

ACCESS COMPLIANCE ASSESSMENT REPORT FOR DA

BUILDING ALTERATIONS TO UNIT 5

15 DIGGINGS TERRACE, THREDBO, NSW 2625 (SEQUOIA APARTMENTS).

DATE ► 16/06/2022

REPORT NO. ► PROJECT 12125(A) - REV 00

PREPARED FOR ► Lesday Pty Ltd

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EXECUTIVE SUMMARY & RECOMMENDATIONS

This report provides a National Construction Code, Volume 1, Building Code of Australia 2019 Amendment 1 ("BCA") access provisions assessment of building alterations in Unit 5 of 15 Diggings Terrace, Thredbo, NSW.

The purpose of this report is to identify the compliance status of the design with the following:

- Relevant accessibility related Deemed-to-Satisfy (DtS) requirements of the Building Code of Australia (BCA) 2019 – Amendment 1, as are contained within Part D3 and Clause E3.6 and F2.4 of the Code.
- The Disability (Access to Premises – Building) Standards 2010.

This report identifies the compliance status of the proposed building works in Unit 5 with the relevant accessibility related Deemed to Satisfy (DtS) requirements of the Building Code of Australia (BCA) 2019 – Amendment 1 and upgrade requirements of the Premises Standard.

The outcome of the report highlights that under the Premises Standard including affected part provisions as detailed in Clause 2.1(1)(b)(ii) that the building works within Unit 5 do not apply to the subject building works as they are located with an existing Class 2 building used for short term holiday letting, and not a new Class 2 building with accommodation for short term holiday letting.

Furthermore, the standard and BCA 2019 Amendment 1 does not apply to the internal parts of a Class 2 sole occupancy unit.

Notwithstanding, mandatory upgrades are not triggered by building works in Unit 5, the owners corporation are encouraged to review the commentary in Part 4 of this report and provide accessibility improvements where possible due to non-compliances with current BCA 2019 Amendment 1.

1.0 INTRODUCTION

This report provides a National Construction Code, Volume 1, Building Code of Australia 2019 Amendment 1 ("BCA") access provisions assessment of building alterations in Unit 5 of 15 Diggings Terrace, Thredbo, NSW.

The purpose of this report is to identify the compliance status of the design with the following:

- Relevant accessibility related Deemed-to-Satisfy (DtS) requirements of the Building Code of Australia (BCA) 2019 – Amendment 1, as are contained within Part D3 and Clause E3.6 and F2.4 of the Code.
- The Disability (Access to Premises – Building) Standards 2010.

1.1 Basis of Report

This assessment is based upon:

1. Site inspection on 3 June 20220 and a desktop assessment of the proposed plans, with specific reference to the following:
2. Architectural plans prepared by H & E Architects, Job No.2646 as detailed on below Drawing Schedule –

Drawing Schedule			
Sheet Number	Revision	Revision Date	Sheet Name
CD-0001	04	02/02/22	Title page & Drawing Schedule
CD-0100	04	02/02/22	General Notes - Standard Abbreviations, Common requirements
CD-0101	04	02/02/22	General Notes - Construction
CD-0102	04	02/02/22	General Notes - Demolition Notes, RCP and Lighting Notes
CD-0103	02	02/02/22	Doors, Windows and Glazing specification
CD-0200	05	02/02/22	Materials & Finishes Schedule
CD-0202	04	02/02/22	Schedules
CD-1000	04	02/02/22	General Arrangement Plan - Existing
CD-1001	04	02/02/22	General Arrangement Plan - Demolition
CD-1002	05	02/02/22	General Arrangement Plan - Proposed
CD-1701	02	12/10/21	Furniture Plan - Proposed
CD-2100	04	02/02/22	General Arrangement - Reflected ceiling plan - Demolition
CD-2101	04	02/02/22	General Arrangement - Reflected ceiling plan - Proposed
CD-2102	04	02/02/22	Elevations - External
CD-3100	04	02/02/22	Internal Elevations
CD-3101	04	02/02/22	Internal Elevations
CD-3102	04	02/02/22	Internal Elevations
CD-6001	04	02/02/22	Bathroom - Details
CD-6005	04	02/02/22	Ensuite 01 - Details
CD-6010	04	02/02/22	Ensuite 02 - Details
CD-6050	03	02/02/22	Stair Well & Handrail
CD-6201	04	02/02/22	Kitchen - Detail Plan
CD-6202	04	02/02/22	Kitchen - Detail Elevations
CD-7000	03	02/02/22	Door Schedule

3. National Construction Code, Volume 1, Building Code of Australia 2019 Amendment 1 ("BCA").
4. The Guide to the BCA 2019 – Amendment 1, prepared by the Australian Building Codes Board.
5. The Disability (Access to Premises – Building) Standards 2010.
6. Guideline on the Application of the Premises Standards (Version 2) February 2013.
7. Australian Standards AS1428.1-2009 - Design for Access and Mobility – Part 1: General requirements for access - New building work.
8. Australian Standards AS1428.4.1-2009 - Design for Access and Mobility – Part 4.1: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators.
9. Australian Standard AS2890.6-2009 Parking facilities – Part 6: Off-street parking for people with disabilities.

1.2 Limitations of the Report

This report does not assess / include the following:

- Any parts of the BCA not directly referenced in this report.
- Review of the fit-outs associated with the kitchen and laundry.
- Standards not directly referenced in this report.
- Disability Discrimination Act 1992 (*DDA focuses on results and does not offer prescriptive compliance options*).
- Work Health & Safety considerations.
- Work Cover Authority requirements.
- Local planning policies and/or guidelines, other than those identified.
- This report is not a Part 4A compliance certificate under the *Environmental Planning & Assessment Act 1979* or Regulation 2000.
- Does not provide concessions, performance solutions or exemptions from the requirements of the BCA, other than any directly identified in the Executive Summary of this report.

2.0 BCA ASSESSMENT DATA

The following data is provided in respect to review of the building under the BCA in respect to the compliance assessment of a proposed building works to Unit 5 in residential flat building at 15 Diggings Terrace, Thredbo.

BCA Building Classification	Class 2	Residential Sole Occupancy Unit
	Class 7a	Carpark (associated with Class 2 use)
	Class 7b	Storage Room (common area)

3.0 ASSESSMENT DATA – PREMISES STANDARDS

3.1 Disability (Access to Premises – Buildings) Standards 2010

The Disability (Access to Premises – Buildings) Standards 2010 commenced operation on 1 May 2011, in line with the adoption of the BCA 2011 which was revised to align with the Access Code in the Premises Standards. The overall aim of the Premises Standards is twofold. First it is to provide the building and design industry with detailed information about how they can design and construct their buildings in a way that meets their responsibilities under the DDA. Second it is to improve access to buildings for people with a disability to ensure the greatest possible participation in the social, economic, cultural and political life of the community.

A Class 2 building is typically a block of residential flats or apartments. While the Premises Standards do not apply to the internal parts of sole occupancy units (SOUs), they do require that certain specified areas available for use in common by all residents be accessible. Under the Premises Standards, however, this requirement only applies in buildings where one or more SOUs are made available for short-term rent as holiday units, serviced apartments or time-share facilities. While there is no definition in the Premises Standards of what 'short-term' means, a reasonable interpretation would be accommodation rented out on a commercial basis for short periods that generally does not require the signing of a lease agreement. This requirement only applies to new Class 2 buildings where an application for building approval was lodged after 1 May 2011.

3.2 Premises Standard "Affected Part" Background

In general the Access Code tells those responsible for buildings when and where access is required and then refers to technical specification documents such as Australian Standard 1428.1-2009 to describe how to design and build in an accessible way.

When new building work takes place in an existing building and a building approval is required for that new work (Clause 2.1(4) as shown below defines a new part of a building), the requirements for upgrading access are limited to the area of new work and the 'affected part'.

2.1 Buildings to which Standards apply

- (1) Subject to subsection (2), these Standards apply to the following:
 - (a) a new building, to the extent that the building is:
 - (i) a specified Class 1b building; or
 - (ii) a Class 2 building that has accommodation available for short-term rent; or
 - (iii) a Class 3, 5, 6, 7, 8, 9 or 10 building;
 - (b) a new part, and any affected part, of a building, if the building is:
 - (i) a specified Class 1b building; or
 - (ii) a Class 2 building that:
 - (A) is a new building; and
 - (B) has accommodation available for short-term rent; or
 - (iii) a Class 3, 5, 6, 7, 8, 9 or 10 building;
 - (c) an existing public transport building that is still in use on the target date mentioned in an item in the table in section 3.1.
- (2) These Standards do not apply to the following:
 - (a) the internal parts of a sole-occupancy unit (within the meaning of the Access Code) in a Class 2 building;
 - (b) a new Class 10 building, a new part of a Class 10 building, or an affected part of a Class 10 building if it is associated with:
 - (i) a Class 1a building; or

- (ii) a Class 4 part of a building.

Note 1 The building classifications mentioned in subsections 2.1 (1) and (2) have the meanings set out in clause A4.1 of the Access Code in Schedule 1.

Note 2 The Act applies to actions relating to buildings to which these Standards do not apply.

(3) A building is a new building if:

- (a) it is not a part of a building;** and

- (b) either:

- (i) an application for approval for its construction is submitted, on or after 1 May 2011, to the competent authority in the State or Territory where the building is located; or

- (ii) all of the following apply:

- (A) it is constructed for or on behalf of the Crown;
 - (B) the construction commences on or after 1 May 2011;
 - (C) no application for approval for the construction is submitted, before 1 May 2011, to the competent authority in the State or Territory where the building is located.

- (4) A part of a building is a new part of the building if it is an extension to the building or a modified part of the building about which:**

- (a) an application for approval for the building work is submitted, on or after 1 May 2011, to the competent authority in the State or Territory where the building is located; or

- (b) all of the following apply:

- (i) the building work is carried out for or on behalf of the Crown;
 - (ii) the building work commences on or after 1 May 2011;
 - (iii) no application for approval for the building work is submitted, before 1 May 2011, to the competent authority in the State or Territory where the building is located.

- (5) An affected part is:**

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

Subsection 2.1(5) defines the term 'affected part' of a building. An 'affected part' means the path of travel between (and including) the principal pedestrian entrance of an existing building to the 'new part' or modified part of the building. This path of travel must provide a continuous accessible path of travel from the principal pedestrian entrance to the new part or modified part of the building. The requirement for upgrading of the 'affected part' of buildings recognises that there is little value in improving access in new parts of existing buildings if people with disability cannot get to those new parts. Refer to the below extract indicating the extent of an "affected part" of a building.



Figure 2.2(a): Diagram illustrating extent of affected part (Extract from Guide to Premises Standard)

3.3 Premises Standards Summary

The Premises Standard including affected part provisions under Clause 2.1(1)(b)(ii) have been assessed against the building works within Unit 5. The standard is not deemed to apply to the subject building works as they are located with an existing Class 2 building used for short term holiday letting, and not a new Class 2 building with accommodation for short term holiday letting. Furthermore, the standard does not apply to the internal parts of a Class 2 sole occupancy unit.

4.0 BCA-TECHNICAL REVIEW ASSESSMENT AND COMMENTARY

The following table details the compliance status of the architectural design in terms of the prescriptive accessibility provisions of BCA 2019 – Amendment 1, as are contained within Part D3 and Clauses E3.6 and F2.4 of the code.

The table identifies compliance assessment outcomes into one of four (4) categories, as follows:

Complies	BCA design compliance is achieved.
Does Not Comply	A BCA compliance departure requires rectification. Resolution options are provided.
N/A or Informational	Either not applicable or not directly relevant to the project. Detail provided for information purposes only. No action required.
Design Detail	A detailed commentary is provided within the report. Such instances should not be considered deficiencies, but matters for consideration by the design team/assessment authority at relevant stages of design.

BCA Interpretation Note(s):

- Readily moveable furniture has been treated as indicative only. The person/s responsible for furnishing the building (parts) should ensure their furnishing layout/s do not cause AS1428.1 circulation deficiencies.

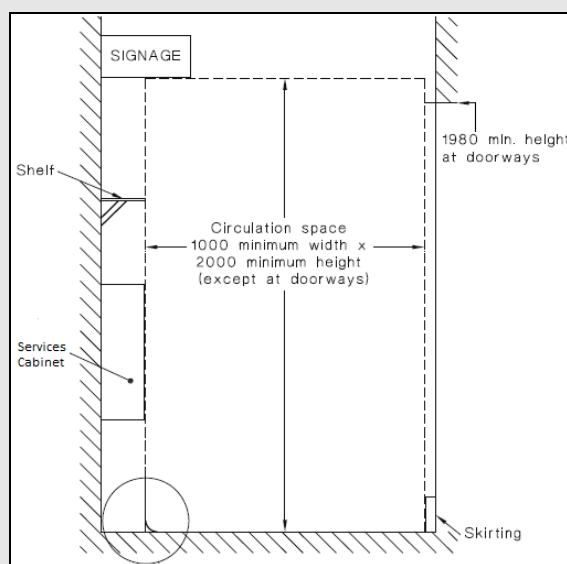
BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
SECTION D					
ACCESS & EGRESS					
PART D3 - ACCESS FOR PEOPLE WITH DISABILITIES					
<u>D3.1 - General building access requirements</u>			X		The building was approved under BCA 1990 at which time did not provide for minimum accessibility provisions for Class 2 buildings.
<u>Class 2 – Residential</u>					The existing residential building is 3 storey walk-up with provision for a single stairway to access unit entry doors with no passenger lift.
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.					The ground floor of the building consists of carpark, entry lobby to main stairway and a common stairway of which level access to provided throughout.
					An accessway is not provided to at least one floor containing an SOU as would be required under BCA 2019 Amendment 1, however the building works within Unit 5 do not trigger upgrade under the Premises Standard or Table D3.1.

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
<p>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>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, located on the levels served by the lift or ramp.</p>					<p>It is noted the current internal stair design would unlikely permit the installation of a stairway platform lift without major redesign, structural modifications and egress analysis due to potential to obstruct the required exit.</p>

Summary of AS1428.1-2009 Requirements for accessways

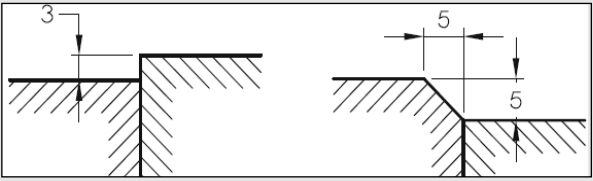
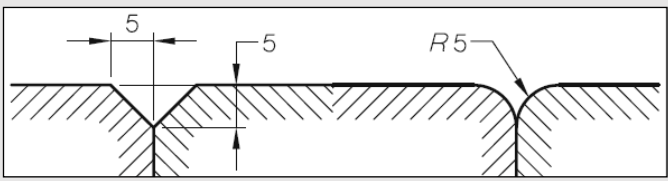
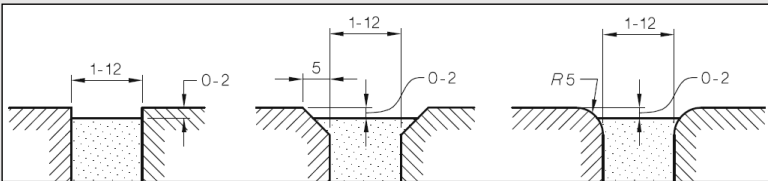
Continuous accessible path of travel –

All paths of travel shall achieve unobstructed heights and widths in accordance with cl. 6 of AS 1428.1 – see diagram below for detail.



Doorways / Doors –

- (i) All doorways shall have a minimum luminance contrast of 30% between –
- door leaf and door jamb;
 - door leaf and adjacent wall;
 - architrave and wall;
 - door leaf and architrave;

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
<ul style="list-style-type: none"> door jamb and adjacent wall. <p>(ii) The minimum width of the area of luminance contrast shall be 50mm,</p> <p>(iii) Door hardware should be generally located between 900-1100mm from the floor and be of lever type with a clearance between the handle and the door face at the centre of the handle being not less than 35mm and not more than 45mm in accordance with AS1428.1-2009,</p> <p>(iv) Doors shall have a clear opening width of 850mm.</p> <p>(v) Door handles and related hardware shall be of the type that allows the door to be unlocked and opened with one hand. The handle shall be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch.</p> <p>(vi) 'D' type handles shall be provided on sliding doors.</p> <p>(vii) Any snibs shall have a lever handle of a minimum length of 45 mm from the centre of the spindle.</p> <p>(viii) For doors (other than fire doors and smoke doors) where a door closer is fitted, the force required at the door handle to operate the door shall not exceed the 20N,</p> <p>(ix) Where an outward opening door is not self-closing, a horizontal handrail or pull bar shall be fixed on the closing face of a side-hung door,</p> <p>(x) The location of controls for doors and gates above a level surface shall be provided as per Clause 13.5.3.</p> <p>(xi) Manual controls for power-operated doors shall be located no closer than 500 mm from an internal corner and between 1000 mm to 2000 mm from the hinged door leaf in any position or clear of a surface-mounted sliding door in the open position.</p> <p>(xii) Push-button controls shall have a minimum dimension of 25 mm diameter and be proud of the surface and shall activate the door before the button becomes level with the surrounding surface.</p>					
<p><u>Floor or ground surfaces on continuous accessible paths of travel and circulation spaces –</u></p> <p>(i) A continuous accessible path of travel and any circulation spaces shall have a slip-resistant surface. The texture of the surface shall be traversable by people who use a wheelchair and those with ambulant or sensory disability.</p> <p>(ii) Abutment of surfaces shall have a smooth transition. Design transition shall be 0mm, however, construction tolerances are as follows –</p> <ul style="list-style-type: none"> 0 ±3mm vertical change in level – see Figure 1 0 ±5mm change in level provided the edges have a beveled or rounded edge to reduce the likelihood of tripping – see Figure 2 Various tolerances for raked joint pavers – see Figure/s 3a - level surfaces, 3b - irregular surfaces & 3c - domed surfaces. 					
					
					
					
<p>Figure 3a – For continuous paving units – level surfaces</p>					

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
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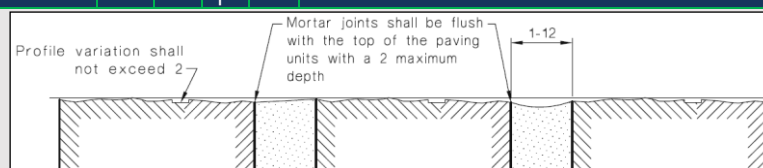


Figure 3b – For continuous paving units – irregular surfaces

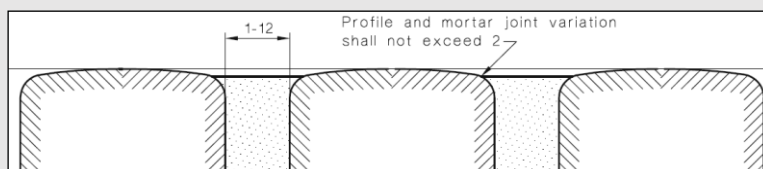


Figure 3c – For continuous paving units – domed surfaces

- (iii) Where carpets or any soft flexible materials are used on the ground or floor surface –
- The pile height or pile thickness, shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm,
 - Exposed edges of floor covering shall be fastened to the floor surface and shall have a trim along the entire length of any exposed edge,
 - At the leading edges, carpet trims and any soft flexible materials shall have a vertical face no higher than 3mm or a rounded beveled edge no higher than 5mm or above that height a gradient of 1:8 up to a total maximum height of 10mm.
- (iv) Matting recessed within an accessible path of travel –
- Where of metal and bristle type construction or similar, its surface shall be no more than 3mm if vertical or 5mm if rounded or beveled, above or below the surrounding surface; and
 - Where of a mat or carpet type material, shall have the fully compressed surface level with or above the surrounding surface with a level difference no greater than 3mm if vertical or 5mm if rounded or beveled.

Switches and Controls –

- (i) All new switches and controls, other than power points, shall be located not less than 900mm nor more than 1100mm above the finished floor and not less than 500mm from internal corners.
- (ii) Rocker action and toggle switches shall be provided in accordance with Clause 14.2 in accessible residential sole-occupancy units.

D3.2 - Access to Buildings

An accessway must be provided to a building required to be accessible:

- From the main points of pedestrian entry at the allotment boundary; and
- From another accessible building connected by a pedestrian link; and
- From any required accessible carparking space on the allotment.

X

The existing building is not provided with a compliant accessway from the allotment boundary primarily to a raised timber landing and hob in the threshold of the main stairway.

The building was approved under BCA 1990 at which time did not provide for minimum accessibility provisions for Class 2 buildings.

An accessway is not provided as would be required under BCA 2019 Amendment 1, however the building works within Unit 5 do not trigger upgrade under the Premises Standard.

The owners corporation should consider voluntary accessibility improvements at the main entry to provide improved access at the landing and door thresholds.



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
<p>An accessway must be provided through the principal pedestrian entrance, and:</p> <ul style="list-style-type: none">through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; andin a building with a floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance. <p>Doorway on an accessway having multiple leaves must have a clear opening width of not less than 850mm for a single leaf.</p>					
<p><u>D3.3 - Parts of buildings to be accessible</u></p> <p>In a building required to be accessible:</p> <ul style="list-style-type: none">every ramp & walkway (<i>except fire-isolated</i>) must comply with Clause 10 of AS1428.1-2009;every stairway (<i>except fire-isolated</i>) must comply with Clause 11 of AS1428.1-2009;All fire-isolated stairways are required to comply with Clause 11.1(f) and (g) of AS 1428.1-2009.accessways must have passing spaces complying with AS1428.1 at max 20m intervals where a direct line of sight is not available; andturning spaces complying with AS1428.1 within 2m of the end of accessways where it is not possible to continue travelling along the accessway, and at max. 20m intervals along the accessway.			X		<p>The building was approved under BCA 1990 at which time did not provide for minimum accessibility provisions for Class 2 buildings.</p> <p>Units 1 to 5 accessed by a common non-fire isolated internal stairway that has discontinuous handrail along each flight to one side of the stairways and no contrast nosings to each stair riser as would be required under current BCA 2019 Amendment 1.</p> <p>The building works within Unit 5 do not trigger upgrade under the Premises Standard.</p> <p>The owners corporation should consider voluntary accessibility improvements at the main stairway including potential for installation of continuous handrails to each side of the stair flights and contrast nosings to carpet at step edges.</p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
<ul style="list-style-type: none"> Ramp or passenger lift access need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6,7b or 8 building containing not more than 3 storeys and with a floor area for each storey of not more than 200m². the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shall be 11mm, 4mm & 15mm respectively. 					

Summary of AS1428.1-2009; Clause 10 & 11 Requirements (Ramps & Stairs)

Clause 10.2 – Walkways

Walkways shall comply with the following:

- For walkways and landings having gradients in the direction of travel shallower than 1 in 33, a camber or crossfall shall be provided for shedding of water and shall be no steeper than 1 in 40, except that bitumen surfaces shall have a camber or crossfall no steeper than 1 in 33.
- The floor or ground surface abutting the sides of the walkway shall provide a firm and level surface of a different material to that of the walkway at the same level of the walkway, follow the grade of the walkway and extend horizontally for a minimum of 600 mm unless one of the following is provided:
 - Kerb in accordance with Figure 18.
 - Kerb rail and handrail in accordance with Figure 19.
 - A wall not less than 450 mm in height.
- Landings at top and bottom and at:
 - 25m intervals or less for 1:33,
 - 15m intervals or less for 1:20,
- For walkways shallower than 1 in 33, no landings are required.

Clause 10.3 – Ramps

Ramps shall comply with the following:

- Max 1:14 gradient for ramps exceeding 1.9m,
- Gradient constant throughout with max. 3% tolerance and max 1:14 gradient,
- Landings at top and bottom and at:
 - 9m intervals or less for 1:14,
 - 15m intervals or less for 1:20,
- Change in direction to have 90° angle of approach as per Figure 13,
- Handrails on each side as per Clause 12,
- Set back min. 900mm from boundary,
- Intersections at internal corridors to be set back min. 0.4m,

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
<ul style="list-style-type: none"> Handrails to extend min. 300mm horizontally past transition point at top and bottom, except where inner handrail is continuous at intermediate landings, Kerbs and kerb rails on both sides at min. height of 65mm, not be between 75mm and 150mm high and have no gaps or slots greater than 20mm within the range of 75mm to 150mm, Kerbs and kerb rails to be located so that ramp-side face is either flush or no greater than 100mm away from handrail (Figure 19), min. 150mm high if handrails has vertical posts (Figure 19 a, b, c), and be min. 200mm between 65mm-75mm kerb to support posts (Figure 19 d). 					
<p><u>Clause 10.5 - Threshold ramps</u></p> <ul style="list-style-type: none"> Threshold ramps at doorways to have a max. rise of 35mm, max length of 280mm, max gradient of 1:8 and be located within 20mm of the door leaf. Edges of the threshold ramp shall be tapered or splayed at max 45° if not abutting a wall. 					
<p><u>Clause 10.6 - Step ramps</u></p> <ul style="list-style-type: none"> Step ramps shall have max. rise of 190mm, max. length of 1.9m, max. gradient of 1:10. Edges of the step ramp to have 45° splay where there is pedestrian traffic or otherwise be protected by suitable barrier such as a min. 450mm wall or kerb / kerb rail with open balustrade. Step ramps to have slip-resistant surfaces. 					
<p><u>Clause 10.8 - Landings</u></p> <p>Landings for walkways (up to 1:33) and ramps shall comply with one of the following:</p> <ul style="list-style-type: none"> min. 1.2m if no change in direction as per Figure 25(A), min. 1.5m where change in direction not exceeding 90° internal corner to be truncated for min. 500mm in both directions as per Figure 25(B), 180° turn, landing as per Figure 25(C). Landings for step ramps shall be min. 1.2m in length as per Figure 22(A) and (B). Where a change in direction, the length of the step ramp landing to be min. 1.5m as per Figure 22(A). At doorways, landings as per Clause 13.3 for circulation spaces at doorways shown in Figure 25(D). Landings at kerb ramps shall be min. 1.2m in length, or 1.5m X 2.0m at 'T' junctions. Where a single change in direction is required, landings to be min. 1.5m X 1.5m. 					
<p><u>Clause 11.1 - Stair construction</u></p> <p>Stairs to be constructed as follows:</p> <ul style="list-style-type: none"> Set back min. 0.9m from boundary, Where intersection is at an internal corridor, the stair to be set back as per Figure 26(A), Have opaque risers, Nosings shall not project beyond the face of the riser and the riser may be vertical of 25mm backwards splay, Nosing profiles to have a sharp intersection, be rounded up to 5mm radius or be chamfered up to 5mm x 5mm, 50mm – 75mm strip to full length of nosing, set back a max. 15mm from the front of the nosing, with a 30% min. luminance contrast. If not set back, luminance contrast to extend down the riser by max 10mm. TGSIs installed as per AS1428.4.1. 					
<p><u>Clause 11.2 - Stairway handrails</u></p>					

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
<p>Handrails to be continuous throughout the stair flight and around landings and have no obstructions 0.6m above, and as follows:</p> <ul style="list-style-type: none"> Design & construction as per Clause 12, Installed both sides, No vertical sections and shall follow angle of the stairway nosings, Extend at bottom of stairs one stair tread depth and min. 300mm horizontally, (300mm extension not required if handrail is continuous, Dimensions of heights of handrails taken vertically from the nosing or landing to the top of the handrail. <p><u>Clause 12 - Handrails</u></p> <p>Design and construction to comply with:</p> <ul style="list-style-type: none"> Handrails and balustrades shall not encroach into required circulation, Circular or elliptical cross-section, not less than 30mm or more than 50mm for more than 270°. Elliptical handrails to have greater horizontal dimensions, Exposed edges or corners have min. radius of 5mm, Top of handrail to be between 865mm and 1.0m above nosing or landing, Height to be constant throughout, If balustrade is required at a height greater than the handrail, both shall be provided, Handrails to be securely fixed and rigid with ends turned through a total of 180°, or to the ground, or returned fully to end post or wall face (Figures 26 C and D), Min. 50mm clearance to adjacent wall or other obstruction, for a height of 600mm, Handrails to have no obstructions to the passage of a hand along the rail, Inside handrail at landings to always be continuous as per Figure 28(a). 					
<u>D3.4 - Exemptions</u>			X		<p><u>Design requirements</u></p> <p>An area where access would be inappropriate because of the particular purpose for which the area is used, or would pose a health or safety risk for people with a disability; is not required to be accessible.</p> <p>Exemptions are to be reviewed on a case by case basis and when detailed design is achieved. Although, we do highlight that the following parts of the building have been offered access exemption (not exhaustive):</p> <ul style="list-style-type: none"> Electrical rooms. Plant & equipment room(s). Service rooms.
<p><u>D3.5 - Accessible carparking</u></p> <p>Accessible carparking spaces complying with AS2890.6-2009 must be provided in accordance with Table D3.5 in a Class 7a building required to be accessible and on the same</p>			X		<p>The building was approved under BCA 1990 at which time did not provide for minimum accessibility provisions for Class 2 buildings and associated Class 7a carparks.</p> <p>The carpark does not contain dedicated accessible car space on the basis the Class 2 residential sole occupancy units are not required to be accessible.</p>

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
<p>allotment as a building required to be accessible.</p> <p>The accessible car parking spaces are provided in location and size to comply with the requirements of AS2890.6-2009.</p> <p>A bollard shall be provided at the center of the shared zone and set back 800mm ±50mm from the front of the space.</p>					

Summary of AS2890.6-2009 Clause 2.3 – Pavement slope & surface

- Accessible parking space and shared zones are to have a firm plane surface with a fall not exceeding 1:40 in any direction (1:33 if the surface is a bituminous seal and the parking space is out of doors).
- These areas shall have a slip-resistant surface.

Clause 2.4 – Headroom

- The path of vehicular travel from the car park entrance to all accessible parking spaces and from those spaces to the car park exit shall have a minimum headroom of 2,200 mm.
- The headroom above each dedicated space and adjacent shared area, measured from the level of the dedicated space shall be a minimum of 2,500 mm. For an angle parking space the headroom of the front of the space and its adjacent shared area may be reduced to lie within the profile shown in Figure 2.7.

Clause 3.1 – Space identification

Each dedicated space shall be identified by means of a white symbol of access in accordance with AS 1428.1 between 800 mm and 1,000 mm high placed on a blue rectangle with no side more than 1,200 mm, placed as a pavement marking in the centre of the space between 500 mm and 600 mm from its entry point as illustrated in Figure 3.1.

Clause 3.2 – Space delineation

- Pavement markings specified in Items (a) and (b) of this Clause shall be yellow and shall have a slip resistant surface. Raised pavement markers shall not be used for space delineation.
- Pavement markings shall be provided as follows:
 - (a) Dedicated parking spaces shall be outlined with unbroken lines 80 to 100 mm wide on all sides excepting any side delineated by a kerb, barrier or wall.
 - (b) Shared areas shall be marked as follows:
 - (i) Walkways within or partly within a shared area shall be marked with unbroken longitudinal lines on both sides of the walkway excepting any side delineated by a kerb, barrier or wall.
 - (ii) Other vacant non-trafficked areas, which may be intentionally or unintentionally obstructed (e.g. by unintended parking), shall be outlined with unbroken lines 80 to 100 mm wide on all sides excepting any side delineated by a kerb, barrier or wall, and marked with diagonal stripes 150 to 200 mm wide with spaces 200 mm to 300 mm between stripes. The stripes shall be at an angle of 45 ±10 degrees to the side of the space.
 - (iii) No shared area markings shall be placed in trafficked areas.

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
<p><u>D3.6 – Signage</u></p> <p>Signage shall be installed in this project as necessary, but shall include as a minimum:</p> <ul style="list-style-type: none"> identify each door required by Clause E4.5 to be provided with an exit sign and state “Exit” and “Level” followed by the floor number, as includes braille and tactile signage; signage in accordance with AS1428.1 must be provided for accessible unisex sanitary facilities to identify left or right handed use; directional signage where a bank of sanitary facilities are not provided with an accessible sanitary facility. Signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility. <p>All signage is to be design detailed to comply with the relevant requirements of Specification D3.6. In this regard, the following Specification D3.6 summary is provided to assist the project team.</p>			X		<p>The building was approved under BCA 1990 at which time did not provide for minimum accessibility provisions for Class 2 buildings.</p> <p>The existing building is not provided with braille signage at the final exit door in accordance with BCA 2019 Amendment 1.</p> <p>The building works within Unit 5 do not trigger upgrade under the Premises Standard or BCA.</p> <p>The owners corporation should consider voluntary accessibility improvements at the main entry by providing braille exit signage in accordance with Specification D3.6.</p>

Summary of Specification D3.6: Braille and tactile signs

Part 2 – Location of braille and tactile signs

Signage must be designed and installed as follows:

- Braille and tactile components located not less than 1.2m or greater than 1.6m;
- Single line signs to have tactile characters not less than 1.25m or greater than 1.35m;
- Signs identifying room features or facilities located on wall on the latch side of the door with edge of sign 50mm to 300mm from the architrave (or on the door itself if not possible to have adjacent).
- Signs identifying a door required by E4.5 to be provided with an exit sign, must be located on the side that faces a person seeking egress, and on the wall on the latch side of the door with the leading edge of the sign located between 50mm and 300mm from the architrave (or on the door itself if not possible adjacent).

Part 3 – Braille and tactile sign specification

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
<ul style="list-style-type: none"> Tactile characters to be raised or embossed to a height between 1mm and 1.5mm; Sentence case must be used, with 15mm to 50mm high characters for capitals and 50% high for the lower case; Tactile characters, symbols and the entire sign / frame to have rounded edges; The entire sign including characters, background, negative space or fill of signs to be matt or low gloss finish; Min. letter spacing to be 2mm; Min. word spacing to be 10mm; Thickness of letter strokes between 2mm and 7mm and of Arial typeface; Tactile text to be left justified (excluding single words). <p><u>Part 4 – Luminance contrast</u></p> <ul style="list-style-type: none"> Background, negative space and fill to be min. 30% luminance contrast to the mounted surface, Tactile characters icons & symbols to be min 30% luminance contrast to the background or mount surface, Luminance contrasts must be met under the lighting conditions of its surrounds. <p><u>Part 5 – Lighting</u></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><u>Part 6 – Braille</u></p> <ul style="list-style-type: none"> Grade 1 braille (uncontracted) as per Australian Braille Authority, Raised and domed, and left justified, Located 8mm below bottom line of text, Solid arrow, if arrow provided, On signs with multiple lines, semicircular braille locator at the left margin must be horizontally aligned with the first line of braille text. 					
<u>D3.7 - Hearing augmentation</u>			X		Not applicable.
<u>D3.8 - Tactile ground surface indicators (TGSi)</u> Accessible buildings must have TGSi's complying with Sections 1 & 2 of AS/NZS1428.4.1-2009 to warn blind or vision impaired people of approaching the following areas: <ul style="list-style-type: none"> any overhead obstruction less than 2m above floor level. top and bottom of all stairways and ramps (except fire-isolated stairways). where an accessway meets a vehicular way adjacent to any 			X		The building was approved under BCA 1990 at which time did not provide for minimum accessibility provisions for Class 2 buildings. TGSi's are not currently installed to the top and bottom of landings to the internal non-fire isolated stairway. The building works within Unit 5 do not trigger upgrade under the Premises Standard or BCA.

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
pedestrian entrance to a building.					
<u>D3.9 - Wheelchair seating spaces in Class 9b assembly buildings</u>			X		Not applicable to this Class 2 building.
<u>D3.10 - Swimming pools</u>			X		Not applicable – no swimming pool installed.
<u>D3.11 – Ramps</u> On an accessway; a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and a landing for a step ramp must not overlap a landing for another step ramp or ramp. Any proposed ramps are not rise more than 3.6m nor have landing cross-overs occur. No overlapping landings at step ramps to occur.			X		Not applicable – building does not incorporate a series of connected ramps.
<u>D3.12 - Glazing on an accessway</u> Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid contrasting line. The contrasting line shall be not less than 75mm wide and shall extend across the full width the glazing panel. The lower edge of the contrasting line shall be located between 900mm and 1000mm above the plane of the finished floor level. Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against			X		Not applicable – no glazed doors or sidelights in common areas along accessways.



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
<p>the floor surface or surfaces within 2m of the glazing on the opposite side.</p> <p>Any such glazing on an accessway must be clearly marked in accordance with AS 1428.1-2009.</p>					
SECTION E					
SERVICES AND EQUIPMENT					
PART E3					
LIFT INSTALLATIONS -					
<p><u>E3.6 - Passenger lifts</u></p> <p>Every passenger lift must:</p> <ul style="list-style-type: none">▪ be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and▪ have accessible features in accordance with Table E3.6b; and▪ not rely on a constant pressure device for its operation if the lift car is fully enclosed. <p>The proposed passenger lift shall have the following features –</p> <ul style="list-style-type: none">(i) Handrail complying with the mandatory handrail provisions of AS1735.12,(ii) Minimum clear door opening complying with AS1735.12,(iii) Passenger protection system complying with AS1735.12,(iv) Lift landing doors at the upper landing,(v) Lift car and landing control buttons complying with AS1735.12,			X		Not applicable – no passenger lifts installed.



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
<p>(vi) Lighting in accordance with AS1735.12,</p> <p>(vii) Lifts serving more than 2 Levels –</p> <ul style="list-style-type: none"> ▪ Automatic audible information within the lift car to indicate the level each time the lift car stops; ▪ audible and visual indication at each lift landing to indicate the arrival of the lift car; ▪ audible information and audible indication is to be provided in a range of between 20-80dB(A) at a maximum frequency of 1500Hz; <p>(viii) 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.</p> <p>The lifts shall be detail designed to ensure compliance with the above and AS1428.1.</p> <p>A design compliance certificate should be obtained from the lift designer to confirm compliance with the relevant provisions of the BCA and Australian Standards.</p> <p>Consideration should be given to lift control buttons and the like (no less than 500mm from an internal corner).</p>					

SECTION F

HEALTH AND AMENITY

PART F2

SANITARY AND OTHER FACILITIES

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
<p><u>F2.4 - Accessible sanitary facilities</u></p> <p>In a building required to be accessible:</p> <ul style="list-style-type: none"> ▪ Accessible unisex sanitary compartments must be provided as per Table F2.4(a) on every storey containing sanitary compartments. ▪ Accessible unisex showers must be provided as per Table F2.4(b), ▪ 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, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females. ▪ An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate disposal of sanitary towels. ▪ Circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with AS1428.1. ▪ 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. <p>An accessible unisex facility must be located so that it can be entered without crossing an area reserved for one sex</p> <p>A sanitary compartment suitable for a person with an ambulant disability in accordance with Part 16 of AS1428.1 must be provided for use by males and females.</p>			X		<p>Not applicable – no accessible sanitary compartments in existing building or required under BCA 2019 Amendment 1 provisions for this Class 2 building.</p>

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
<p><u>Summary of AS1428.1-2009 requirements for Accessible & Ambulant Sanitary Facilities</u></p> <p><u>Water Taps</u> – Must have:</p> <ul style="list-style-type: none"> Taps shall have lever handles, sensor plates or other similar control, Lever handles to be min. 50mm clear from adjacent surface, Where hot water is provided, the water to be delivered through the mixing spout. <p><u>WC pan clearances</u></p> <ul style="list-style-type: none"> WC pan clearance including set-out, seat height and seat width as per Figure 38 of AS1428.1. <p><u>Seat</u> – As follows:</p> <ul style="list-style-type: none"> full round type with minimal contours, be securely fixed when in use, seat fixings that create lateral stability, load rated to 150kgs, min. luminance contrast of 30%. <p><u>Backrest</u> – As follows:</p> <ul style="list-style-type: none"> be capable of withstanding 1100 N, height to the lower edge of backrest to the top of the WC pan of 120mm to 150mm, vertical height of 150mm-200mm and a width of 350mm and 400mm, front edge of the centre of the backrest to be at an angle of 95° to 100°. <p><u>Flushing control</u></p> <ul style="list-style-type: none"> Flushing controls shall be user activated, either hand operated or automatic. Hand-operated controls to comply with Figure 40, or on the centre-line of the toilet within the vertical limit zone. Controls within this zone shall not be within the area required for grabrails. Controls shall be proud of the surface and activate the flush before being level with the surrounding surface. <p><u>Toilet paper dispenser</u></p> <ul style="list-style-type: none"> Toilet paper dispenser to be located within zone specified in Figure 41. Dispenser shall not encroach on required grabrail clearances. <p><u>Grabrails</u></p> <ul style="list-style-type: none"> Concealed, high level cisterns or flush valves require a continuous grabrail across the rear wall and the side wall closest to the pan as per Figure 42. Low-level non-concealed cistern or flush valves require the grabrail to terminate each side of the cistern as per Figure 42. <p><u>Circulation space</u> – Shall be as per Figure 43 of AS1428.1-2009, except for the following intrusions:</p> <ul style="list-style-type: none"> Toilet paper dispenser, Grabrails, Washbasins with 100mm intrusion, Hand dryers and towel dispensers, 					

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
<ul style="list-style-type: none"> ▪ Soap dispensers, ▪ Shelves, ▪ Wall cabinets with 150mm intrusion, mounted between 0.9m and 1.25m, ▪ Clothes hanging devices, ▪ Portable sanitary disposal units (Figure 43), ▪ Other wall mounted fixtures with 150mm intrusion, mounted between 0.9m and 1.25m. ▪ The overlapping of circulation space shall be in accordance with Clause 15.6. 					
<u>Baby change tables</u>					
<ul style="list-style-type: none"> ▪ Where installed, baby change tables shall not encroach into the required circulation space when in the folded position and have a max height of 820mm with clearance underneath of min. 720mm when open. 					
<u>WC doors</u>					
<ul style="list-style-type: none"> ▪ To be either hinged or sliding, ▪ Outward-opening doors shall have a mechanism to hold in the closed position without the use of a latch, ▪ Doors provided with an in-use indicator and a bolt or catch. If fitted with a snib, the snib handle is to be min. length of 45mm from the centre of the spindle. ▪ Latch mechanism are to be openable from the outside in the case of an emergency. ▪ Force required as per Clause 13.5.2(e), ▪ Door handles and hardware as per Clause 13.5. 					
<u>Washbasins for unisex accessible sanitary facilities</u>					
<ul style="list-style-type: none"> ▪ A hand-washing facility shall be provided inside the toilet cubicle 					
<u>Washbasins</u> – As follows:					
<ul style="list-style-type: none"> ▪ Shall be located inside the cubicle, ▪ Washbasin outside pan circulation, ▪ Water taps as per Clause 15.2.1, ▪ Exposed hot water supply pipes to be insulated or located so as not a hazard, ▪ Projection of washbasins from wall and taps, bowl and drain outlet as per Figures 44 (A) and (B), ▪ Water supply pipes and waste outlets not to encroach on required clear space under basin. ▪ Each washbasin fixture to have unobstructed circulation space as per Figure 46, or Figure 45 for SOU's. 					
<u>Mirrors</u>					
<ul style="list-style-type: none"> ▪ Mirror to be located above or adjacent to washbasin. ▪ Where provided, a vertical mirror with a reflective surface not less than 350mm wide to extend from a height not less than 0.6m to not more than 1.85m. ▪ In an accessible residential unit, the mirror to be centred over the washbasin. 					
<u>Shelves</u> – To be provided adjacent to washbasin, as follows:					
<ul style="list-style-type: none"> ▪ A vanity top at a height of 800mm-830mm and min. width of 1200mm and depth of 300mm-400mm without encroaching circulation space, ▪ A separate fixture, within any circulation spaces at a height of 0.9m-1.0m, and external to all circulation space 0.79m-1.0m. 					

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
<p><u>Soap dispensers, towel dispenser and similar fittings</u></p> <ul style="list-style-type: none"> Soap and towel dispensers and hand dryers shall be operable by one hand and installed so the operative component or outlet between 0.9m and 1.1m and no closer than 0.5m from an internal corner. <p><u>Clothes-hanging devices</u></p> <ul style="list-style-type: none"> A clothes-hanging device shall be installed 1.2m to 1.35m high and not less than 0.5m from an internal corner. <p><u>Sanitary disposal unit</u></p> <ul style="list-style-type: none"> Where provided, sanitary disposal units to be as per Figure 43 for portable units or 0.5m from the pan for recessed units. <p><u>Switches and general purpose outlets</u></p> <ul style="list-style-type: none"> Where provided near the washbasin, switches and GPOs to be located as per Clause 14 and as close to the shelf as possible. <p><u>Showers</u></p> <ul style="list-style-type: none"> Shower recesses and circulation space to a height not less than 0.9m as per Figure 47. Grabrails, shower hose fittings, taps, soap holder, shelf and seat are the only fixtures permitted in these spaces. <p><u>Circulation spaces in accessible sanitary facilities</u></p> <ul style="list-style-type: none"> Circulation spaces in accessible sanitary facilities shall be in accordance with Clause 15.2.8 and Figures 43-47 and 50. Circulation spaces, including door circulation space, may be overlapped. Fixtures shall not encroach circulation space except: <ul style="list-style-type: none"> Washbasin in WC circulation as per Figure 43, Washbasin in shower circulation as per Figure 50, Washbasin in door circulation as per Figure 51(A) and 51(B). Clearances beneath washbasin as per Clause 15.3. <p><u>Summary of AS1428.1-2009 requirements for Ambulant Sanitary Facilities</u></p> <p><u>General</u></p> <ul style="list-style-type: none"> Ambulant sanitary facilities shall be in accordance with Figures 53(A) and 53(B). <p><u>Grabrails</u></p> <ul style="list-style-type: none"> Grabrails shall be installed in accordance with Clause 17 and Figure 53(A). <p><u>Doors</u></p> <ul style="list-style-type: none"> Doors to sanitary compartments for people with ambulant disabilities shall have openings with a minimum clear width of 700 mm, and shall comply with Figure 53(B). Doors shall be provided with an in-use indicator and a bolt or catch. Where a snib catch is used, the snib handle shall have a minimum length of 45 mm from the centre of the spindle. In an emergency, the latch mechanism shall be openable from the outside. 					



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
<div><u>Coat hook</u></div> <div><div>▪ A coat hook shall be provided within the sanitary compartment and at a height between 1350 mm to 1500 mm from the floor.</div></div>					



5.0 CONCLUSION

This report identifies the compliance status of the proposed building works in Unit 5 with the relevant accessibility related Deemed-to-Satisfy (DtS) requirements of the Building Code of Australia (BCA) 2019 – Amendment 1 and upgrade requirements of the Premises Standard.

The outcome of the report highlights that under the Premises Standard including affected part provisions as detailed in Clause 2.1(1)(b)(ii) that the building works within Unit 5 do not apply to the subject building works as they are located with an existing Class 2 building used for short term holiday letting, and not a new Class 2 building with accommodation for short term holiday letting. Furthermore, the standard and BCA 2019 Amendment 1 does not apply to the internal parts of a Class 2 sole occupancy unit.

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