

LEGACY PROPERTY

ACCESS ASSESSMENT REPORT

253-265 Pacific Highway, North Sydney NSW

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Executive summary

This document provides an assessment of the architectural design drawings for the proposed mixed use development comprising of car parking, commercial and residential at 253-265 Pacific Highway, North Sydney NSW, against the Deemed-to-Satisfy provisions of the provisions relating to Access for Persons with a Disability.

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

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

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

NCC 2022 Clause Numbering

BCA2022 uses a new structure and clause referencing system to create better consistency across all volumes of the NCC. While the new Section-Part-Type-Clause system makes the NCC look different at first, it's intended to improve user experience and make it more web accessible.

The new structure results in a reorganisation of specifications and parts, some of which are contained in the table below.

The NCC uses a uniform clause numbering system across each of its three volumes. This system is called Section-Part-Type-Clause (SPTC). In each clause number-

- + The first letter indicates which NCC section or part it sits within;
- + The first number indicates the number of the Part within a section or the number of a Specification.
- + The second letter indicates the clause type. It will be either G, O, F, P, V, D, or C. and these are explained below.
- + The second number is the clause number within each Part of Specification.

The clause Types used in the NCC are as follows:

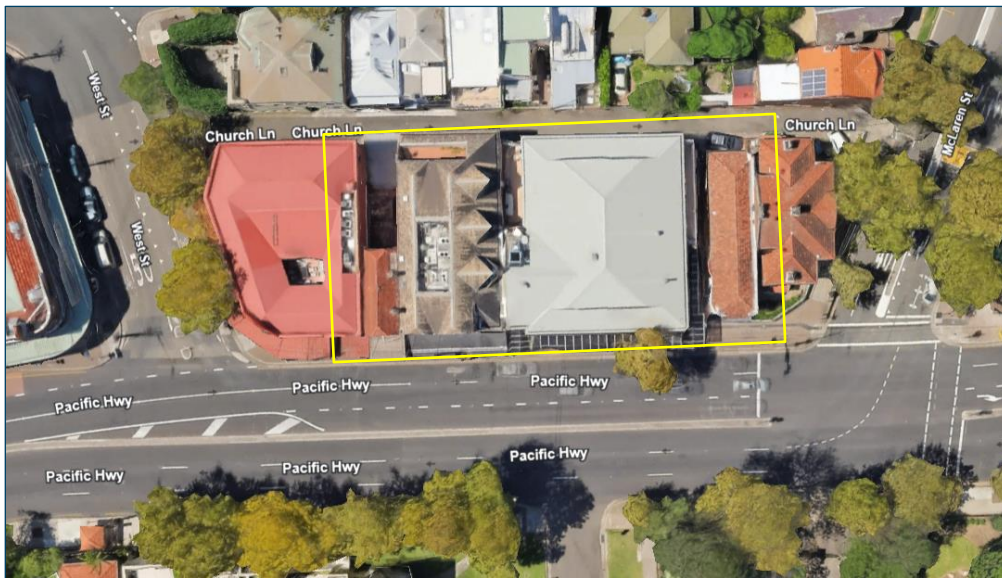
- + G = Governing requirements (mandatory)
- + O = Objective (guidance)
- + F = Functional Statement (guidance)
- + P = Performance Requirement (mandatory)V = Verification Method (optional)
- + D = Deemed-to-Satisfy Provision (optional)
- + C = Clause in a Specification (can be mandatory or optional depending on how the Specification is called up by the NCC).

1.0 Basis of Assessment

1.1 LOCATION

The building development, the subject of this report, is located at 253-265 Pacific Highway NSW, where it is proposed to construct new mixed use development. The development will have eighteen (18) overall levels comprising of four (4) levels of basement car parking, commercial units on the ground floor and then twelve (12) levels of residential apartments above.

Pedestrian entry to the building will be directly from the Pacific Highway frontage whilst vehicular access will be via the Church Lane at the rear. The development will incorporate the retention of an existing heritage building, fronting the Pacific Highway, for communal purposes.



Photograph courtesy of Google Maps

1.2 PURPOSE

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

- + Disability (Access to Premises – Buildings) Standards 2010 Compilation No. 3 (DAPS);
- + State Environmental Planning Policy (Housing) 2021 (SEPP Housing);
- + Building Code of Australia 2022 Volume One – Part D4 and Clauses E3D7 and E3D8;
- + North Sydney Council's Development Control Plan 2013 (DCP);
- + Adaptable Housing Code AS4299:1995 (AS4299) – As required by DCP; and
- + Applicable Australian Standards AS1428.1:2009, AS 1428.1:2021, AS1428.4.1:2009 and AS2890.6:2009.

1.3 LIMITATIONS

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

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

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

This report does not include, or imply compliance with:

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

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

1.4 FEDERAL DISABILITY DISCRIMINATION ACT (DDA)

Disability is broadly defined and includes disabilities which are physical, intellectual, psychiatric, neurological, cognitive or sensory (a hearing or vision impairment), learning difficulties, physical disfigurement and the presence in the body of disease causing organisms.

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

The DDA applies nationally and is complaint based. While the DAPS and the BCA are recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA and the referenced standards does not guarantee that a complaint will not be lodged.

1.5 DISABILITY (ACCESS TO PREMISES – BUILDINGS) STANDARDS 2010 COMPILATION NO.3 (DAPS)

The aim of the DAPS is to provide the building and design industry with detailed information regarding the required access provisions associated with the design and construction of new buildings and upgrade to existing buildings.

The DAPS intends to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings. They only apply to elements addressed within the Standards. All other elements related to premises will still be subject to the existing provisions of the DDA.

The DAPS generally aligns with the BCA and reference a range of Australian Standards relating to access and other associated matters.

1.6 DESIGN DOCUMENTATION

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

1.7 DEFINITIONS

Accessible

Having features to enable use by people with a disability.

Accessway

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

Luminance Contrast

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

Ramp

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

Tactile Indicators

Tactile Ground Surface Indicators (TGSIs)

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

Adaptable

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

Visitable

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

2.0 Key Compliance Consideration

2.1 GENERAL

The following is a summary of all the individual elements that relate directly to the ability of a person with a disability to access all the portions of the building required to be accessible.

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

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

2.2 CLASSIFICATION

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

Table 1: Building Classification

Class	Level	Description
2	Ground to Level 13	Residential sole occupancy units and associated areas.
5	Ground – level 1	Commercial units and associated areas
7a	Basements 1 - 4	Car parking
7b	Lower Ground	Areas used for storage purposes
9b	Ground, Level 1 & Attic	Community Hub Facilities

2.3 DIMENSIONS AND TOLERANCES

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

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

2.4 COUNCIL'S DEVELOPMENT CONTROL PLAN REQUIREMENTS (DCP)

North Sydney Council's DCP provides Council's planning controls on the provision of Accessibility / Adaptability / Universal Design under Part 1.2.2 of that Plan. This is referenced and discussed in the Table below.

Table 2: Controls for Accessibility

Control		Comment
1.2.2 Universal Design and Adaptable Housing		
P1	All new dwellings must satisfy the Silver level performance requirements of the Livable Housing Design Guidelines.	All new residential sole occupancy units will be provided with the silver level features outlined within the Livable Housing Design Guidelines.
P2	A minimum of 20% of dwellings in multi-dwelling housing and residential flat buildings that contain more than 5 dwellings must comprise adaptable housing, and be designed and constructed to a minimum of Class C Certification under AS 4299.	The building is proposed to be provided with ten (7) adaptable apartments to achieve the requirements of Class C Certification under AS 4299 Adaptable Housing. This equates to 20% of dwellings incorporating the required adaptable features.
Section 12 Access		
-	General items to ensure legislative and access objectives are met	<p>The building is proposed to be provided with the accessible features outlined within the Premises (Access to buildings) Standards and Building Code of Australia.</p> <p>Access will be available from the street frontages and be continuous in nature ensuring that all facilities and areas can be accessed as required.</p>

2.5 AREAS REQUIRED TO BE ACCESSIBLE

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

Table 3: Areas Required to be Accessible

Area / Room	Description
Residential and ancillary areas	<p>All common areas must be accessible to the entrance doorway on all levels.</p> <p>Spaces and rooms for use in common by the residents.</p>
Commercial	To and within all areas normally used by the occupants
Basements	To and within any level containing accessible car parking spaces and any common use facilities.

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

2.6 STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021

Clause 147 of the Housing SEPP requires that consent must not be granted to a residential apartment development unless the Apartment Design Guide has been considered.

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

In this case all units are proposed to serve the dual purpose of incorporating both the silver level and adaptable design features.

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

2.7 ADAPTABLE HOUSING CODE ASSESSMENT SUMMARY (AS4299-1995)

A total of ten (10) adaptable units are provided within the development. The adaptable units are required to comply with AS4299(1995) – Class C as specified by North Sydney Council DCP. Pre and post adaption plans will be needed to demonstrate how the design would permit later alterations to suit individual requirements at minimal extra cost.

3.0 Statement of Compliance

The design documentation as referred to in this report has been assessed against the applicable provisions for Accessibility as outlined in Part 1.2 of this report. It is considered that such documentation complies or is capable of complying (as outlined in Part 2 of this Report) with those documents for the purposes of a Development Application.

Annexures

Annexure A - Design Documentation

This report has been based on the following design documentation.

Table 4: Architectural Plans

Architectural Plans Prepared by Nettleton Tribe		
Drawing Number	Revision	Title
DA000	1	COVER SHEET
DA001	1	PROJECT SUMMARY
DA002	1	SITE PLAN
DA003	1	SITE ANALYSIS
DA101	1	BASEMENT 04 FLOOR PLAN
DA102	1	BASEMENT 03 FLOOR PLAN
DA103	1	BASEMENT 02 FLOOR PLAN
DA104	1	BASEMENT 01 FLOOR PLAN
DA105A	1	LOWER GROUND FLOOR PLAN
DA105B	1	GROUND FLOOR PLAN
DA106	1	LEVEL 01 FLOOR PLAN
DA107	1	LEVEL 02 - LEVEL 03 FLOOR PLAN
DA108	1	LEVEL 04 - LEVEL 05 FLOOR PLAN
DA109	1	LEVEL 06 - LEVEL 10 FLOOR PLAN
DA110	1	LEVEL 11 FLOOR PLAN
DA111	1	LEVEL 12 FLOOR PLAN
DA112	1	ROOF TERRACE PLAN
DA201	1	ELEVATION - WEST
DA202	1	ELEVATION - EAST

DA203	1	ELEVATION - NORTH & SOUTH
DA205	1	MATERIALS & FINISHES
DA210	1	PERSPECTIVE
DA211	1	PERSPECTIVE
DA212	1	PERSPECTIVE
DA300	1	OVERALL SECTIONS
DA401	1	ADAPTABLE UNIT PLANS - SHEET 1
DA411	1	ADG SOLAR ACCESS & CROSS VENTILATION DIAGRAM
DA412	1	UNIT SCHEDULE

Annexure B – BCA & DAPS Assessments

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

BCA & DAPS Assessment Summary

Table 5: BCA & DAPS Assessment Summary

Clause	Clause Requirements	Comment	Status
BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
BCA Part D4 / DAPS Part D3 – Access for People with a disability			
BCA D4D1 / DAPS D3.0: Deemed-to-Satisfy Provisions [BCA 2019: D3.0]	Informational	Noted	Noted
BCA D4D2 / DAPS D3.1: General building access requirements [BCA 2019: D3.1]	<p>(1) Buildings and parts of buildings must be accessible as required by this clause, unless exempted by D4D5.</p> <p>(4) For a Class 2 building, common areas are to be accessible as follows:</p> <p>(a) From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</p> <p>(b) To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like.</p>	<p>The building is required to be accessible to the areas outlined by this clause. Accessible meaning that it has the relevant features to enable its use by persons with a disability.</p> <p>Suitable features are considered to be provided when the building is in compliance with the relevant DTS provisions, and the features outlined within AS 1428.1-2009.</p>	CRA – Refer Annexure E

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
	<p>(c) Where a ramp complying with AS 1428.1 or a passenger lift is installed—</p> <p>(i) to the entrance doorway of each sole-occupancy unit; and</p> <p>(ii) to and within rooms or spaces for use in common by the residents.</p> <p>(d) The requirements of (c) only apply where the space referred to in (c)(i) or (ii) is located on the levels served by the lift or ramp.</p> <p>(6) 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>(7) For a Class 7a building, access must be provided to and within any level containing accessible carparking spaces.</p>		
<p>BCA D4D3 / DAPS D3.2: Access to Buildings</p> <p>[BCA 2019: D3.2]</p>	<p>(1) 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>Access to the building will be maintained from the Pacific Highway and Church Lane as a level entry arrangement. Entrance doorways will readily meet required clearances and circulation spaces.</p> <p>Accessible car spaces, within the basement, will be suitably connected to the rest of the building via the passenger lifts.</p> <p>Interconnection will be provided, on the site, between the existing heritage building and proposed new development.</p> <p>Access into the building will be available via the proposed entry lobbies and corridors.</p>	<p>CRA – Refer Annexure E</p>

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
	<p>(2) 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 m², 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>(3) 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>(4) For the purposes of (3)—</p> <p>(a) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where—</p> <p>(i) all doorways serve the same part or parts of the building; and</p>		

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
	<p>(ii) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D4D3); and</p> <p>(b) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D4D3).</p> <p>(5) Where a doorway on an accessway has multiple leaves (except an automatic opening door), one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.</p>		
<p>BCA D4D4 / DAPS D3.3: Parts of Buildings to be Accessible</p> <p>[BCA 2019: D3.3]</p>	<p>In a building required to be accessible—</p> <p>(a) every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with—</p> <p>(i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and</p> <p>(ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and</p> <p>(iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and</p> <p>(b) every passenger lift must comply with E3D7 and E3D8; and</p> <p>(c) accessways must have—</p>	<p>The building must maintain the minimum accessible features outlined within this clause. It is noted that suitable provision is provided.</p> <p>The fire isolated stairway will be provided with the appropriate handrails and contrasting nosings.</p> <p>The passenger lifts will maintain required accessible features. Whilst accessible areas of the building will maintain appropriate circulation clearances.</p> <p>The proposed ramps can meet the requirements of AS 1428.1.</p> <p>Suitable provision has been made within the design to achieve required circulation and manoeuvring.</p>	<p>CRA – Refer Annexure E</p>

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
	<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 style="padding-left: 40px;">(A) within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and</p> <p style="padding-left: 40px;">(B) at maximum 20 m intervals along the accessway; and</p> <p>(d) an intersection of accessways satisfies the spatial requirements for a passing and turning space; and</p> <p>(e) a passing space may serve as a turning space; and</p> <p>(f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building—</p> <p style="padding-left: 40px;">(i) containing not more than 3 storeys; and</p> <p style="padding-left: 40px;">(ii) with a floor area for each storey, excluding the entrance storey, of not more than 200 m²; and</p> <p>(g) clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with ‘the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm’; and</p>		

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
	(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.		
BCA D4D5 / DAPS D3.4: Exemptions [BCA 2019: D3.4]	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).	The following areas of the building are considered to be exempt from the requirements for accessibility. <ul style="list-style-type: none"> • Services cupboards and rooms. • Ground floor residential waste and retail waste rooms. 	Noted
BCA D4D6 / DAPS D3.5: Accessible Car Parking [BCA 2019: D3.5]	(1) Accessible carparking spaces— (a) subject to (b), must be provided in accordance with (2) in— <ul style="list-style-type: none"> (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) 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	The requirements for accessible car parking will be subject to the requirements of the North Sydney Council. Typically an accessible car space is to be allocated for each adaptable unit. No car parking is proposed for the commercial tenancies therefore no accessible car space is required by this clause.	Complies

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
	<p>(c) subject to (d), must comply with AS/NZS 2890.6-2009; and</p> <p>(d) need not be identified with signage where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability.</p> <p>(c) Class 6 buildings—</p> <p>(i) with up to 1000 carparking spaces — 1 accessible space for every 50 carparking spaces or part thereof; and</p> <p>(ii) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces — 1 accessible space.</p>		
<p>BCA D4D7 / DAPS D3.6: Signage [BCA 2019: D3.6]</p>	<p>(1) In a building required to be accessible—</p> <p>(a) braille and tactile signage complying with Specification 15 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>The building is required to be provided with Braille and Tactile signage that nominates required exits and indicates to the location of the accessible entrance into the building.</p>	<p>CRA – Refer Annexure E</p>

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
	<p>(ii) identify each door required by E4D5 to be provided with an exit sign and state—</p> <p>(A) “Exit”; and</p> <p>(B) “Level”; and</p> <p>(C) the floor level number or floor level descriptor, or a combination of the two.</p> <p>(b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying—</p> <p>(i) the type of hearing augmentation; and</p> <p>(ii) the area covered within the room; and</p> <p>(iii) if receivers are being used and where the receivers can be obtained; and</p> <p>(c) signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and</p> <p>(d) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and</p> <p>(e) where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1, must</p>		

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
	<p>be provided to direct a person to the location of the nearest accessible pedestrian entrance; and</p> <p>(f) where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.</p>		
<p>BCA D4D8 / DAPS D3.7: Hearing Augmentation</p> <p>[BCA 2019: D3.7]</p>	-	Not expected that the building will be provided with in built amplification systems.	N/A
<p>BCA D4D9 / DAPS D3.8: Tactile Indicators</p> <p>[BCA 2019: D3.8]</p>	<p>(1) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching—</p> <p>(a) a stairway, other than a fire-isolated stairway; and</p> <p>(b) an escalator; and</p> <p>(c) a passenger conveyor or moving walk; and</p> <p>(d) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and</p> <p>(e) in the absence of a suitable barrier—</p> <p>(i) an overhead obstruction less than 2 m above floor level, other than a doorway; and</p>	Tactile Ground Surface Indicators will need to be as part of the ramped accessway into the building, in accordance with AS/NZS 1428.4.1-2009.	CRA – Refer Annexure E

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
	<p>(ii) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D4D5, if there is no kerb or kerb ramp at that point,</p> <p>except for areas exempted by D4D5.</p> <p>(2) Tactile ground surface indicators required by (1) must comply with sections 1 and 2 of AS/NZS 1428.4.1..</p>		
<p>BCA D4D10 / DAPS D3.9: Wheelchair seating spaces in Class 9b Assembly Buildings</p> <p>[BCA 2019: D3.9]</p>	-	N/A	N/A
<p>BCA D4D11 / DAPS D3.10: Swimming Pools</p> <p>[BCA 2019: D3.10]</p>	-	The proposed pool is for private purposes and will therefore be required to comply with this clause.	N/A
<p>BCA D4D12 / DAPS D3.11: Ramps</p> <p>[BCA 2019: D3.11]</p>	<p>On an accessway—</p> <p>a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and</p> <p>b) a landing for a step ramp must not overlap a landing for another step ramp or ramp.</p>	It is noted that the proposed step ramps will meet the requirements of this clause.	CRA – Refer Annexure E
<p>BCA D4D13 / DAPS D3.12: Glazing on an Accessway</p> <p>[BCA 2019: D3.12]</p>	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	Common area full height glazing and side lights to be provided with contrast banding where necessary in accordance with clause 6.6 of AS 1428.1-2009.	CRA – Refer Annexure E

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
	opening, must be clearly marked in accordance with AS 1428.1.		
BCA Specification 15 / DAPS Part D4 – Braille and Tactile Signs			
BCA S15C1 / DAPS D4.1: Scope [BCA 2019: Spec D3.6:1]	This Specification sets out the requirements for the design and installation of braille and tactile signage as required by D3D26, D4D7 and Specification 27.	Noted	Noted
BCA S15C2 / DAPS D4.2: Location of Braille and Tactile Signs [BCA 2019: Spec D3.6:2]	<p>Signs including symbols, numbering and lettering must be designed and installed as follows:</p> <p>(a) Braille and tactile components of a sign must be located not less than 1200 mm and not higher than 1600 mm above the floor or ground surface.</p> <p>(b) Signs with single lines of characters must have the line of tactile characters not less than 1250 mm and not higher than 1350 mm above the floor or ground surface.</p> <p>(c) Signs identifying rooms containing features or facilities listed in D4D7 must be located—</p> <p>(i) on the wall on the latch side of the door with the leading edge of the sign located between 50 mm and 300 mm from the architrave; and</p> <p>(ii) where (i) is not possible, the sign may be placed on the door itself.</p> <p>(d) Signs identifying a door required by E4D5 to be provided with an exit sign must be located—</p>	Required signage to meet the location requirements of this clause.	CRA – Refer Annexure E

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
	<ul style="list-style-type: none"> (i) on the side that faces a person seeking egress; and (ii) on the wall on the latch side of the door with the leading edge of the sign located between 50 mm and 300 mm from the architrave; and (iii) where (ii) is not possible, the sign may be placed on the door itself. 		
<p>BCA S15C3 / DAPS D4.3: Braille and Tactile Sign Specification</p> <p>[BCA 2019: Spec D3.6:3]</p>	<ul style="list-style-type: none"> (1) Tactile characters must be raised or embossed to a height of not less than 1 mm and not more than 1.5 mm. (2) Title case must be used for all tactile characters, and— <ul style="list-style-type: none"> (a) upper case tactile characters must have a height of not less than 15 mm and not more than 55 mm, except that the upper case tactile characters on a sign identifying a door required by E4D5 to be provided with an exit sign must have a height of not less than 20 mm and not more than 55 mm; and (b) lower case tactile characters must have a minimum height of 50% of the related upper case characters. (3) Tactile characters, symbols, and the like, must have rounded edges. (4) The entire sign, including any frame, must have all edges rounded. (5) The background, negative space or fill of signs must be of matt or low sheen finish. 	<p>Required signage to meet lettering and character specifications of this clause.</p>	<p>CRA – Refer Annexure E</p>

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
	<p>(6) The characters, symbols, logos and other features on signs must be matt or low sheen finish.</p> <p>(7) The minimum letter spacing of tactile characters on signs must be 2 mm.</p> <p>(8) The minimum word spacing of tactile characters on signs must be 10 mm.</p> <p>(9) The thickness of letter strokes must be not less than 2 mm and not more than 7 mm.</p> <p>(10) Tactile text must be left justified, except that single words may be centre justified.</p> <p>(11) Tactile text must be Arial typeface.</p>		
<p>BCA S15C4 / DAPS D4.4: Luminance contrast</p> <p>[BCA 2019: Spec D3.6:4]</p>	<p>The following applies to luminance contrast:</p> <p>(a) The background, negative space, fill of a sign or border with a minimum width of 5 mm must have a luminance contrast with the surface on which it is mounted of not less than 30%.</p> <p>(b) Tactile characters, icons and symbols must have a minimum luminance contrast of 30% to the surface on which the characters are mounted.</p> <p>(c) Luminance contrasts must be met under the lighting conditions in which the sign is to be located.</p>	<p>Required luminance contrast to be provided to ensure signage can be read.</p>	<p>CRA – Refer Annexure E</p>
<p>BCA S15C5 / DAPS D4.5: Lighting</p>	<p>Braille and tactile signs must be illuminated to ensure luminance contrast requirements are met at all times during which the sign is required to be read.</p>	<p>Required lighting to be provided to ensure signage can be read.</p>	<p>CRA – Refer Annexure E</p>

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
[BCA 2019: Spec D3.6:5]			
BCA S15C6 / DAPS D4.6: Braille [BCA 2019: Spec 3.6:6]	The following applies to braille: (a) Braille must be grade 1 braille (uncontracted) in accordance with the criteria set out by the Australian Braille Authority. (b) Braille must be raised and domed. (c) Braille must be located 8 mm below the bottom line of text (not including descenders). (d) Braille must be left justified. (e) Where an arrow is used in the tactile sign, a solid arrow must be provided for braille readers. (f) On signs with multiple lines of text and characters, a semicircular braille locator at the left margin must be horizontally aligned with the first line of braille text.	Braille type to meet the specifications of this clause.	CRA – Refer Annexure E

BCA & DAPS Section E: Services and Equipment			
Clause	Clause Requirements	Comment	Status
BCA / DAPS Part E3 – Lift Installations			
BCA / DAPS E3.0: Deemed-to-Satisfy Provisions [BCA 2019: E3.0]	(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements E3P1 to E3P4 are satisfied by complying with— (a) E3D2 to E3D12; and (b) for a building containing an occupiable outdoor area, Part G6; and (c) for public transport buildings, Part I2. (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.	Noted	Noted
BCA E3D7 / DAPS E3.6: Passenger lifts and their limitations [BCA 2019: E3.6]	(1) In an accessible building, every passenger lift must be one of the following lift types, subject to the limitations (if any) of each lift type: (a) There are no limitations on the use of electric passenger lifts, electrohydraulic passenger lifts or inclined lifts. (b) Stairway platform lifts must not— (i) be used to serve a space in a building accommodating more than 100 persons calculated according to D2D18; or	It is understood that the passenger lift will be an electric type and considered suitable by this clause.	CRA – Refer Annexure E

BCA & DAPS Section E: Services and Equipment			
Clause	Clause Requirements	Comment	Status
	<p>(ii) be used in a high traffic public use area such as a theatre, cinema, auditorium, transport interchange, shopping centre or the like; or</p> <p>(iii) be used where it is possible to install another type of passenger lift; or</p> <p>(iv) connect more than 2 storeys; or</p> <p>(v) where more than 1 stairway lift is installed, serve more than 2 consecutive storeys; or</p> <p>(vi) when in the folded position, encroach on the minimum width of a stairway required by D2D8 to D2D11.</p> <p>(c) A low-rise platform lift must not travel more than 1000 mm.</p> <p>(d) A low-rise, low-speed constant pressure lift must not—</p> <p>(i) for an enclosed type, travel more than 4 m; or</p> <p>(ii) for an unenclosed type, travel more than 2 m; or</p> <p>(iii) be used in a high traffic public use areas in buildings such as a theatre, cinema, auditorium, transport interchange, shopping complex or the like.</p> <p>(e) A small-sized, low-speed automatic lift must not travel more than 12 m.</p>		

BCA & DAPS Section E: Services and Equipment			
Clause	Clause Requirements	Comment	Status
	(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.		
BCA E3D8 / DAPS E3.6: Accessible features required for passenger lifts [BCA 2019: E3.6]	<p>In an accessible building, every passenger lift must have the following features where applicable:</p> <p>(a) A handrail complying with the provisions for a mandatory handrail in AS 1735.12 for all lifts except—</p> <ul style="list-style-type: none"> (i) a stairway platform lift; and (ii) a low-rise platform lift. <p>(b) Lift floor dimensions of not less than 1400 mm wide x 1600 mm deep for all lifts which travel more than 12m.</p> <p>(c) Lift floor dimensions of not less than 1100 mm wide x 1400 mm deep for all lifts which travel not more than 12m, except a stairway platform lift.</p> <p>(d) Lift floor dimensions of not less than 810 mm wide x 1200 mm deep for a stairway platform lift.</p> <p>(e) Minimum clear door opening complying with AS 1735.12 for all lifts except a stairway platform lift.</p> <p>(f) Passenger protection system complying with AS 1735.12 for all lifts with power-operated doors.</p> <p>(g) Lift landing doors at the upper landing for all lifts except a stairway platform lift.</p>	The passenger lift must be provided with the features outlined by this clause. As the lift travels more than 12m it is required to have floor dimensions of at least 1400mm wide x 1600mm deep.	CRA – Refer Annexure E

BCA & DAPS Section E: Services and Equipment			
Clause	Clause Requirements	Comment	Status
	<p>(h) Lift car and landing control buttons complying with AS 1735.12 for all lifts except—</p> <ul style="list-style-type: none"> (i) a stairway platform lift; and (ii) a low-rise platform lift. <p>(i) Lighting in accordance with AS 1735.12 for all enclosed lift cars.</p> <p>(j) For all lifts serving more than 2 levels—</p> <ul style="list-style-type: none"> (i) automatic audible information within the lift car to identify the level each time the car stops; and (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. <p>(k) Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received, for all lifts except a stairway platform lift.</p>		

BCA & DAPS Section F: Health and Amenity			
Clause	Clause Requirements	Comment	Status
BCA Part F4 / DAPS Part F2 – Sanitary and Other Facilities			
BCA F4D1 / DAPS F2.0: Deemed-to-Satisfy Provisions [BCA 2019: F2.0]	(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements F4P1 to F4P6 are satisfied by complying with— (a) F4D2 to F4D12; and (b) for public transport buildings, Part I2; and (c) for farm sheds, Part I3. (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.	Noted	Noted
BCA F4D5 / DAPS F2.4: Accessible sanitary facilities (including Table F2.4) [BCA 2019: F2.4]	In a building required to be accessible— (a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with F4D6; and (b) accessible unisex showers must be provided in accordance with F4D7; and (c) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, not less than one sanitary compartment suitable for a person with an ambulant disability for use by males and not less than one sanitary compartment suitable for a person with an ambulant disability for use by females, each in accordance with AS 1428.1, must be provided; and	The proposed roof top and commercial sanitary facilities will need to be accessible. It is noted that these will be provided within accessible parts of the building.	CRA – Refer Annexure E

BCA & DAPS Section F: Health and Amenity			
Clause	Clause Requirements	Comment	Status
	<p>(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</p> <p>(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</p> <p>(f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and</p> <p>(g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and</p> <p>(h) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and</p> <p>(i) an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D4D4(f) to be provided with a passenger lift or ramp complying with AS 1428.1.</p>		

BCA & DAPS Section F: Health and Amenity			
Clause	Clause Requirements	Comment	Status
BCA F4D6 / DAPS F2.4: Accessible unisex sanitary compartments [BCA 2019: Table F2.4a]	(1) Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows: (a) ... (b) For a Class 2 building, where sanitary compartments are provided in common areas, not less than 1. (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.	The proposed roof top and commercial sanitary facilities will need to be accessible. It is noted that these will be provided within accessible parts of the building.	CRA – Refer Annexure E
BCA F4D7 / DAPS F2.4: Accessible unisex showers [BCA 2019: Table F2.4(b)]	-	No common area accessible showers proposed or required as part of the proposed works.	N/A
BCA F4D12 / DAPS F2.9: Accessible adult change facilities [BCA 2019 F2.9]	-	N/A	N/A

Annexure C - - LHDG Assessment

Table 6: LHDG Assessment

Item	Design Element	Comment	Compliance
1.	Dwelling (SOU) Access		
	N/A	The requirements for dwelling access is subject to the requirements of the BCA and Premises Standards.	N/A
2.	Dwelling (SOU) Entrance		
	<p>Silver Level</p> <p>(a) The dwelling should provide an entrance door with –</p> <ul style="list-style-type: none"> (i) A minimum clear opening width of 820mm (see Figure 2(a)); (ii) A level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled); and (iii) Reasonable shelter from the weather. <p>(b) A level landing area of at least 1200mm x 1200mm should be provided at the level (step free) entrance door. A level landing area at the entrance door should be provided on the arrival side of the door (i.e. the external side of the door) to allow a person to safely stand and then open the door.</p>	<p>The apartments will need to maintain an entry door opening width of at least 850mm as they serve the function of adaptability as well.</p> <p>The corridors provide suitable weather protection and turning area. The transition areas must be level to meet the requirements of the BCA.</p>	CRA – Refer Annexure E

Item	Design Element	Comment	Compliance
	<p>(c) Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided (see Figure 1(b)).</p> <p>(d) The level (step-free) entrance should be connected to the safe and continuous pathway as specified in Element 1.</p> <p>Note: The entrance must incorporate waterproofing and termite management requirements as specified in the NCC.</p>		
3.	Internal Doors and Corridors		
	<p>Silver Level</p> <p>(a) Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide:</p> <p>(i) A minimum clear opening width of 820mm (see Figure 2(a)); and</p> <p>(ii) A level transition and threshold (maximum vertical tolerance of 5mm between abutting surfacers if allowable provided the lip is rounded or bevelled).</p> <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>Internal doors and corridors to meet the minimum unobstructed clear dimensions outlined by this clause.</p>	<p>CRA – Refer Annexure E</p>
4.	Toilet		

Item	Design Element	Comment	Compliance
	<p>Silver Level</p> <p>(a) Dwellings should have a toilet on the ground (or entry) level that provides:</p> <ul style="list-style-type: none"> (i) A minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and (ii) A minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door in accordance with Figure 3(a). (iii) The toilet pan should be located in the corner of the room (if the toilet is located in a combined toilet / bathroom) to enable installation of grabrails at a future date. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6. 	<p>The apartments are to be provided with at least one toilet that achieves the location and clearance requirements of this clause.</p>	<p>CRA – Refer Annexure E</p>
5.	<p>Shower</p>		
	<p>Silver Level</p> <p>(a) One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date.</p> <p>(b) The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.</p> <p>For hobless specification please see Australian Standard AS3740-3.6.</p> <p>Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.</p>	<p>The units are to have at least one shower that meets the design requirements of this clause.</p>	<p>CRA – Refer Annexure E</p>

Item	Design Element	Comment	Compliance
6.	Reinforcement of bathroom & toilet walls		
	<p>Silver Level</p> <ul style="list-style-type: none"> (a) Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails. (b) The walls around the toilet are to be reinforced by installing: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (i) Noggings with a thickness of at least 25mm in accordance with Figure 8(a); or 	<p>Provision is to be made within the wall construction to achieve the ability to provide grab rails at a later date.</p>	<p>CRA – Refer Annexure E</p>

Item	Design Element	Comment	Compliance
	(ii) Sheeting with a thickness of at least 12mm in accordance with Figure 8(b).		
7.	Internal stairways		
	N/A	The requirements for stairways are subject to the requirements of the BCA and Premises Standards.	N/A

Annexure D - Adaptable Housing

Table 7: Class C

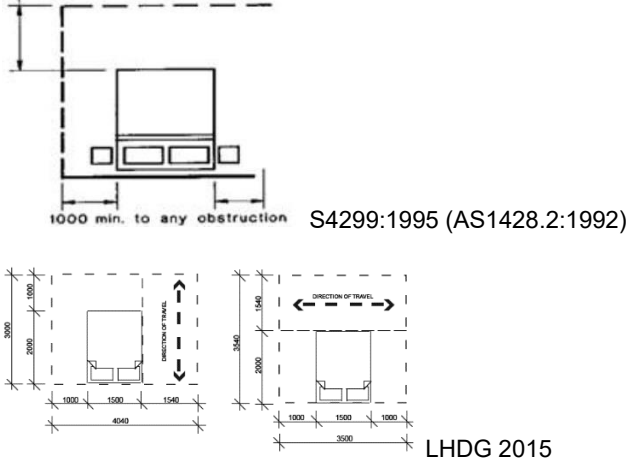
Item	Room/Item	Clause	Comment	Compliance
Drawings				
1	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages	2.3	Pre and post adaption plans have been provided and will be updated as design progresses.	CRA – Refer Annexure E
Siting				
3	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS1428.1	3.3.2	Accessway to the building to be provided to meet the requirements of the BCA and Premises Standards.	CRA – Refer Annexure E
Letterboxes in Estate Developments				
11	Letterboxes to be on hard standing area connected to accessible pathway.	3.8	Letterboxes are noted to be provided in a suitable location connected to the entry corridor.	Complies
Private Car Accommodation				
14	Carparking space or garage min area 6.0x3.8m	3.7.2	The provision for car parking will be subject to the development consent requirements. It is noted that accessible car spaces are proposed and those adjacent the lift landing can utilise increased circulation area.	CRA – Refer Annexure E

Item	Room/Item	Clause	Comment	Compliance
Accessible Entry				
20	Accessible entry	4.3.1	The entry door to the adaptable unit is to have a minimum clear opening of 850mm and comply with door circulation spaces under AS1428.1. This will need to be provided from the outset.	CRA – Refer Annexure E
21	Accessible entry to be level (i.e. max. 1:40 slope)	4.3.2	Units are accessed from an external level common walkway.	Complies
23	Threshold to be low-level	4.3.2	Public corridors assumed to be flat and as required by BCA and Premises Standards.	Complies
24	Landing to enable wheelchair manoeuvrability	4.3.2	Public corridors make suitable provision for wheelchair circulation to meet BCA and Premises Standards.	Complies
25	Accessible entry door to have 850mm minimum clearance	4.3.1	The entry door to the adaptable unit is to have a minimum clear opening of 850mm and comply with door circulation spaces under AS1428.1.	CRA – Refer Annexure E
27	Door lever handles and hardware to AS1428.1	4.3.4	Door handles are to comply with AS1428.1-2009 at construction stage.	CRA – Refer Annexure E
Interior: General				
32	Internal doors to have 820mm min. clearance	4.3.3	Internal doors are required to have a minimum clear opening of 820mm and provisioning to be increased to 850mm at post-adaptation stage.	CRA – Refer Annexure E

Item	Room/Item	Clause	Comment	Compliance
33	Internal corridors width of 1000mm min.	4.3.7	Internal corridors within the unit are to have a minimum width of 1000mm and circulation space at doorways to be in compliance with AS1428.1.	CRA – Refer Annexure E
34	Provision for compliance with AS1428.1 for door approaches	4.3.7	Circulation spaces at doorways within the unit are to comply with AS1428.1-2009.	CRA – Refer Annexure E
Living Room & Dining Room				
36	Provision for circulation space of 2250mm min. diameter	4.7.1	A circulation space of min. 2250mm diameter is to be made available in the living areas after the furniture has been placed. Furniture is not shown, however it is assumed that encroaching furniture over the circulation space can be easily changed/removed as it is not fixed.	CRA – Refer Annexure E
38	Telephone adjacent to GPO	4.7.4	Telephone outlet adjacent to GPO in living/dining area to be indicated on post adaption plan.	CRA – Refer Annexure E
41	Potential illumination level min. 300Lux	4.1.0	Lighting to comply at construction stage.	CRA – Refer Annexure E
Kitchen				
42	Minimum width 2.7m (1550mm clear between benches)	4.5.2	1550mm min. clearance is provided in front of sink and appliances.	CRA – Refer Annexure E

Item	Room/Item	Clause	Comment	Compliance
43	Provision for circulation at doors to comply with AS1428.1	4.5.1	There are no kitchen doors proposed.	CRA – Refer Annexure E
44	Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750 mm to 850mm or replaceable. Refer to Figure 4.8.	4.5.5	To be updated post adaption, with no works required at this stage.	CRA – Refer Annexure E
45	Refrigerator adjacent to work surface	4.5.5	To be updated post adaption, with no works required at this stage.	CRA – Refer Annexure E
46	Kitchen sink adjustable to heights from 750mm to 850mm or replaceable	4.5.6	To be updated post adaption, with no works required at this stage.	CRA – Refer Annexure E
47	Kitchen sink bowl max. 150mm deep	4.5.6	To be updated post adaption, with no works required at this stage.	CRA – Refer Annexure E
48	Tap set capstan or lever handles or lever mixer	4.5.6(e)	To be updated post adaption, with no works required at this stage.	CRA – Refer Annexure E
49	Tap set located within 300mm of front of sink	4.5.6(e)	To be updated post adaption, with no works required at this stage.	CRA – Refer Annexure E
51	Cook tops to include either front or side controls with raised cross bars	4.5.7	To be updated post adaption, with no works required at this stage.	CRA – Refer Annexure E
52	Cook tops to include isolating switch	4.5.7	Cook tops to be provisioned with isolating switches or gas stop valves that can be easily and safely operated with the cook top is in use.	CRA – Refer Annexure E

Item	Room/Item	Clause	Comment	Compliance
			To be updated post adaption, with no works required at this stage.	
53	Work surface min. 800mm length adjacent to cook top at same height	4.5.7	Work surface adjacent to, and at the same height as the, cook top of 800mm to be indicated on post adaption plan.	CRA – Refer Annexure E
54	Oven located adjacent to an adjustable height or replaceable work surface	4.5.8	The oven is to be adjacent to an 800mm wide work surface and to be indicated on post adaption plan.	CRA – Refer Annexure E
59	GPOs to comply with AS 1428.1. At least one double GPO within 300mm of front of work surface	4.5.11	GPOs to comply with AS1428.1. At least one double GPO within 300mm of front of work surface.	CRA – Refer Annexure E
60	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	4.5.11	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position.	CRA – Refer Annexure E
61	Slip-resistant floor surface	4.5.4	Floors to be slip resistant to comply with AS3661.1. Certificate to be provided at CC stage. Note: AS4586:2013/HB 198:2014 is satisfactory.	CRA – Refer Annexure E
Main Bedroom				
62	At least one bedroom of area sufficient to accommodate queen size bed, wardrobe and circulation space requirements of AS1428.2	4.6.1	<p>Adaptable bedroom is capable to cater a queen size bed with a turning bay at base overlapping with circulation space at doorway, and clearances around the bed of 1000mm min.</p> <p>Note: Queen size bed is 1520mm W x 2030mm L.</p> <p>Note: Turning bays at bed base according to AS4299:1995 or on the side of the bed closest to the door approach (in the</p>	CRA – Refer Annexure E

Item	Room/Item	Clause	Comment	Compliance
			<p>direction of travel) according to LHDG 2015 (Design Element 11) are considered suitable – see figures below.</p>  <p>S4299:1995 (AS1428.2:1992)</p> <p>LHDG 2015</p>	
Bathroom				
75	Provision for bathroom area to comply with AS1428.1	4.4.1	<p>The bathroom + shower area is to comply with Clause 15 of AS1428.1-2009 (2350x2750mm).</p> <p>Note: Extra capped-off plumbing services to be provided if fixtures relocation is required at post-adaptation stage. It is recommended to arrange fixtures in post-adaptation location where possible.</p>	CRA – Refer Annexure E
76	Slip-resistant floor surface	4.4.2	<p>Floors to be slip resistant to comply with AS3661.1. Certificate to be provided at CC stage. Note: AS4586:2013/HB 198:2014 is satisfactory.</p>	CRA – Refer Annexure E

Item	Room/Item	Clause	Comment	Compliance
77	Shower recess-no hob. Minimum size 1160x1100mm to comply with AS1428.1 (Refer Figures 4.6 and 4.7)	4.4.4(f)	Shower to be hob-less. The post adaption plans to show AS1428.1 compliant sizes and fit-out.	CRA – Refer Annexure E
78	Shower area waterproofed to AS3740 with floor to fall to waste	4.4.4(f)	Entire bathroom to comply with AS3740.	CRA – Refer Annexure E
79	Recessed soap holder	4.4.4(f)	Soap holder to be recessed.	CRA – Refer Annexure E
80	Shower taps positioned for easy reach to access side of shower sliding track	4.4.4(f)	Shower head and taps to be located at a height and clearance compliant to AS1428.1.	CRA – Refer Annexure E
82	Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall – strengthening provision)	4.4.4(h)	Provisioning to be provided. Note: Extra capped-off plumbing services to be provided if fixture relocation is required at post-adaptation stage, including 700mm height shower outlet with back-flow retention valve.	CRA – Refer Annexure E
83	Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS1428.1	4.4.4(h)	Provisioning to be provided.	CRA – Refer Annexure E
86	Tap sets to be capstan or lever handles with single outlet	4.4.4(c)	Taps may be updated post adaption, with no works required at this stage.	CRA – Refer Annexure E
88	Provision for washbasin with clearances to comply with AS1428.1	4.4.4(g)	Taps may be updated post adaption, with no works required at this stage.	CRA – Refer Annexure E

Item	Room/Item	Clause	Comment	Compliance
90	Double GPO beside mirror	4.4.4(d)	Double GPO to be provided beside mirror.	CRA – Refer Annexure E
Toilet				
92	Provision of either “visitable toilet” or accessible toilet	4.4.3	The adaptable unit is to be provided at pre-adaptation stage with a “visitable” toilet at entry level with 900x1250mm clearance in front of WC pan (door not to encroach). To be indicated on the pre-adaptation plans.	CRA – Refer Annexure E
93	Provision to comply with AS1428.1	4.4.1	The bathroom area is to comply with Clause 15 of AS1428.1-2009 in relation to dimensions of fixtures, location and circulation spaces. To be shown in the post-adaptation plans.	CRA – Refer Annexure E
94	Location of WC pan at correct distance from fixed walls	4.4.3	Pan to be located correct distances from the walls in accordance with AS1428.1-2009. To be shown in the post-adaptation plans.	CRA – Refer Annexure E
95	Provision for grab rail zone (Refer Figure 4.6)	4.4.4(h)	Provisioning to be provided. To be shown in the post-adaptation plans.	CRA – Refer Annexure E
96	Slip resistant floor surface (vitreous tiles or similar)	4.4.2	Floors to be slip resistant to comply with AS3661.1. Certificate to be provided at CC stage. Note: AS4586:2013/HB 198:2014 is satisfactory.	CRA – Refer Annexure E

Item	Room/Item	Clause	Comment	Compliance
Laundry				
98	Circulation at doors to comply with AS 1428.1	4.8	Required clearance to be available in accordance with AS1428.1	CRA – Refer Annexure E
99	Provision for adequate circulation space in front of or beside appliances (min. 1550x1550mm)	4.8	Clearance to be available in front of appliance area.	CRA – Refer Annexure E
100	Provision for automatic washing machine	4.8(e)	Appropriate space to be available as required	CRA – Refer Annexure E
102	Where clothes line is provided, an accessible path of travel to this	N/A	N/A	N/A
105	Double GPO	4.8(g)	Appropriate electrical services to be allowed for.	CRA – Refer Annexure E
108	Slip-resistant floor surface	4.9.1	Appropriate floor surfaces to be allowed for	CRA – Refer Annexure E
Door Locks				
110	Door hardware operable with one hand, located 900–1100mm above floor	4.3.4	Door hardware operable with one hand, located 900–1100mm above floor.	CRA – Refer Annexure E

Annexure E - Compliance Specification

Design Certification

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

General

1. On an accessway where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights or glazing capable of being mistaken for a doorway or opening will be clearly marked and comply with Clause 6.6 of AS1428.1-2009. A solid non-transparent contrasting line not less than 75mm wide is to extend across the full width of the glazing panel. The lower edge of the contrasting line is to be located between 900-1000mm above the plane of the finished floor level. The contrasting line is to provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 metres of the glazing on the opposite side.
2. All doorways will have a minimum luminance contrast of 30% in accordance with Clause 13.1 of AS1428.1-2009.
3. Fixtures and fittings in accessible sanitary facilities will be provided and installed in accordance Clause 15 of AS1428.1-2009.
4. Walkways will comply with Clause 10 of AS1428.1-2009.
5. For the walkways, the floor or ground surface abutting the sides of the walkway will be firm and level of a different material to that of the walkway at the same level and follow the grade of the walkway and extend horizontally for a minimum of 600mm, or be provided with a kerb or kerb rail in accordance with Clause 10.2 of AS1428.1-2009.
6. Stairways will comply with Clause 11 of AS1428.1-2009.
7. The fire isolated stairs will comply with Clause 11.1(f) and (g) of AS1428.1-2009.
8. Handrails will comply with Clause 12 of AS1428.1-2009.
9. Grabrails will comply with Clause 17 of AS1428.1-2009.
10. Accessible car spaces will achieve compliant headroom clearances in accordance with Clause 2.4 of AS2890.6-2009. Refer to below for diagrammatic explanation.

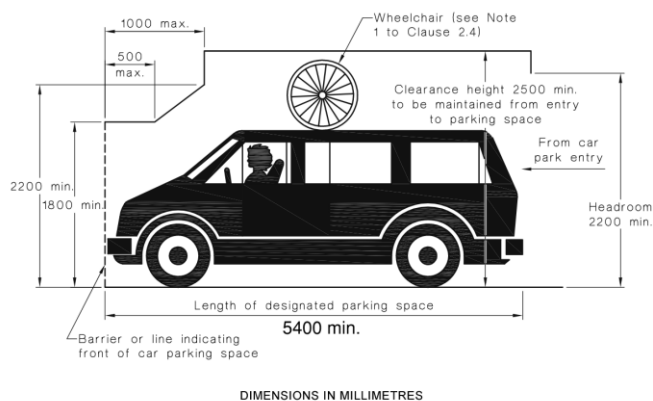


FIGURE 2.7 HEADROOM REQUIRED ABOVE CAR SPACES FOR PEOPLE WITH DISABILITIES

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

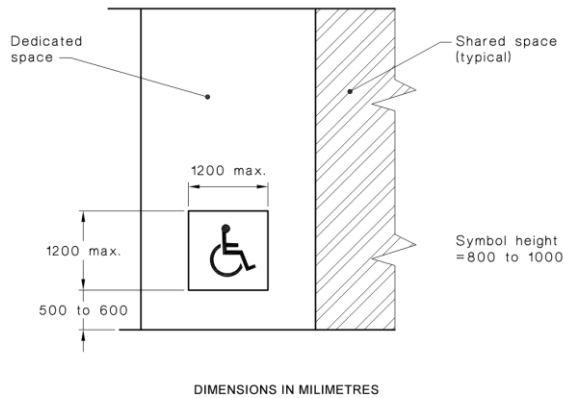


FIGURE 3.1 USE OF SYMBOL OF ACCESS TO IDENTIFY SPACES

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

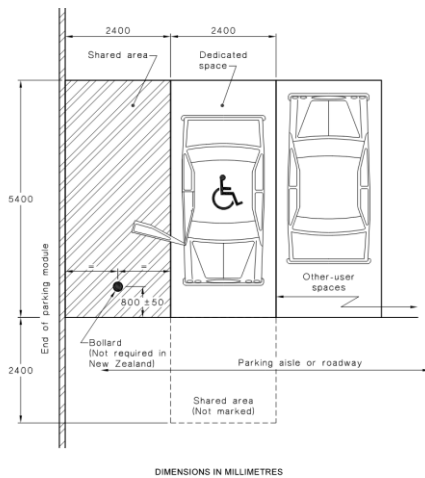


FIGURE 2.2 EXAMPLE OF AN ANGLE PARKING SPACE WITH SHARED AREA ON ONE SIDE ONLY—DIMENSIONS FOR AUSTRALIA ONLY*

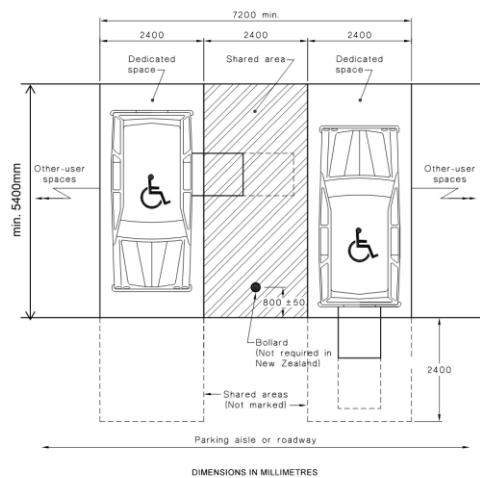


FIGURE 2.3 EXAMPLE OF TWO PARKING SPACES WITH A COMMON SHARED AREA—DIMENSIONS FOR AUSTRALIA ONLY*

- Switches and power points will comply with Clause 14 of AS1428.1-2009.
- Floor and ground floor surfaces on accessible paths and circulation spaces including the external areas will comply with Clause 7 of AS1428.1-2009. Any level difference over 3mm must be ramped according AS1428.1 Clause 10.5.
- Braille and tactile signage will comply with BCA Clause D4D7 and Specification 15.
- Signage will need to comply with Clause 8 of AS1428.1-2009.
- The passenger lifts will comply with BCA E3D7, E3D8 and AS1735.12-2009.
- The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways. Refer to below for diagrammatic explanation.

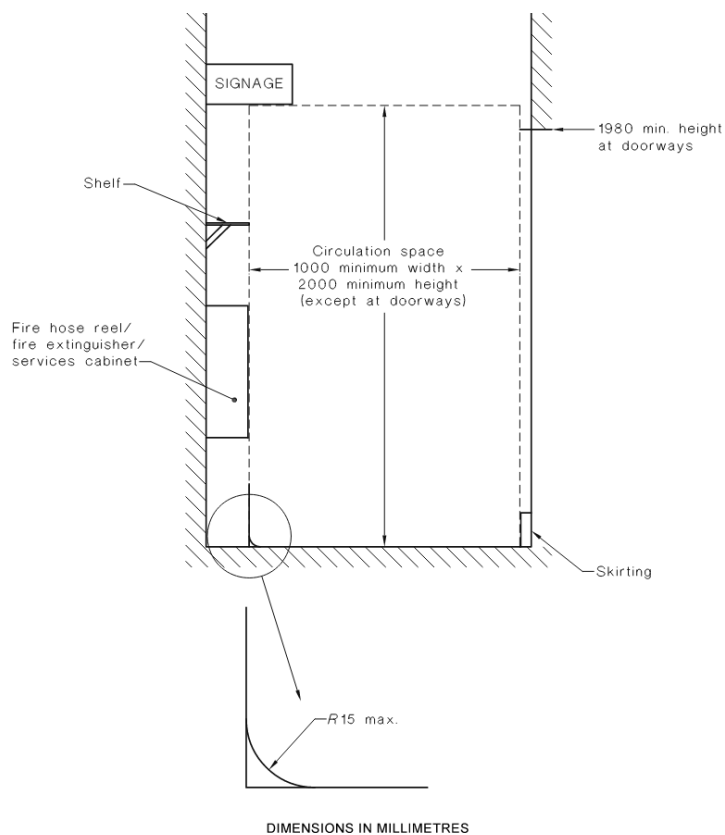


FIGURE 2 CONTINUOUS ACCESSIBLE PATH OF TRAVEL—MINIMUM HEIGHT AND WIDTH

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

Adaptable Housing Units

20. All ground surfaces will be slip resistant to comply with HB197/AS4856.

21. Letterboxes will be on a hard stand area connected to an accessible pathway in accordance with Clause 3.8 of AS4299.

22. The unit entry doors to the adaptable units will comply with the circulation spaces required under AS1428.2 in accordance with Clause 4.3.1 of AS4299.

23. Door hardware will be compliant with AS1428.1-2009 and all external doors will be keyed alike in accordance with Clause 4.3.4 of AS4299.

24. Internal door openings within the adaptable units will have a clear opening of 820mm with door circulation spaces complying with AS1428.1 in accordance with Clauses 4.3.3 and 4.3.7 respectively of AS4299.

25. A telephone outlet will be provided adjacent to GPO in living/dining area in accordance with Clause 4.7.4 of AS4299.

26. The kitchen cabinet design will allow for the removal of the cabinets under the sink and adjacent work surface in accordance with Clause 4.5.6 of AS4299.

27. Cook tops to be provisioned with isolating switches or gas stop valves that can be easily and safely operated with the cook top is in use in accordance with Clause 4.5.7 of AS4299.

28. GPO's will comply with AS 1428.1 with at least one double GPO provided within 300mm of front of work surface and a GPO for refrigerator will be easily reachable when the refrigerator is in its operating position in accordance with Clause 4.5.11 of AS4299.
29. The adaptable bathroom will be provisioned for the fit-out to comply with AS1428.1 in accordance with 4.4.1 of AS4299.
30. The shower of the adaptable bathroom will be hob-less in accordance with Clause 4.4.4(f) of AS4299.
31. The bathrooms will be waterproofed to comply with AS3740.
32. The soap holder will be recessed in accordance with Clause 4.4.4(f) of AS4299.
33. Shower heads and taps will be located at a height and clearance compliant with AS1428.1 in accordance with Clause 4.4.4(f) of AS4299.
34. Provision for the installation of all grabrails, shower hardware, and folding seat will be provided in the adaptable bathroom in accordance with Clause 4.4.4(h) of AS4299.
35. Provision for the installation of a washbasin with clearances as required by AS1428.1 will be provided in accordance with Clause 4.4.4(g) of AS4299.
36. A double GPO will be provided beside the mirror in the adaptable bathroom in accordance with Clause 4.4.4(d) of AS4299.
37. Provision for the toilet to comply with AS1428.1, will be provided, including locating the pan in the correct position, and the provision for the installation of all grabrails in accordance with Clauses 4.4.1, 4.4.3 and 4.4.4(h) of AS4299.
38. Where a clothes line is provided and accessible path of travel will be provided to this in accordance with Clause 4.8(a) of AS4299.
39. A double GPO will be provided in the laundry, as will a shelf at a height of 1200mm maximum in accordance with Clause 4.8 of AS4299.
40. Lighting will be provided to the adaptable units in accordance with Clause 4.10 of AS4299.

SEPP Housing – Livable Housing Design Guidelines (LHDG)

41. Entrance door to have 820mm min. clear door width opening, level transition (5mm max. vertical tolerance) and reasonable shelter from the weather.
42. Entrance door to have 1200x1200mm level landings.
43. "Ramped threshold" (Fig 1b) allowed between 5-56mm height change.
44. Level & "step-free" entrance connected to the "safe and continuous pathway".
45. Waterproofing and termite management at entry door (as per NCC).
46. Garages to have minimum 3200x5400mm, an even, firm and slip resistant surface with 1:40 max. level surface (1:33 max. asphalt).
47. All internal doors to have 820mm min. clear door opening at entry level rooms, 5mm max. vertical tolerance surface, and 1000mm min. internal corridors at entry level rooms.
48. Toilet to be on entry level (ground floor).
49. If WC is located in a separate room. WC pan circulation space to be 900x1200mm front if WC (door not to encroach) (Fig 3a).

50. If WC is located within a bathroom. WC pan circulation space to be in the corner of the room to enable installation of grabrails (door not to encroach) (Fig 3b).
51. Bathroom to have slip resistant and hobless shower recess (portable shower screens allowed)
52. Shower recess located in a room corner to enable the installation of grabrails.
53. Walls to be constructed of solid masonry or concrete, otherwise to be reinforced (1100N min. withstand in all directions).
54. For WC, the reinforcement to be 25mm thick noggings (Fig 6a), or 12mm thick sheeting (Fig 6b)
55. For baths, reinforcement to be 25mm thick noggings (Fig 7a), or 12mm thick sheeting (Fig 7b)
56. For showers, reinforcement to be 25mm thick noggings (Fig 8a), or 12mm thick sheeting (Fig 8b)