m above floor level, other than a doorway; and (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,  except for areas exempted by D4D5.	<b>CAN READILY COMPLY</b>  Tactile indicators to be installed to all non-fire-isolated stairs and ramps.  <a href="#">Details and specifications of tactile indicators and barriers to be provided at CC stage to verify compliance.</a>	CC
D4D9	(2)	Tactile ground surface indicators required by (1) must comply with sections 1 and 2 of AS/NZS 1428.4.1.	<b>CAN READILY COMPLY</b>  <a href="#">Details and specifications of tactile indicators and barriers to be provided at CC stage to verify compliance.</a>	CC
D4D9	(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.	<b>NOT APPLICABLE</b>	NA

<b>D4D10 Wheelchair seating spaces in Class 9b assembly buildings</b>				
D4D10		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:	<b>NOT APPLICABLE</b>	NA
D4D10	(a)	The number and grouping of wheelchair seating spaces must be in accordance with Table D4D10.	<b>NOT APPLICABLE</b>	NA

Clause	Subclause	Requirement	Comments	Complies
D4D10	(b)	In a cinema—  (i) with not more than 300 seats — wheelchair seating spaces must not be located in the front row of seats; and  (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.	<b>NOT APPLICABLE</b>	NA

<b>D4D11 Swimming pools</b>				
D4D11	(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.	<b>NOT APPLICABLE</b>	NA
D4D11	(2)	An accessible entry/exit must be by means of—  (a) a fixed or movable ramp and an aquatic wheelchair; or (b) a zero depth entry and an aquatic wheelchair; or (c) a platform swimming pool lift and an aquatic wheelchair; or (d) a sling-style swimming pool lift.	<b>NOT APPLICABLE</b>	NA
D4D11	(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).	<b>NOT APPLICABLE</b>	NA
D4D11	(4)	Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS 1428.1.	<b>NOT APPLICABLE</b>	NA

<b>D4D12 Ramps</b>				
D4D12		On an accessway—  (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.	<b>NOT APPLICABLE</b>  There are no relevant ramps proposed.	NA

<b>D4D13 Glazing on an accessway</b>				
D4D13		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.	<b>CAN READILY COMPLY</b>  Decals must be applied to all shopfront glazing and glazed doors capable of being mistaken for a doorway or opening in accordance with AS1428.1  <a href="#">Further details to be provided at CC Stage.</a>	CC

### BCA Part E3 - Lift Installations

Assessment against Deemed-to-Satisfy provisions E3D7 and E3D8

#### Projected Design Management E3D7 Passenger lift types and their limitations

SSDA Access Report  
79-81 Queens Rd 2-8 Spencer St  
FIVE DOCK, NSW

Clause	Subclause	Requirement	Comments	Complies
E3D7	(1)	<p>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:</p> <p>(a) There are no limitations on the use of electric passenger lifts, electrohydraulic passenger lifts or inclined lifts.</p> <p>(d) A low-rise, low-speed constant pressure lift must not— for an enclosed type, travel more than 4 m; or for an unenclosed type, travel more than 2 m; or 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>(b), (c) &amp; (e) are not applicable to this development.</p>	<p><b>COMPLIES</b></p> <p>The proposed lifts will be electric or electrohydraulic passenger lifts serving all levels.</p>	Y
E3D7	(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><b>CAN READILY COMPLY</b></p> <p>Enclosed lifts will be fully automatic using single button press operation.</p> <p>Lift shop drawings to be provided at CC stage to verify compliance.</p>	CC

<b>E3D8 Accessible features required for passenger lifts</b>				
E3D8	(a)	<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— (i) a stairway platform lift; and (ii) a low-rise platform lift.</p>	<p><b>CAN READILY COMPLY</b></p> <p>Details of handrail to be provided at CC stage and compliance with AS1735.12 verified by Lift Supplier and Access Consultant</p>	CC
E3D8	(b)	Lift floor dimensions of not less than 1400 mm wide x 1600 mm deep for all lifts which travel more than 12 m.	<p><b>CAN READILY COMPLY</b></p> <p>The architectural drawings indicate lift car size of 2000 x 2260mm</p> <p>Details &amp; shop drawings of lift cars to be provided at CC stage for verification.</p>	CC
E3D8	(c)	Lift floor dimensions of not less than 1100 mm wide x 1400 mm deep for all lifts which travel not more than 12 m, except a stairway platform lift.	<b>NOT APPLICABLE</b>	NA
E3D8	(d)	Lift floor dimensions of not less than 810 mm wide x 1200 mm deep for a stairway platform lift.	<b>NOT APPLICABLE</b>	NA
E3D8	(e)	Minimum clear door opening complying with AS 1735.12 for all lifts except a stairway platform lift.	<p><b>CAN READILY COMPLY</b></p> <p>The architectural drawings indicate compliance with this requirement.</p> <p>Lift supplier to verify compliance with AS1735.12 at CC Stage.</p>	CC

Clause	Subclause	Requirement	Comments	Complies
E3D8	(f)	Passenger protection system complying with AS 1735.12 for all lifts with power-operated doors.	<b>CAN READILY COMPLY</b> Lift supplier to verify compliance with AS1735.12 at CC Stage.	CC
E3D8	(g)	Lift landing doors at the upper landing for all lifts except a stairway platform lift.	<b>CAN READILY COMPLY</b> Lift landing doors shall be provided at every level served.	CC
E3D8	(h)	Lift car and landing control buttons complying with AS 1735.12 for all lifts except— (i) a stairway platform lift; and (ii) a low-rise platform lift.	<b>CAN READILY COMPLY</b> The architectural drawings indicate compliance with this requirement. Ensure landing controls are located 500mm from any internal corner.  Details of controls within lift cars and landings to be provided at CC stage to demonstrate compliance.	CC
E3D8	(i)	Lighting in accordance with AS 1735.12 for all enclosed lift cars.	<b>CAN READILY COMPLY</b> Lift supplier to verify compliance with AS1735.12 at CC Stage.	CC
E3D8	(j)	For all lifts serving more than 2 levels— (i) automatic audible information within the lift car to identify the level each time the car stops; and (ii) audible and visual indication at each lift landing to indicate the arrival of the lift car; and (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.	<b>CAN READILY COMPLY</b> Lift supplier to verify compliance with AS1735.12 at CC Stage.	CC
E3D8	(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.	<b>CAN READILY COMPLY</b> Lift supplier to verify compliance with AS1735.12 at CC Stage.	CC

#### BCA Section E4

Assessment against Deemed-to-Satisfy provisions E4D5

Clause	Subclause	Requirement	Comments	Complies
<b>E4D5 Exit signs</b>				
E4D5		An exit sign must be clearly visible to persons approaching the exit, and must be installed on, above or adjacent to each—	<b>CAN READILY COMPLY</b>  Signage details to be provided for assessment at CC stage.	CC
E4D5	(a)	door providing direct egress from a storey to—  (i) an enclosed stairway, passageway or ramp serving as a required exit; and  (ii) an external stairway, passageway or ramp serving as a required exit; and  (iii) an external access balcony leading to a required exit; and	<b>CAN READILY COMPLY</b>  Signage details to be provided for assessment at CC stage.	CC
E4D5	(b)	door from an enclosed stairway, passageway or ramp at every level of discharge to a road or open space; and	<b>CAN READILY COMPLY</b>  Signage details to be provided for assessment at CC stage.	CC
E4D5	(c)	horizontal exit; and	<b>CAN READILY COMPLY</b>  Signage details to be provided for assessment at CC stage.	CC
E4D5	(d)	door serving as, or forming part of, a required exit in a storey required to be provided with emergency lighting in accordance with E4D2.	<b>CAN READILY COMPLY</b>  Signage details to be provided for assessment at CC stage.	CC

### BCA Section F

Assessment against Deemed-to-Satisfy provisions F4D3, F4D5, F4D6, F4D7

<b>F4D3 Calculation of number of occupants and facilities</b>				
F4D3	(1)	The number of persons accommodated must be calculated according to D2D18 if it cannot be more accurately determined by other means.	<b>NOT APPLICABLE</b>  Retail populations and provision of sanitary facilities is subject to future fitout and use DA's.	NA
F4D3	(2)	Unless the premises are used predominantly by one sex, sanitary facilities must be provided on the basis of equal numbers of males and females.	<b>NOT APPLICABLE</b>  Retail populations and provision of sanitary facilities is subject to future fitout and use DA's.	NA
F4D3	(3)	In calculating the number of sanitary facilities to be provided under F4D2 and F4D4, a unisex facility required for people with a disability (other than a facility provided under F4D12) may be counted once for each sex.	<b>NOT APPLICABLE</b>  Retail populations and provision of sanitary facilities is subject to future fitout and use DA's.	NA
F4D3	(4)	For the purposes of this Part, a unisex facility comprises one closet pan, one washbasin and means for the disposal of sanitary products.	<b>NOT APPLICABLE</b>  Retail populations and provision of sanitary facilities is subject to future fitout and use DA's.	NA

Clause	Subclause	Requirement	Comments	Complies
F4D5		In a building <i>required</i> to be <i>accessible</i> —		
F4D5	(a)	accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with F4D6; and	<b>COMPLIES</b>	Y
F4D5	(b)	accessible unisex showers must be provided in accordance with F4D7; and	<b>COMPLIES</b>	Y
F4D5	(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	<b>NOT APPLICABLE</b>  There are no banks of toilets with one or more toilets in addition to an accessible unisex sanitary compartment.	NA
F4D5	(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	<b>CAN READILY COMPLY</b>  Accessible toilets are shown with adequate spatial dimensions to comply with this clause.  <a href="#">Detailed assessment against AS1428.1-2021 shall be completed at CC stage.</a>	CC
F4D5	(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	<b>CAN READILY COMPLY</b>  Accessible toilets are shown with adequate spatial dimensions to comply with this clause.  <a href="#">Detailed assessment against AS1428.1-2021 shall be completed at CC stage.</a>	CC
F4D5	(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	<b>COMPLIES</b>  Accessible toilets are located off common corridors.	Y
F4D5	(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	<b>NOT APPLICABLE</b>	NA
F4D5	(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	<b>NOT APPLICABLE</b>	NA
F4D5	(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.	<b>NOT APPLICABLE</b>	NA

Clause	Subclause	Requirement	Comments	Complies
<b>F4D6 Accessible unisex sanitary compartments</b>				
F4D6	(1)	<p>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—            (i) not less than 1; and            (ii) where private accessible unisex sanitary compartments are provided for every accessible bedroom, common accessible unisex sanitary compartments need not be provided.</p> <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—            (i) in every accessible sole-occupancy unit provided with sanitary compartments within the accessible sole-occupancy unit, not less than 1; and            (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—            (i) 1 on every storey containing sanitary compartments; and            (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><b>COMPLIES</b></p> <p>(b) One sanitary compartment is provided in common areas at Level 5.</p> <p>(d)(i) Provision of retail sanitary compartments is subject to future fitout and use DA's. Provisional points shall be shown at CC stage to ensure future installation is readily achievable.</p>	Y
F4D6	(2)	The requirements of (1)(d) do not apply within a ward area of a Class 9a health-care building.	<b>NOT APPLICABLE</b>	NA
F4D6	(3)	<p>The requirements of (1)(e) do not apply to—</p> <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>	<b>NOT APPLICABLE</b>	NA

Clause	Subclause	Requirement	Comments	Complies
<b>F4D7 Accessible unisex showers</b>				
F4D7	(1)	<p>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—  (i) not less than 1; and  (iii) 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—  (i) in every accessible sole-occupancy unit provided with showers within the accessible sole-occupancy unit, not less than 1; and  (ii) 1 for every 10 showers or part thereof provided in common areas.</p> <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><b>COMPLIES</b></p> <p>(b) An accessible shower is provided to the residential communal facilities at Level 5</p>	Y
F4D7	(2)	The requirements of (1)(d) do not apply within a ward area of a Class 9a health-care building.	<b>NOT APPLICABLE</b>	NA
F4D7	(3)	<p>The requirements of (1)(e) do not apply to—</p> <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>	<b>NOT APPLICABLE</b>	NA

# Appendix B

## Adaptable Parking Assessment

79-81 Queens Rd & 2-8 Spencer St  
FIVE DOCK, NSW

Assessment of parking provisions against AS2890.6-2009

Clause	Requirement	Comments	Complies
<b>AS2890.6 - Parking facilities - Off-street parking for people with disabilities</b>			
2.2.1	<p>Angle Parking Spaces</p> <ul style="list-style-type: none"> <li>- Dedicated space 2.4m x 5.4m</li> <li>- Shared space 2.4m x 5.4m on one side</li> <li>- Shared space 2.4m x 2.4m on one end</li> <li>- All spaces at the same level</li> <li>- Bollard in shared space as per Figure 2.2</li> <li>- Angle parking between 45-90 degrees</li> </ul>	<p><b>CAN READILY COMPLY</b></p> <p>The proposed accessible parking spaces are 2.4m x 5.4m, and a shared space 2.4m x 5.4m in accordance with this clause.</p> <p>The 2.4m x 2.4m shared space is located within the parking aisle.</p> <p>A bollard shall be located within the shared space.</p> <p>Parking is angled at 90 degrees.</p> <p>Details of linemarking and bollards shall be provided at CC stage.</p>	CC
2.2.2	<p>Parallel Parking Spaces</p> <ul style="list-style-type: none"> <li>- Dedicated space 3.2m wide x 7.8m long</li> <li>- Shared area on non-traffic side 1.6m x 7.8m</li> <li>- Shared area may be at higher level</li> <li>- If higher, provide kerb ramp to AS1428.1</li> </ul> <p>Refer Figure 2.4 to 2.6</p>	<p><b>NOT APPLICABLE</b></p> <p>There are no parallel accessible parking spaces proposed.</p>	NA
2.3	<p>Pavement slope and surface</p> <ul style="list-style-type: none"> <li>- 1:40 max fall</li> <li>- 1:33 max fall if outdoor bituminous surface</li> <li>- Slip resistant surface</li> </ul>	<p><b>CAN READILY COMPLY</b></p> <p>The architectural plans indicate a level surface to the parking level.</p> <p>AS2890.1 requires gradients of 1:100 to 1:200 within parking levels which is consistent with this clause.</p> <p>Details of levels and gradients to be provided at CC stage.</p>	CC
2.4	<p>Headroom</p> <ul style="list-style-type: none"> <li>- 2.2m minimum from carpark entry to space</li> <li>- 2.5m above space and shared zone</li> <li>- front of space reduce for services to Figure 2.7</li> </ul>	<p><b>CAN READILY COMPLY</b></p> <p>The architectural plans indicate headroom of 2.5m over the space with provision for additional headroom for services.</p> <p>Verification of all height clearances clear of services shall be provided at CC stage.</p>	CC
2.5	<p>Kerb ramps (if required)</p> <ul style="list-style-type: none"> <li>- Placed at front or rear corner of space</li> <li>- Detailed to AS1428.1</li> </ul>	<p><b>NOT APPLICABLE</b></p> <p>There are no kerb ramps proposed to service parking spaces.</p>	NA

3.1	<p>Space identification</p> <ul style="list-style-type: none"> <li>- White Universal Symbol of Access to AS1428.1 800-1000mm high on blue background no more than 1.2m x 1.2m</li> <li>- Symbol located between 500-600mm from entry to space</li> <li>- Not required to privately owned spaces (e.g. Class 2 adaptable)</li> </ul>	<p><b>NOT APPLICABLE</b></p> <p>The architectural plans indicate a universal symbol of access to identify adaptable spaces. The universal symbol of access shall <b>NOT</b> be linemarked for privately owned adaptable spaces. The spaces may be used by various owners without disabilities and the linemarking can lead to disputes due to perceived use of an 'accessible' feature.</p> <p>The shared zones shall be linemarked in accordance with Clause 3.2 below.</p>	CC
3.2	<p>Space delineation</p> <ul style="list-style-type: none"> <li>- Outline spaces with solid lines 80-100mm wide</li> <li>- Shared area diagonal stripes 150-200mm wide with 200-300mm spacing between stripes</li> <li>- Stripes angled 45deg +/- 10deg</li> <li>- No shared markings in traffic areas</li> </ul>	<p><b>CAN READILY COMPLY</b></p> <p>The architectural plans indicate space outline and generic hatch pattern to accessible shared spaces.</p> <p>Detailed linemarking design to be provided at CC stage to verify compliance.</p>	CC

# Appendix C

## Adaptable Housing Assessment

79-81 Queens Rd & 2-8 Spencer St  
FIVE DOCK, NSW

### AS4299-1995 Adaptable Housing

Pre and Post adapted plans have been reviewed against Class C (all essential requirements) of AS4299

The table below from Appendix A of AS4299 omits any elements not required for Class C compliance.

Clause	Subclause	Comments	Complies
1	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages	Pre and Post-adapted plans have been provided for all proposed adaptable apartments.  <b>3B Type 1</b> <b>3B Type 2</b> <b>3B Type 5</b> <b>3B Type 7</b>  Refer Architectural Drawings DA-750 to DA-753	Y
3	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS1428.1	Access is provided from all street frontages and adaptable car spaces to the lift lobbies and sole occupancy unit entry doors.	Y
11	Letterboxes to be on hard standing area connected to accessible pathway	Letterboxes are located within the residential lobby at ground floor in a dedicated mail room.  Details of letterboxes to be provided at CC stage to verify heights and reach to AS1428.1.	CC
14	Carparking space or garage min. area 6.0 m × 3.8 m	Carparking spaces are provided in accordance with AS2890.6-2009 in lieu of this clause. AS2890.6 is the current standard for parking for people with a disability and is considered an equivalent or better level of accessibility. The Canada Bay DCP requires compliance with AS2890.6-2022 in lieu of 2009.  <b>20 x adaptable car spaces are provided.</b>  Refer to Appendix B review of all adaptable and accessible car spaces against AS2890.6-2009  Space 49 on Basement levels 2-5 has a column within the accessible shared zone that does not strictly comply with AS2890.6-2022. PDM Recommends preparation of a Performance Solution at CC stage prepared in accordance with the methodology of the NCC.	PS

20	Accessible entry  At least one accessible entry door complying with AS 1428.2 shall be provided.	All entry doors to adaptable units are capable of complying.  Detailed setout of doors, circulation clearances, hardware to be provided at CC stage	CC
22	Accessible entry to be level (i.e. max. 1:40 slope)	Accessible entries are within level corridors.	Y
23	Threshold to be low-level	Thresholds are flush - Details of surface finishes to be provided at CC stage.	CC
24	Landing to enable wheelchair manoeuvrability	Entry doors include circulation in accordance with AS1428.2. Common corridors include turning space to AS1428.1 Detailed setout of doors and circulation clearances to be provided at CC stage	CC
25	Accessible entry door to have 850 mm min. clearance	DA Drawings indicate a 865mm clear door opening. Door schedule to be provided at CC stage to verify compliance.	CC
27	Door lever handles and hardware to AS1428.1	Can readily comply. Details of door hardware required at CC stage.	CC
32	Internal doors to have 820 mm min. clearance	DA Drawings indicate min 850mm clear door openings. Door schedule to be provided at CC stage to verify compliance.	CC
33	Internal corridors min. width of 1000 mm	Corridors are drawn at >1000mm	Y
34	Provision for compliance with AS1428.1 for door approaches	AS1428.1 approach circulation is provided to at least one bedroom, bathroom, laundry, kitchen	Y
36	Provision for circulation space of min. 2250 mm diameter	Post-adapted plans indicate 2250mm diameter circulation to living rooms.	Y
38	Telephone adjacent to GPO	Can readily comply. Details of power & data to be provided at CC stage.	CC
41	Potential illumination level min. 300 lux	Can readily comply. Details of power & data to be provided at CC stage.	CC
42	Kitchen minimum width 2.7 m (1550 mm clear between benches)	Post-adapted plans indicate 1550mm diameter circulation between benchtops.	Y
43	Kitchen - Provision for circulation at doors to comply with AS 1428.1	Note only. Kitchens are open plan with no doors. Circulation of 1550mm is provided to all joinery doors.	Y
44	Provision for benches planned to include at least one worksurface of 800 mm length, adjustable in height from 750 mm to 850 mm or replaceable. Refer to Figure 4.8	800mm wide worksurface nominated on post-adapted drawings.	Y
45	Refrigerator adjacent to work surface	Post-adapted plans indicate refrigerators adjacent to work surface.	Y
46	Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable	Can readily comply. Sink surface to be replaced during adaptation.	CC
47	Kitchen sink bowl max. 150 mm deep	Can readily comply. Sink selection to be confirmed at CC stage or adapted later.	CC
48	Tap set capstan or lever handles or lever mixer	Can readily comply. Tap selection to be confirmed at CC stage or adapted later.	CC

49	Tap set located within 300 mm of front of sink	Can readily comply. Tap selection to be confirmed at CC stage or adapted later.	CC
51	Cooktops to include either front or side controls with raised cross bars	Can readily comply. Cooktop selection to be confirmed at CC stage or adapted later.	CC
52	Cooktops to include isolating switch	Can readily comply. Details of power & data to be provided at CC stage.	CC
53	Work surface min. 800 mm length adjacent to cooktop at same height	800mm wide worksurface nominated on post-adapted drawings.	CC
54	Oven located adjacent to an adjustable height or replaceable work surface	Can readily comply. Oven location & type selection to be confirmed at CC stage or adapted later.	CC
59	GPOs to comply with AS 1428.1. At least one double GPO within 300 mm of front of worksurface	Can readily comply. Details of power & data to be provided at CC stage.	CC
60	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	Can readily comply. Details of power & data to be provided at CC stage.	CC
61	Slip-resistant floor surface	Can readily comply. Details of floor surface selection to be provided at CC stage.	CC
62	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2	At least one bedroom in each apartment post-adapted plan demonstrates circulation in accordance with this clause.	Y
75	Provision for bathroom area to comply with AS 1428.1	Post-adapted plans indicate compliant layouts. CC Plans to demonstrate spatial, plumbing and waterproofing compliance.	CC
76	Slip-resistant floor surface	Can readily comply. Details of floor surface selection to be provided at CC stage.	CC
77	Shower recess- no hob. Minimum size 1160 × 1100 to comply with AS 1428.1. (Refer Figures 4.6 and 4.7)	Post-adapted plans indicate compliance. Detailed setout of fittings to be completed at CC stage.	CC
78	Shower area waterproofed to AS 3740 with floor to fall to waste	Can readily comply. Details of waterproofing including rebates, falls, and drainage to be confirmed at CC stage.	CC
79	Recessed soap holder	Can readily comply. Details of recessed soap holder to be confirmed at CC stage.	CC
80	Shower taps positioned for easy reach to access side of shower sliding track	Can readily comply. Tap selection & location setout to be confirmed at CC stage.	CC
82	Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall – strengthening provision)	Can readily comply. Details of provisional supports to be provided at CC stage.	CC
83	Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS1428.1	Can readily comply. Details of provisional supports to be provided at CC stage.	CC
86	Tap sets to be capstan or lever handles with single outlet	Can readily comply. Tap selection to be confirmed at CC stage or adapted later.	CC
88	Provision for washbasin with clearances to comply with AS 1428.1	Post-adapted plans indicate compliance	CC
90	Double GPO beside mirror	Can readily comply. Details of power & data to be provided at CC stage.	CC

92	Toilet - Provision of either 'visitable toilet' or accessible toilet	Post-adapted plans indicate accessible toilet within main ensuite. The main bathroom includes a toilet that satisfies both Visitable and Silver Livable clearances in the pre-and post-adapted plan.	Y
93	Toilet - Provision to comply with AS 1428.1	Post-adapted plans indicate accessible toilet in the main ensuite.	Y
94	Location of WC pan at correct distance from fixed walls	Post-adapted plans indicate compliance.	Y
95	Provision for grab rail zone. (Refer Figure 4.6)	Can readily comply. Details of provisional supports to be provided at CC stage.	CC
96	Slip resistant floor surface. (Vitreous tiles or similar)	Can readily comply. Details of floor surface selection to be provided at CC stage.	CC
98	Laundry - Circulation at doors to comply with AS1428.1	Post-adapted plans indicate compliance. Door to be removed to facilitate direct access to laundry room.	Y
99	Provision for adequate circulation space in front of or beside laundry appliances (min. 1550 mm depth)	Post-adapted plans indicate compliance.	Y
100	Provision for automatic washing machine	Washing machines are indicated to laundries.	Y
102	Where clothes line is provided, an accessible path of travel to this	NA - No clothes line provided.	NA
105	Double GPO	Can readily comply. Details of power & data to be provided at CC stage.	CC
108	Slip-resistant floor surface	Can readily comply. Details of floor surface selection to be provided at CC stage.	CC
110	Door hardware operable with one hand, located 900–1100 mm above floor	Can readily comply. Details of door hardware to be provided at CC stage.	CC