



# CREDWELL

<b>Project</b>	469-483 Balmain Road Lilyfield
<b>Report</b>	Access Report
<b>Reference</b>	C220450-Access-r1
<b>Date</b>	12 May 2023
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## Document Control

Reference/Revision	Date	Description	BCA Assessment Report
C220450-Access-r1	12 May 2023	Prepared by	<b>Mudi Liu</b> Building Surveyor
			
		Reviewed by	<b>Christopher Ward</b> Associate Building Surveyor – Unrestricted BDC2789
			

## 1 Introduction

### 1.1 Development Location

The development being the subject report is proposed to be located at 469 – 483 Balmain Road, Lilyfield. The site is legally described as Lot 2 DP1015843 and is generally rectangular in shape and is bounded by Balmain Road, Cecily Street, Fred Street and Alberto Street, Lilyfield.



Figure 1 Development Location (Source: Drawing number A-DA001 Rev 01 dated 26 Apr 2023 prepared by CHROFI)

### 1.2 Objectives

The purpose of this Report is to provide an access assessment addressing:

1. all relevant clauses of the National Construction Code 2019 Volume 1 (the “BCA”) relating to the provision of access for people with a disability;
2. Objective 4Q-1 of the Apartment Design Guidelines (ADG);
3. the Livable Housing Design Guidelines (LHDG) – Silver Level;
4. the adaptable housing requirements of The Leichhardt Development Control Plan (DCP) 2013 (the “DCP”); and
5. associated Standards called up by the BCA and DCP including AS 1428.1-2009, AS 1428.4.1-2009, AS 2890.6-2009 and AS 4299-1995.

### 1.3 Limitations

This Report does not include, nor imply, any audit, assessment, or upgrading of the proposed development regarding:

1. Sections B, C, E (except clause E3.6), F (except clause F2.4), G, H, I and J, and Parts D1 and D2 of the BCA;
2. the Apartment Design Guidelines (ADG), other than Objective 4Q-1; and
3. The capacity or design of any electrical, fire, hydraulic or mechanical services.

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

1. any development consent conditions;
2. the Liquor Licencing Act 2007;
3. the Work Health and Safety Act 2011;
4. the Swimming Pools Act 1992; and
5. requirements of Authorities including, but not limited to, WorkCover, RMS, Council, telecommunications supply authority, electricity supply authority, water supply authority, gas supply authority, and the like.

#### 1.4 Disability Discrimination Act

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

#### 1.5 Disability (Access to Premises - Buildings) Standards 2010

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

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

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

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

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

The subject proposed development incorporates construction of a new building; therefore, the entire building must comply with the Premises Standards. An assessment of the building against the relevant requirements of the BCA applicable to access for people with a disability, as outlined in this Report, is equivalent to an assessment against “Schedule 1 Access Code for Buildings” of



the Premises Standards. Therefore, confirmation of compliance with the BCA should also be taken as confirmation of compliance with the Premises Standards.

## 2 National Construction Code 2019 Assessment

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

### 2.1 Classification

Class	Use	Area
7a	Carpark associated with the residential apartment	Basement 02
5 / 6 / 7b 7a 7b	Office / Retail / Light Industrial Tenancies Carpark associated with the tenancies Waste Room, Bin Holding Room, Loading Area associated with the tenancies	Basement 01
2 5 / 6 / 7b	Residential Apartment Office / Retail / Light Industrial Tenancies	Ground Floor
2 5 / 6 / 7b	Residential Apartment Office / Retail / Light Industrial Tenancies	Level 1
2	Residential Apartment	Level 2 – Level 5

Note: the proposed office, retail and light industrial use and their associated BCA Class on Basement 01, Ground Floor and Level 1 are indicative and is subject to confirmation by the BCA consultant and PC. This assessment for the Class 5, 6, 7b Office / Retail / Light Industrial Tenancies are carried out based on cold shells.

### 2.2 Areas to be accessible

Under the BCA the following areas are required to be accessible:

Class	Use	Area to be accessible
2	Residential Apartment	<p>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>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> <ul style="list-style-type: none"> <li>○ to the entrance doorway of each sole-occupancy unit; and</li> <li>○ to and within rooms or spaces for use in common by the residents,</li> </ul> <p>located on the levels served by the lift or ramp.</p>
5/6/7b	Office / Retail / Light Industrial Tenancies	To and within all areas normally used by the occupants.

Class	Use	Area to be accessible
7a	Carpark	To and within any level containing accessible carparking spaces.
7b	Waste Room, Bin Holding Room, Loading Area	To and within all areas normally used by the occupants.

### 2.3 Lift travel distance

The lifts within Building A, B C providing access from the Class 7a carpark to the Class 2 residential levels illustrated below travels from Basement 2 (having an FFL of 26.2m) to Level 5 (having an FFL of 52.65). Therefore, the lift travels a distance greater than 12m.

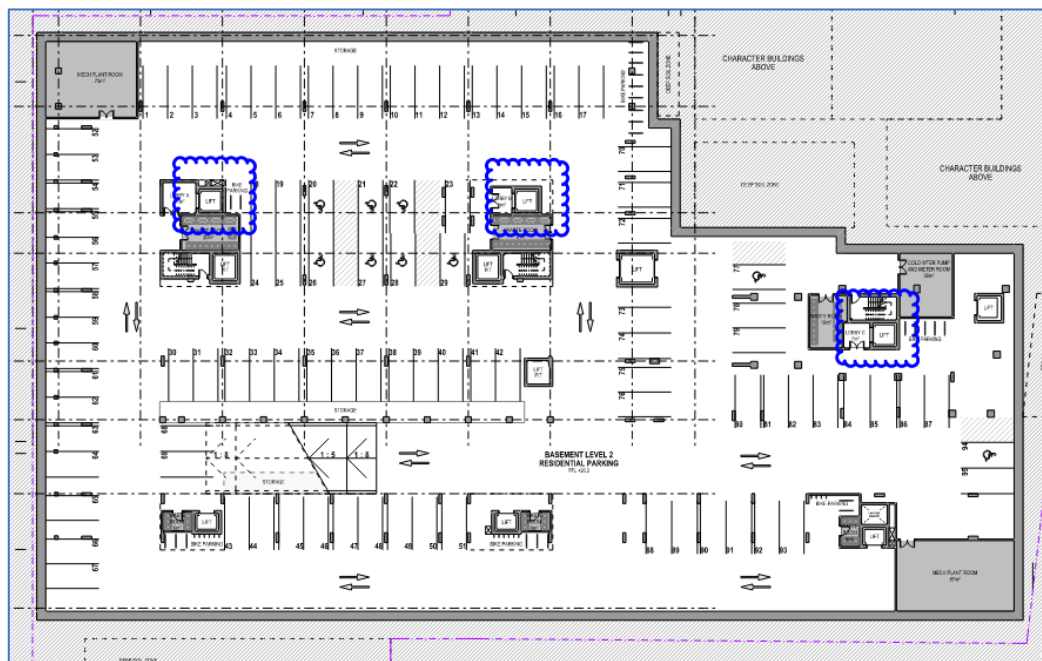


Figure 2 Basement 2

The lifts within Building D, E, F providing access from the Class 7a carpark to the Class 2 residential levels illustrated below travels from Basement 2 (having an FFL of 26.2m) to Level 2. Therefore, the lift travels a distance greater than 12m.



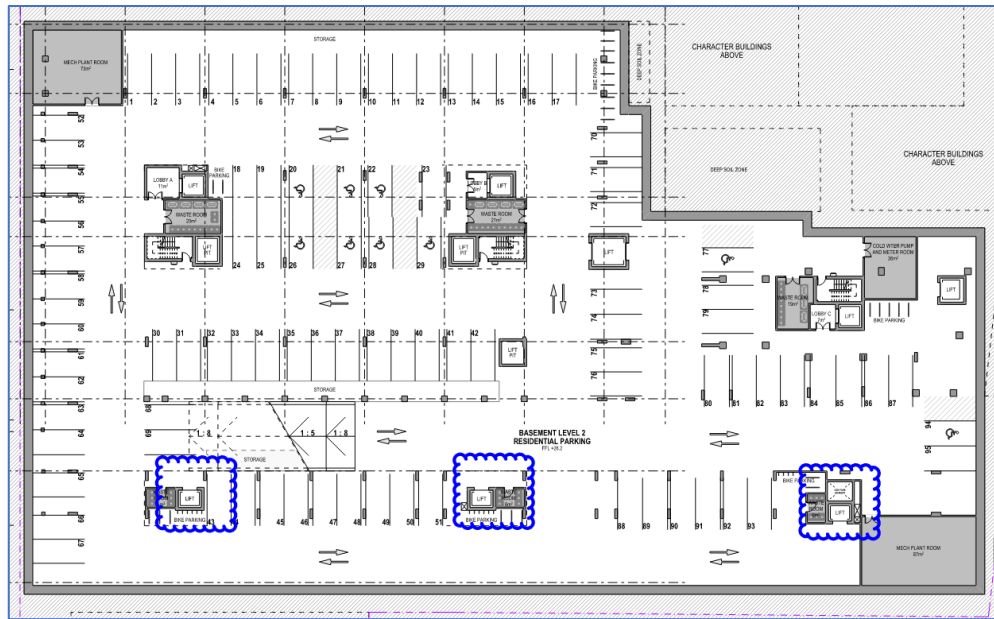


Figure 3 Basement 2

The lifts providing access from the Class 7a carpark to the Class 5 / 6 / 7b tenancies illustrated below travels from Basement 2 (having an FFL of 26.2m) to Level 1 (having an FFL of 39.2). Therefore, the lift travels a distance of 13m which is greater than 12m.

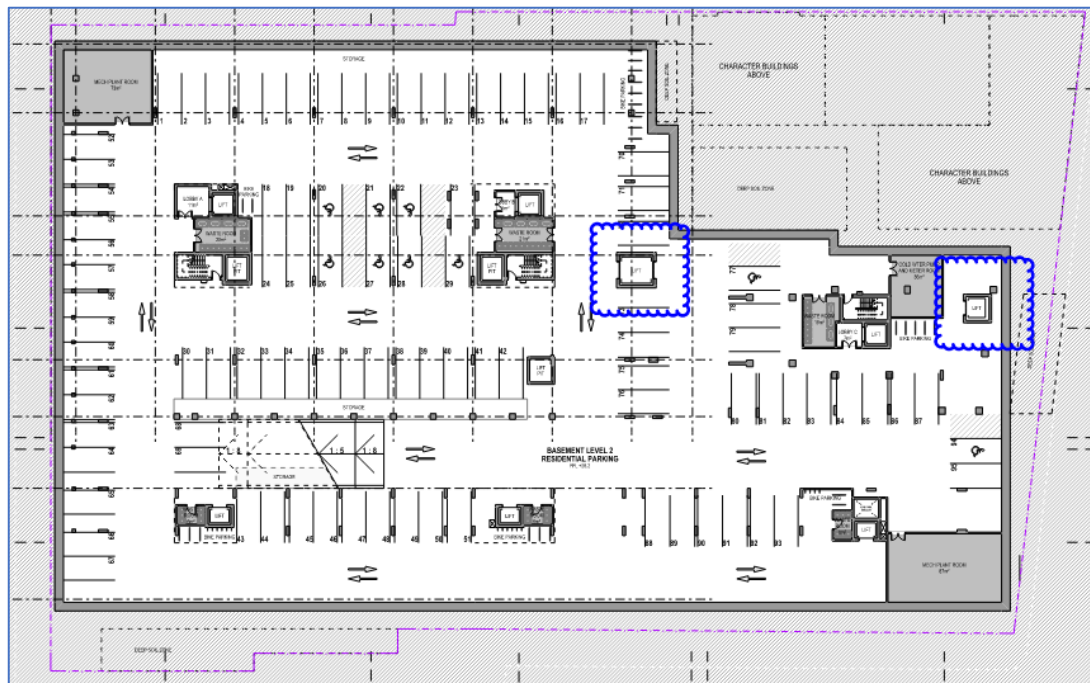


Figure 4 Basement 2

The lift illustrated below travels from Ground Floor (having an FFL of 34.8m) to Level 1 (having an FFL of 39.3). Therefore, the lift travels a distance 4.5m which is less than 12m.

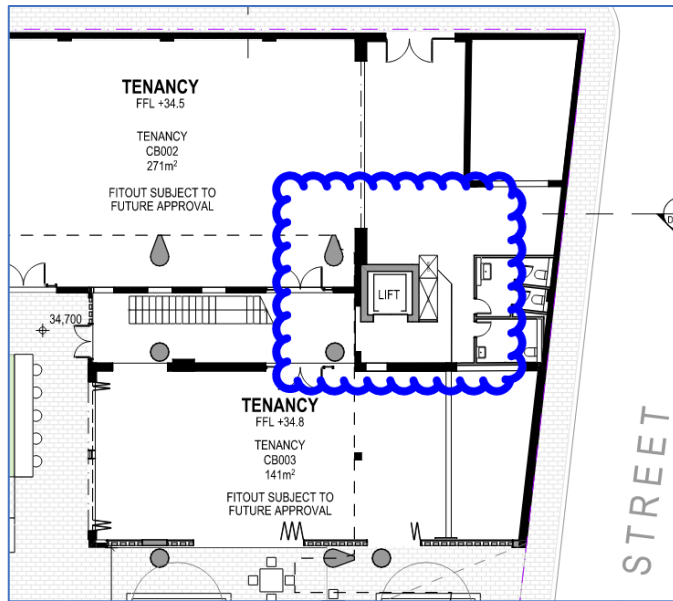


Figure 5 Level 1

The lift illustrated below travels from Basement 1 (having an FFL of 29.2m) to Ground Floor (having an FFL of 34.7). Therefore, the lift travels a distance 5.5m which is less than 12m.

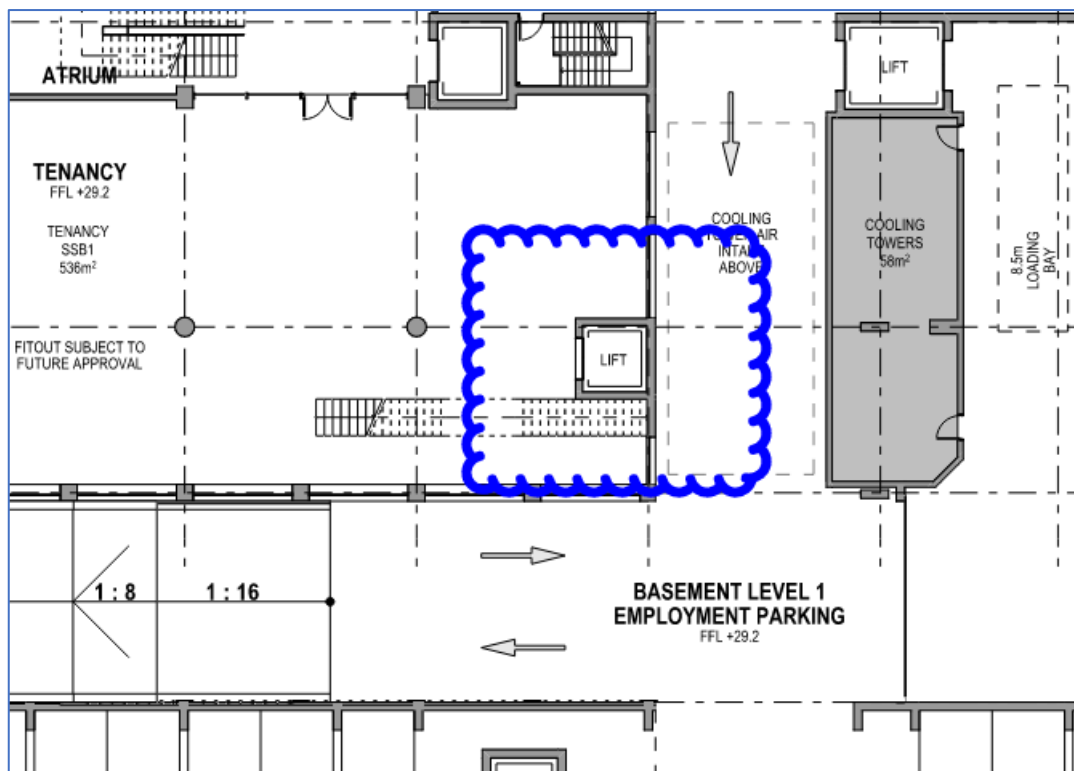


Figure 6 Basement 1

The lift illustrated below travels from Basement 1 (having an FFL of 29.2m) to Level 1 (having an FFL of 39.2). Therefore, the lift travels a distance 10m which is less than 12m.

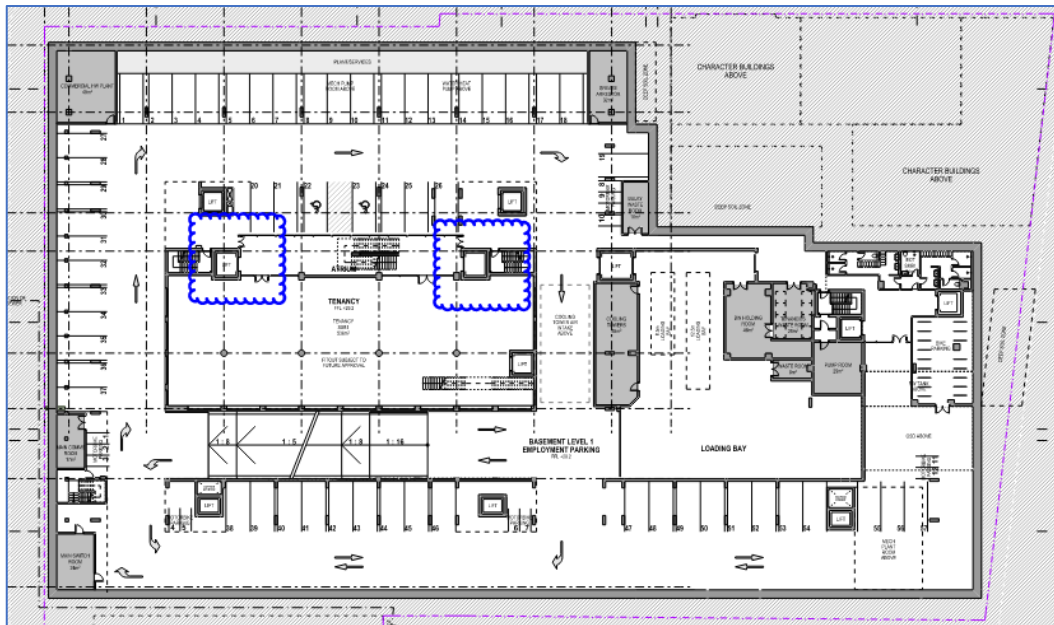


Figure 7 Basement 1

### 3 Apartment Design Guide (Objective 4Q-1) Assessment

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

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

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

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

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

This is related to the provision of access, therefore, an assessment against the requirements of this Objective are provided in this Report.

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

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

The Glossary of the ADG then identifies the Livable Housing Design Guidelines (LHDG) as being “published by Livable Housing Australia and available on its’ website”. The version of the LHDG available on the Livable Housing Australia website at the time this Report was prepared is the Fourth edition, dated 2017. The following assessment table outlines a review of the units within

the subject proposed development designated as “livable” against the Silver Level requirements outlined in the Fourth Edition of the LHDG.

For the purposes of this Report, the following units are identified as being designated as “livable”, which equates to 25% ( $23 / 89 \times 100 = 25\%$ ) of the units within the proposed subject development:

Unit	Number of bedrooms	Level
B202	1	2
B302	1	3
B402	1	4
B502	1	5
A205	2	2
A305	2	3
A306	2	3
A405	2	4
A406	2	4
A504	2	5
B203	2	2
B205	2	2
B303	2	3
B305	2	3
B306	2	3
B403	2	4
B405	2	4
B406	2	4
A501	3	5
A503	3	5
B501	3	5
B503	3	5
B504	3	5

#### 4 Leichhardt Development Control Plan 2013 Assessment - adaptable housing

The Leichhardt Development Control Plan 2013 (the “DCP”) specifies the requirements applicable to the subject proposed development regarding the provision of adaptable units. The DCP specifies the following -

Development that has 10 or more dwellings, development provides adaptable housing units that have a flexible design that complies with AS4299 Adaptable Housing in accordance with Table C1: Adaptable Housing Numbers, to the nearest whole number of dwellings:

Table C12: Adaptable Housing Numbers	
Number of dwellings	Number of adaptable housing units
10-15	1
16-24	2
25-34	3
35 or more	10% of the total number of dwellings

For the purposes of this Report, the following units are identified as being designated as “adaptable”, which equates to 10% ( $10\% \times 89 = 9$ ) of the units within the proposed subject development:

Unit	Number of bedrooms	Level
A202	1	2
A302	1	3
A402	1	4
A502	1	5
A303	2	3
A403	2	4
C502	3	5
F201	3	2
F202	3	2

In accordance with the DCP, the units designated as adaptable must comply with AS 4299-1995. The DCP does not specify the “Classification Level” that must be applied to the adaptable unit(s) (A, B, or C, as outlined in AS 4299-1995), therefore, “adaptable house class C” will be applied (being the lowest “Classification Level”).

It should be noted that AS 4299-1995 is now more than 20 years old and the AS 1428 series of Standards has been subject to significant updates since it was published. These updates have resulted in the requirements of AS 1428.2 essentially being incorporated into what is currently referred to as AS 1428.1-2009. As such, where AS 4299-1995 references AS1428.2, this is taken as a reference to AS 1428.1-2009.

#### 4.1 Reviewed Documentation

The assessment outlined in this Report is based on review of the documentation referenced in Annexure A of this Report.



## 5 Assessment Summary / Matters for Further Consideration

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

### 5.1 Handrails – BCA clause D2.17

Handrails are to comply with Clause D2.17.

The non fire isolated stairways within Residential Building D, E, F must have double handrails complying with AS 1428.1 2009. The current configuration of the non fire-isolated stairways within Building D, E, F does not permit installation of compliant double handrails and 1m clear width path of travel between the handrails.

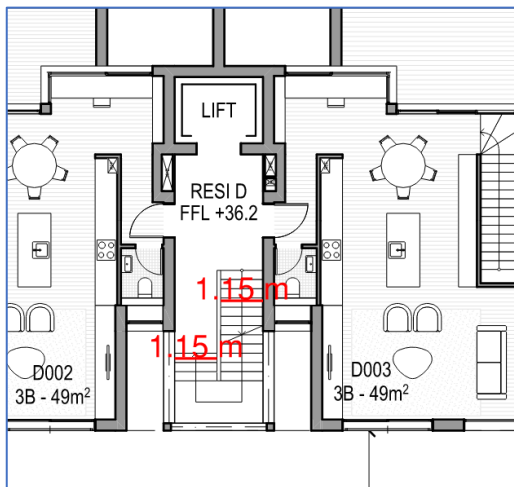


Figure 8 Non fire-isolated stair within Building D, Level 1

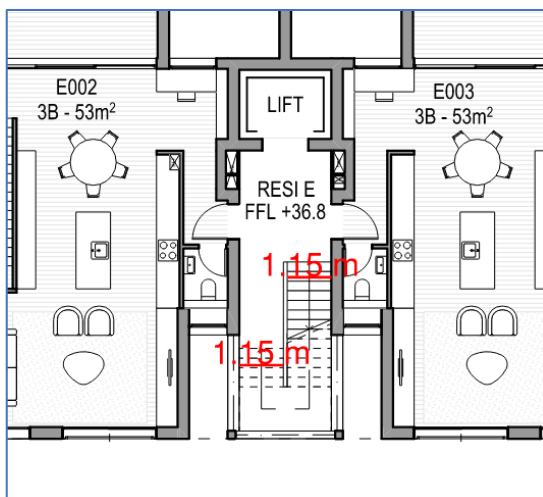


Figure 9 Non fire-isolated stair within Building D, Level 1



Figure 10 Non fire-isolated stair within Building F, Level 1

The current configuration of the stairway providing access to the communal area on the ground floor does not permit installation of compliant double handrails and 1m clear path of travel between the handrails.

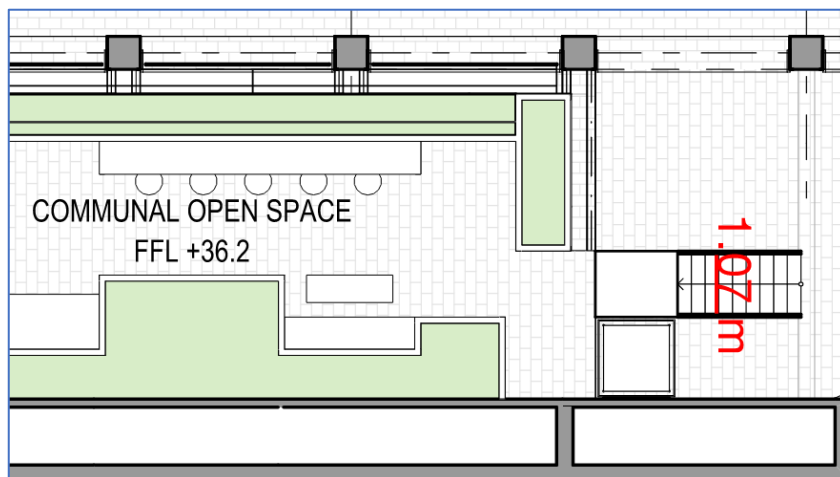


Figure 11 Ground Floor

The current configuration of the stairway providing access to Tenancy CB11 on Balmain Road does not permit installation of compliant double handrails and 1m clear path of travel between the handrails.

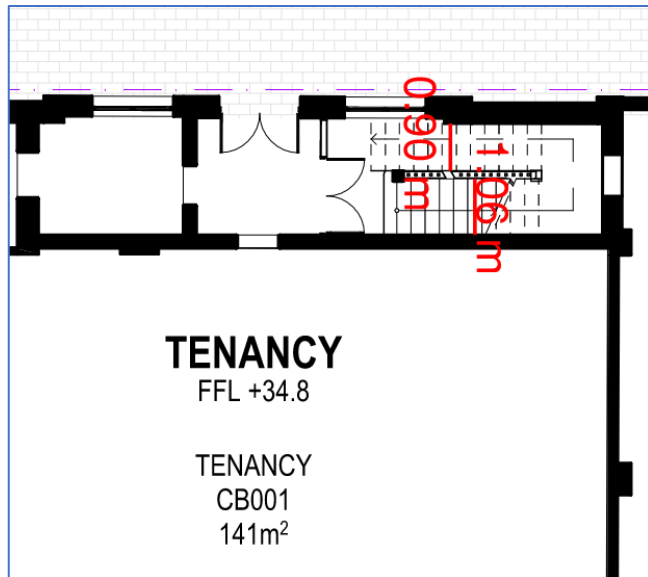


Figure 12 Ground Floor

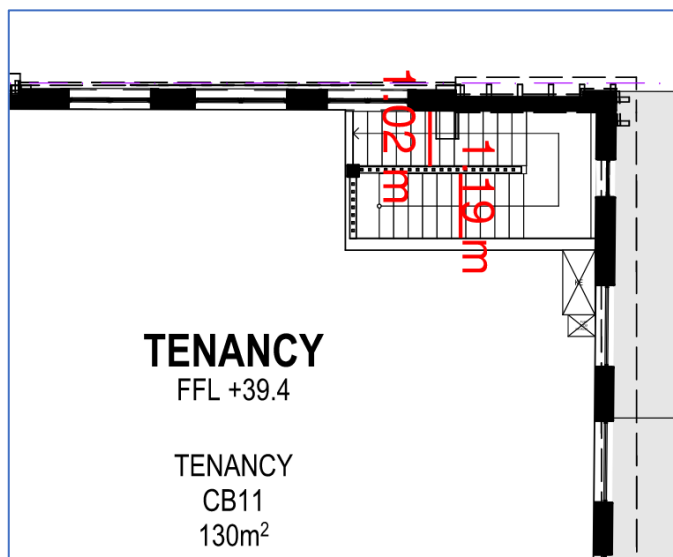


Figure 13 Level 1

Accordingly, it is recommended that at the Construction Certificate Design stage that the stairways are provided with a minimum width of 1m (clear of handrails and any other obstructions).

## 5.2 Access to buildings - BCA Clause D3.2

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

- from the main points of a 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.

The current design of the building does not provide access in accordance with these requirements.

1:14 ramps are provided from the boundary on Albert Street. The ramp needs to have double handrails on both sides complying with AS 1428.1-2009.

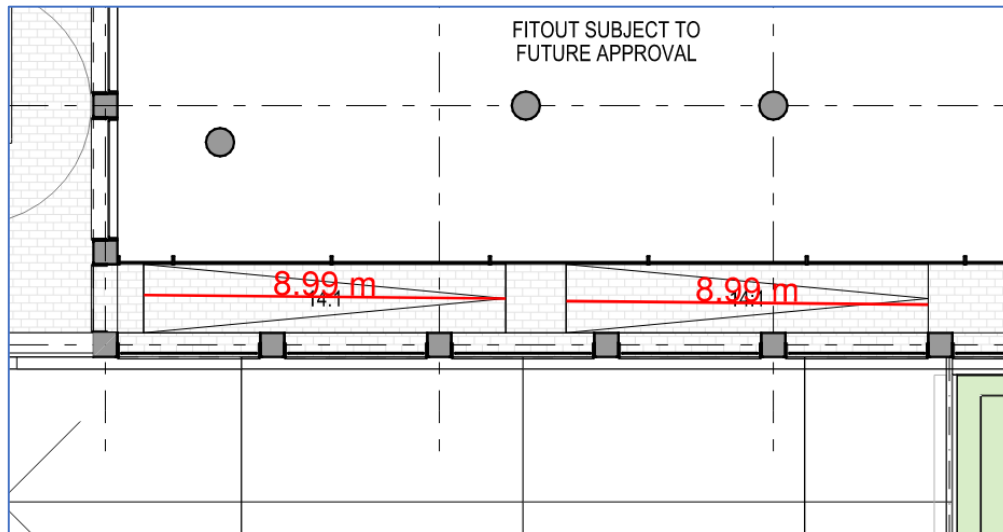


Figure 14 Proposed ramp from the boundary on Alberto Street

Accordingly, it is recommended that at the Construction Certificate Design stage that the ramps are provided with compliant handrails.

### 5.3 Parts of buildings to be accessible – BCA Clause D3.3

Parts of the building must comply with the relevant requirements of this clause.

The waste room serving the Class 2 part of the building needs to be nominated on the plan and access must be provided to the waste room serving the Class 2 part of the building.

Doorways providing access to tenancy SS103 on Level 1 podium do not have 850mm clear width:

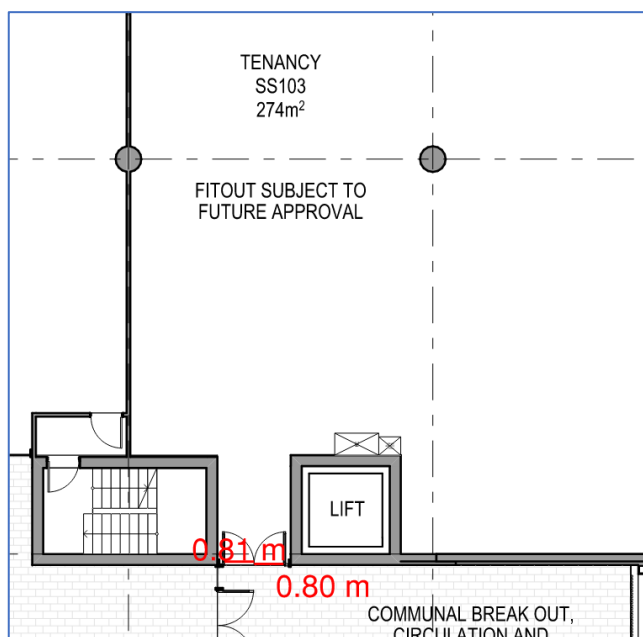


Figure 15 Level 1 Podium

Doorway within Building A and Building B providing access to the communal open space on level 2 do not have required door circulation space:

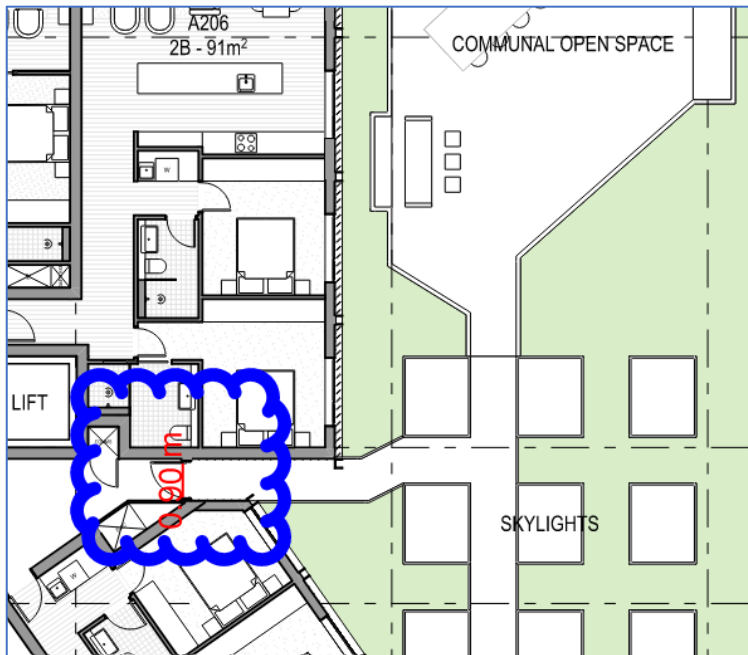


Figure 16 Level 2

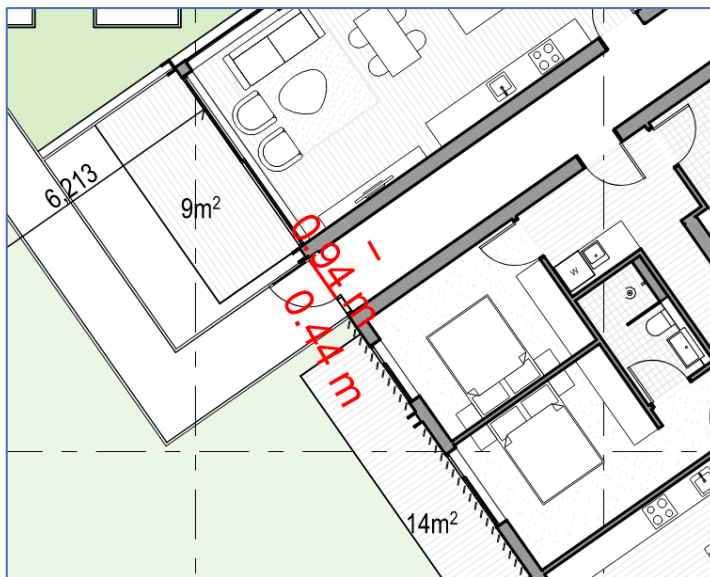


Figure 17 Level 2

Accordingly, it is recommended that at the Construction Certificate Design stage that the doorways are provided with appropriate doorway circulation space.

#### 5.4 Accessible carparking - BCA Clause D3.5

Accessible carparking needs to be provided for:

- Class 5 / 6 / 7b: Office / Retail / Light Industrial Tenancies

- Class 2 Adaptable unit

### Class 5

The BCA requires 1 accessible carparking space for every 100 carparking spaces or part thereof.

### Class 6

The BCA requires 1 accessible carparking space for every 50 carparking spaces or part thereof, for up to 1000 carparking spaces.

### Class 7b

The BCA requires 1 accessible carparking space for every 100 carparking spaces or part thereof.

### Class 2

Leichhardt DCP 2013 requires 10% of the total number of dwellings to be adaptable units, where the number of dwellings is 35 or more. Each adaptable unit requires one (1) accessible carparking space.

Accordingly, it is recommended that the accessible carparking spaces are provided in accordance with the above requirements.

## 5.5 Accessible sanitary facilities - BCA Clause F2.4

The accessible sanitary facility provided on the ground floor does not have 300mm clearance between swing of the doorway and the basin as required by AS 1428.1-2009:

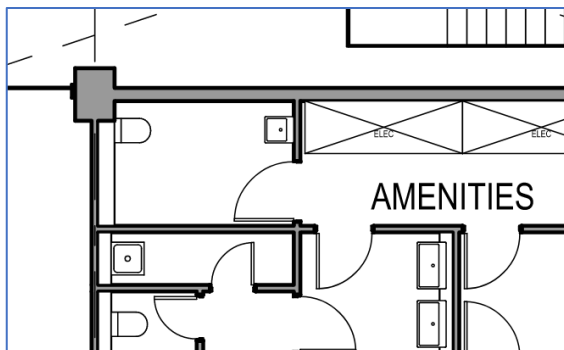


Figure 18 Accessible toilet on Ground Floor



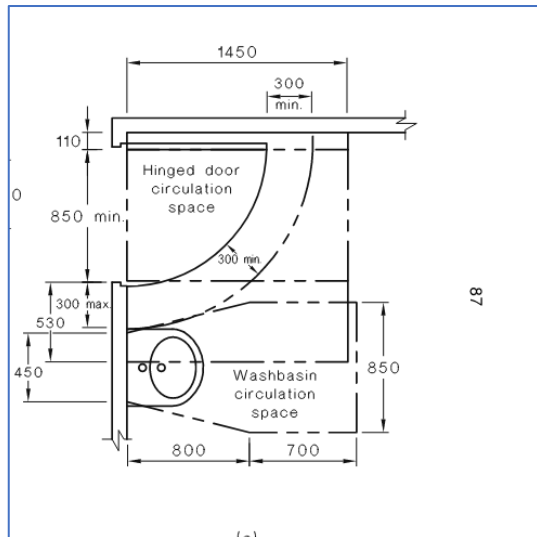


Figure 19 Allowable encroachment of a washbasin into hinged door circulation space

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.

## 5.6 Dwelling entrance - LHDG Core Design Element 2

The entrance door to the livable units must have a minimum clear opening width of 820mm. Entrance to the livable units currently does not have a clear opening width of 820mm:

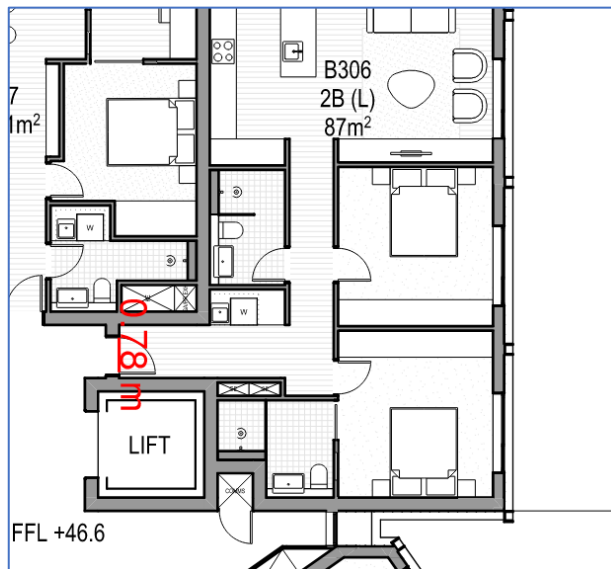


Figure 20 Example: Entrance doorway to Unit B306 does not have clear opening width of 820mm

## 5.7 Internal doors and corridors - LHDG Core Design Element 3

The internal doorways serving the living, dining, bedroom, bathroom, kitchen, laundry, and sanitary compartment must have a minimum clear opening width of 820mm. Internal doorways within livable units currently do not have a clear width of 820mm.

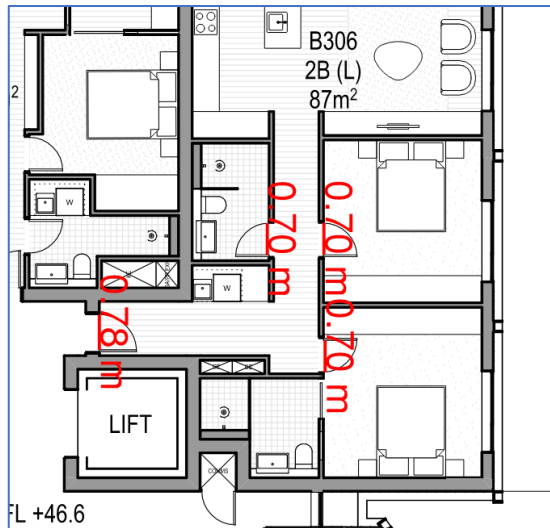


Figure 21 Example: Internal doorway within Unit B202 does not have clear opening width of 820mm

### 5.8 Toilet - LHDG Core Design Element 4

The toilet must:

- be located on the ground or entry level of the dwelling;
- have a minimum clear width of 900mm between the walls or obstructions in the room it is located;
- have a minimum 1,200mm clear circulation space forward of the toilet pan, exclusive of the swing of the door;

Currently the toilets within livable units do not have clear width of 900mm between the walls or obstructions and will need to be amended for construction stage.

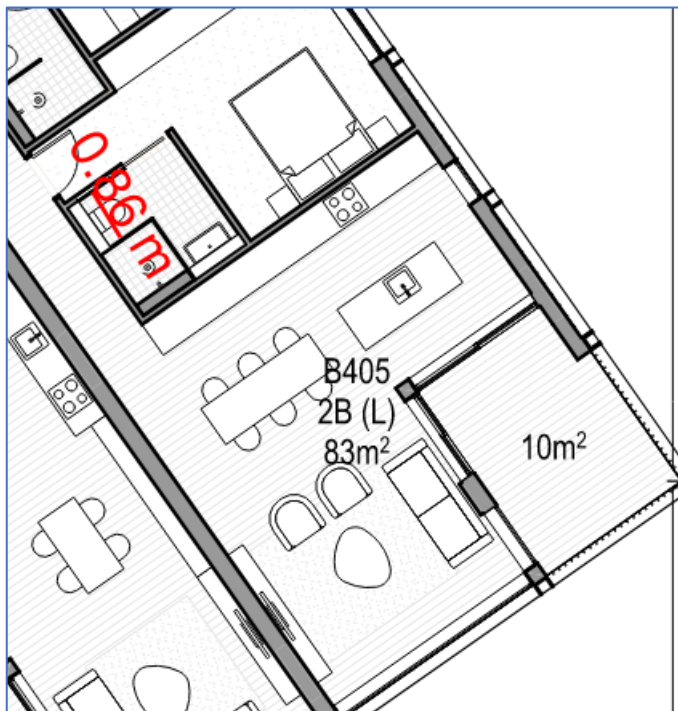


Figure 22 Example: Toilet within Unit A405 does not have 900mm between walls or obstructions

Currently the toilets within livable units do not have a minimum 1,200mm circulation forward of the pan, exclusive of the door swing and will need to be amended for construction stage.:

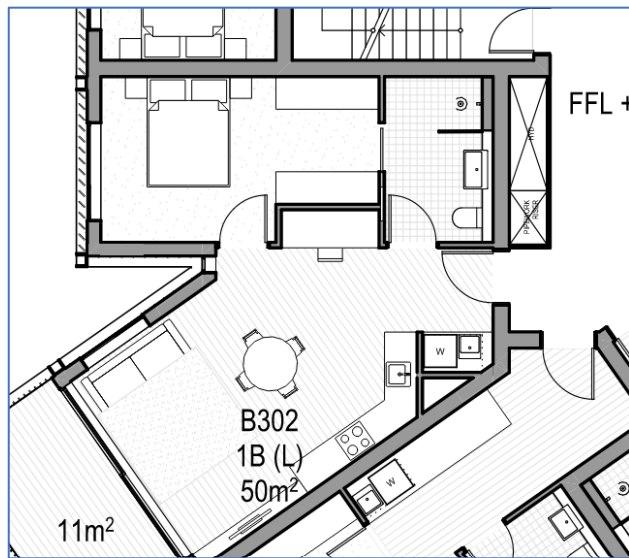


Figure 23 Example: Toilet within Unit B302 does not have 1200mm forward the pan, exclusive of the door swing

### 5.9 Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages - AS 4299-1995 Clause 2.3

Drawings showing the housing unit in pre-adaption and post-adaption stages are to be provided at construction stage.

### 5.10 Carparking space or garage min area 6.0 m x 3.8 m - AS 4299-1995 Clause 3.7.2

Accessible/Adaptable car spaces are to be provided within basement car park. Compliance with AS2890.6 is also satisfactory method of compliance. Please ensure a 2.5m internal vertical clearance is supplied from the basement entry way to each accessible space.

### 5.11 Accessible entry - AS 4299-1995 Clause 4.3.1

The entry door to an adaptable unit is to have a minimum clear opening of 850mm and comply with door circulation spaces under AS1428.1-2009.

The entry doors adaptable units do not have required door circulation.

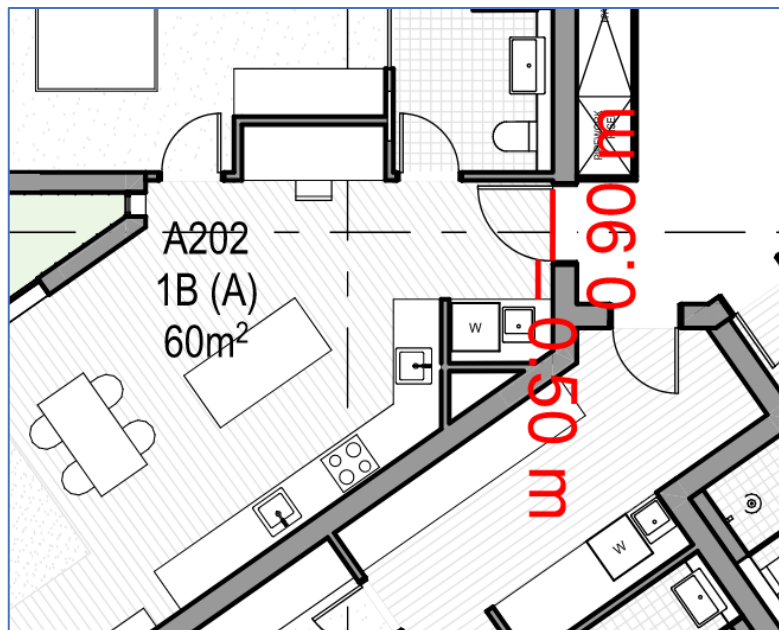


Figure 24 Example: Entrance doorway to Unit A202 does not have required door circulation

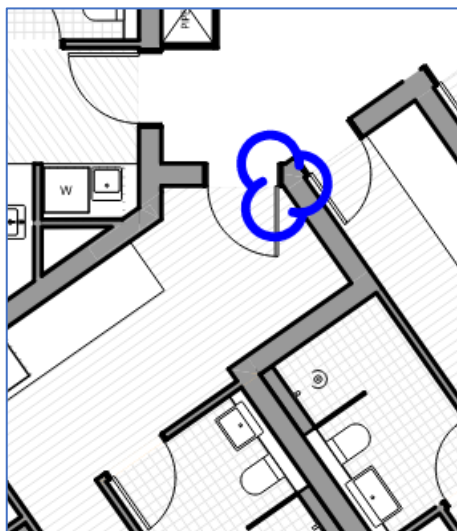


Figure 25 Example: Entrance doorway to Unit A403 does not have required door circulation

### 5.12 Internal doors to have 820 mm min clearance - AS 4299-1995 Clause 4.3.3

Internal doors are required to have a minimum clear opening of 820mm.

Currently the internal doorways within the adaptable units do not have clear width of 820mm.

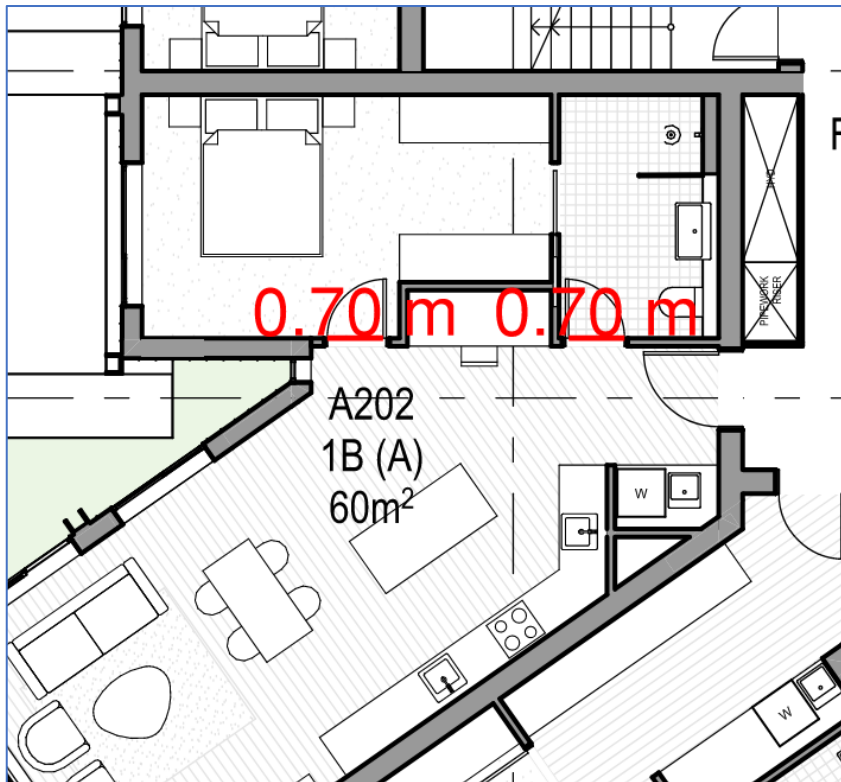


Figure 26 Example: Internal doorways within Unit A202 does not have clear width of 820mm

### 5.13 Provision for bathroom area to comply with AS 1428.1- AS 4299-1995 Clause 4.4.1

The bathroom area is to comply with clause 15 of AS1428.1-2009. To be indicated on a pre-adaption plan and shown as an accessible bathroom on a post adaption plan.

Currently the adaptable units do not have required circulation for an accessible toilet:

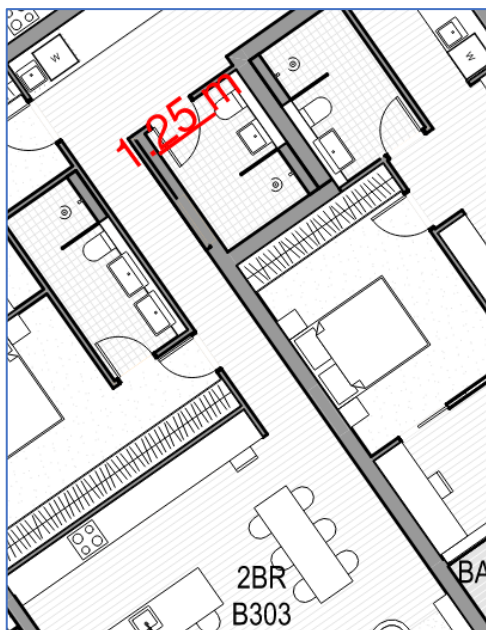


Figure 27 Example: Toilet within Unit A303 does not have required circulation space



### 5.14 Location of WC pan at correct distance from fixed walls - AS 4299-1995 Clause 4.4.3

Pan to be located correct distances from the walls in accordance with AS1428.1-2009 at pre adaption stage.

The pan within the adaptable units currently do not have correct distance from the wall.



Figure 28 Example: Toilet within Unit A303 does not have circulation space for the pan

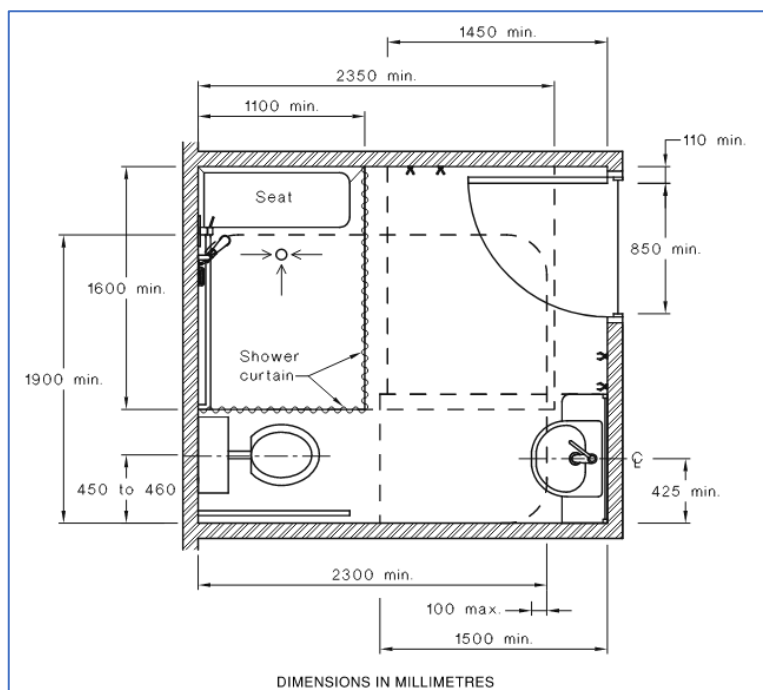


Figure 29 Example: Sanitary compartment showing overlap of washbasin fixture into shower circulation space



### 5.15 Provision for adequate circulation space in front of or beside appliances (min. 1550 mm depth)- AS 4299-1995 Clause 4.8

A minimum 1,550mm circulation space must be provided in front of the laundry appliances.

Currently 1,550mm circulation is not provided in front of the laundry appliances within adaptable units:

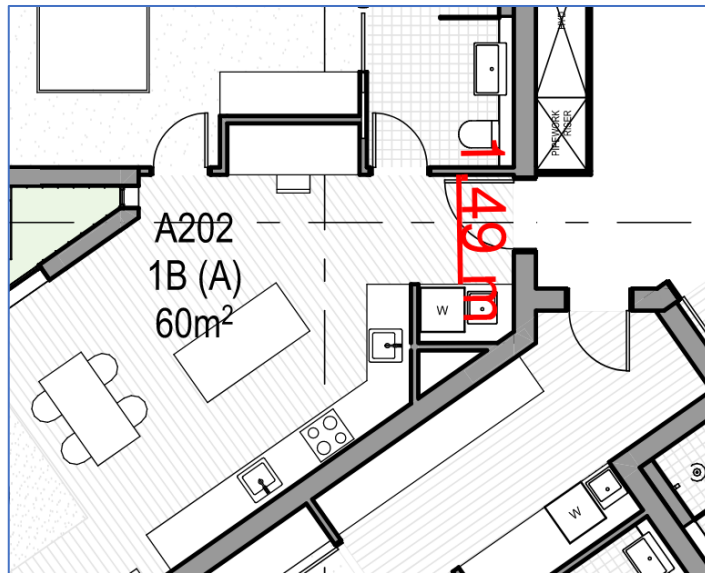


Figure 30 Example: Unit A202 does not have 1,550mm circulation in front of the laundry appliance

## 6 Statement of Compliance

This office has completed a access review of the subject proposed development, as indicated on the drawings referenced in Annexure A of this Report, against the relevant requirements of the documents referenced in Section 1.2 of this Report for the Development Applicant stage. The details of this review are specified in the Assessment Tables provided in the discussion of the proposed development against the relevant document. Subject to this review, this office advises that the design of the proposed development complies, or is capable of complying, with the relevant requirements of the BCA, LHDG, and AS 4299-1995 subject to the above Part 5 items being resolved.

7

## 7 Assessment

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

The following abbreviations have been used in the table below:

**PS Performance Solution**

The design does not comply with the clause, however, a Performance Solution is proposed to justify the design in its current format.

**CRA Compliance Readily Achievable**

It is considered that, whilst there is insufficient information currently provided to determine strict compliance with the relevant DTS clause, the proposed design can comply in its current format.

**Complies** The proposed design complies with the relevant DTS clause

**DNC Does Not Comply**

The proposed design does not comply with the relevant DTS clause and requires amendment.

**FI Further Information**

Further information is required to determine whether the proposed design satisfies the requirements of the relevant DTS clause.

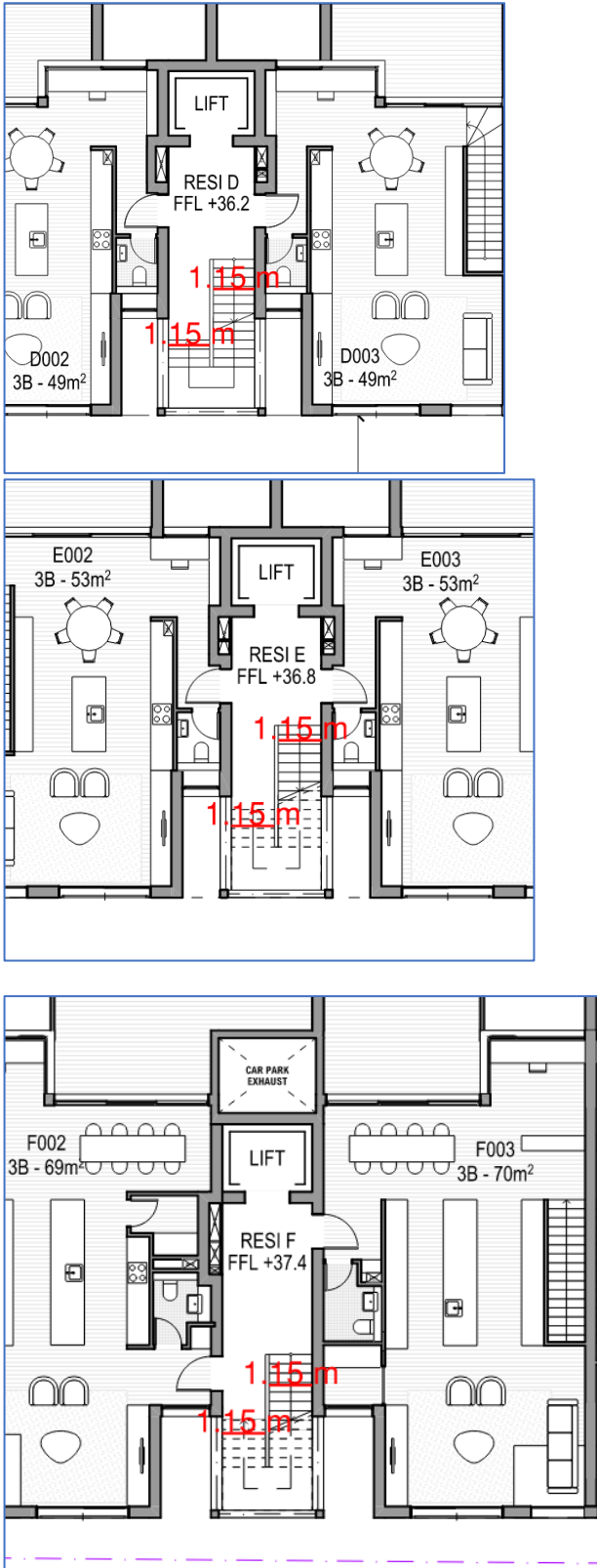
**N/A Not Applicable**

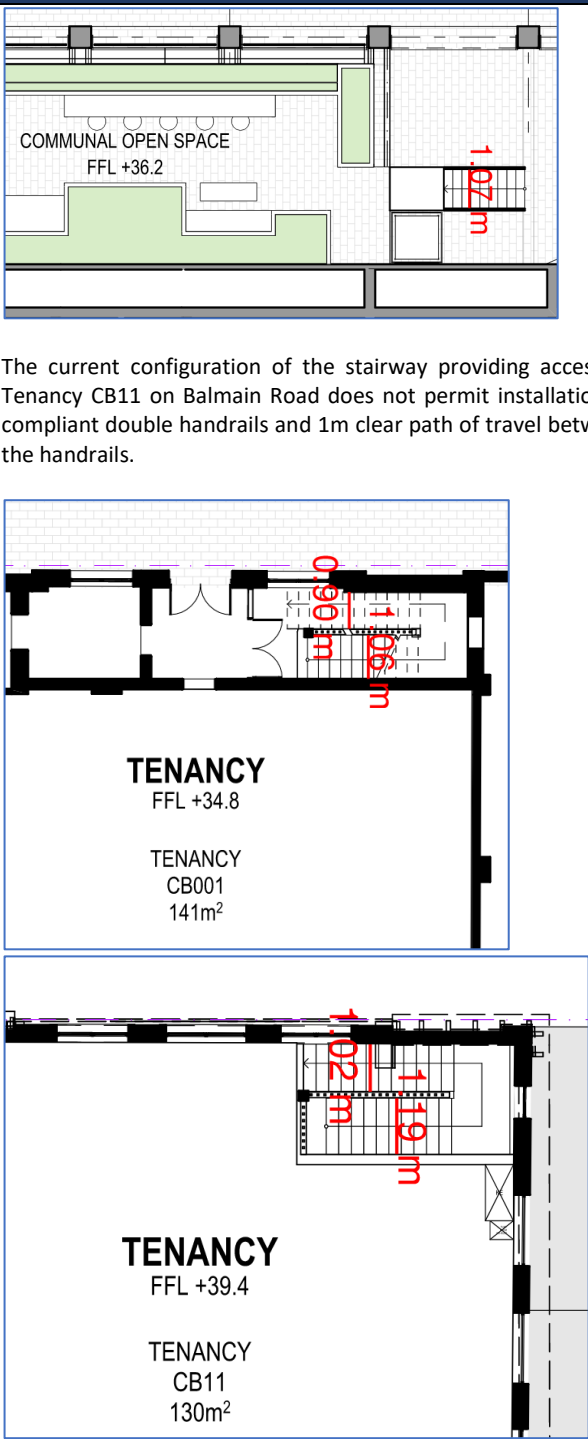
The relevant DTS clause is considered not applicable to the subject proposed development but requires further explanation to confirm reason(s).

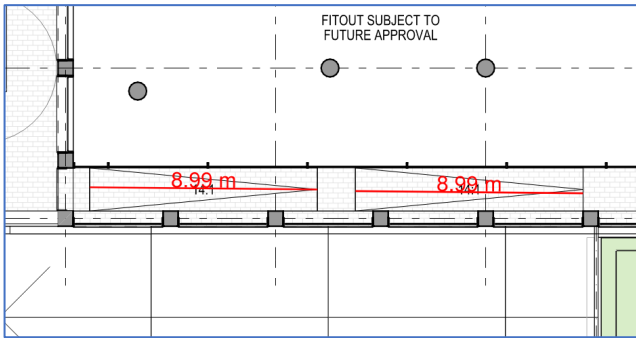
**Noted** The relevant DTS clause specifies information only, no assessment is required.

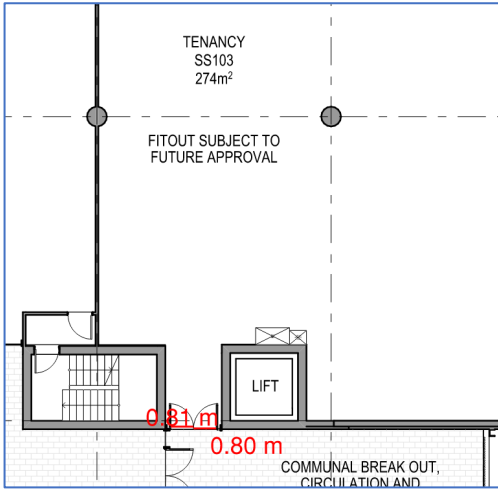
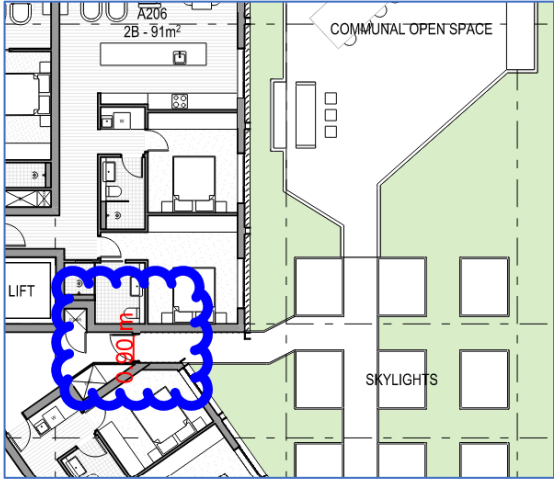
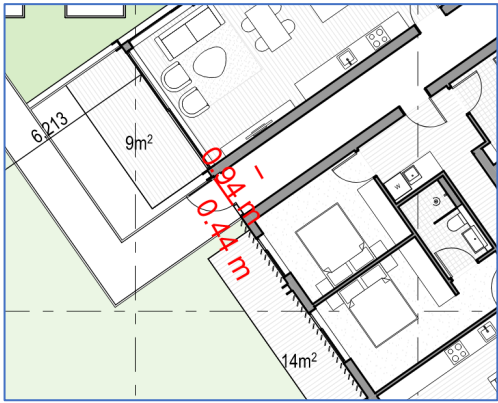
### BCA Assessment

Clause		Comments	Assessment
<b>Part D2 – Construction of exits</b>			
D2.0	Deemed-to-Satisfy Provisions	Information only.	Noted
D2.1	Application of Part	Information only.	Noted
D2.10	Pedestrian ramps	The floor surface of the ramps must comply with the slip-resistance requirements of this clause.	CRA
D2.14	Landings	Landing geometry and slip-resistance must comply with this clause.	CRA
D2.17	Handrails	Handrails are to comply with Clause D2.17.  The non fire isolated stairways within Residential Building D, E, F must have double handrails complying with AS 1428.1 2009. The current configuration of the non fire-isolated stairways within Building D, E, F does not permit installation of compliant double handrails and 1m clear width path of travel between the handrails.	<b>DNC</b> Refer to Section 2 of this Report

Clause	Comments	Assessment
	 <p>The current configuration of the stairway providing access to the communal area on the ground floor does not permit installation of compliant double handrails and 1m clear path of travel between the handrails.</p>	

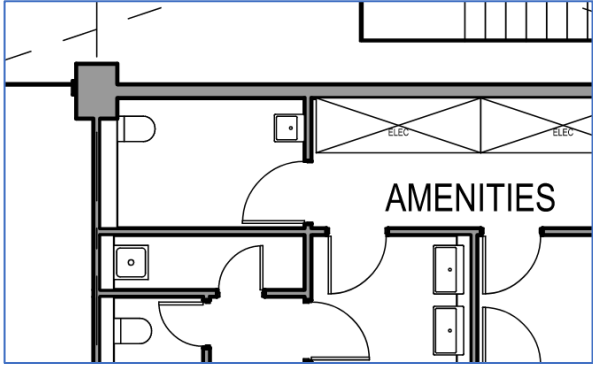
Clause	Comments	Assessment
	 <p>The current configuration of the stairway providing access to Tenancy CB11 on Balmain Road does not permit installation of compliant double handrails and 1m clear path of travel between the handrails.</p>	
<b>Part D3 – Access for people with a disability</b>		
D3.0	Deemed-to-Satisfy Provisions	Information only.
D3.1	<p>General building access requirements</p> <p>Access is required to be provided to each Class located within the building in accordance with the following:</p> <p><u>Class 2 Residential Apartment</u></p> <p>From a pedestrian entrance required to be accessible to at least one (1) floor containing sole-occupancy units, and to the entrance doorway of each sole-occupancy unit located on that level.</p>	<p>Noted</p> <p><b>DNC / FI</b> Refer to Section 2 of this Report</p>

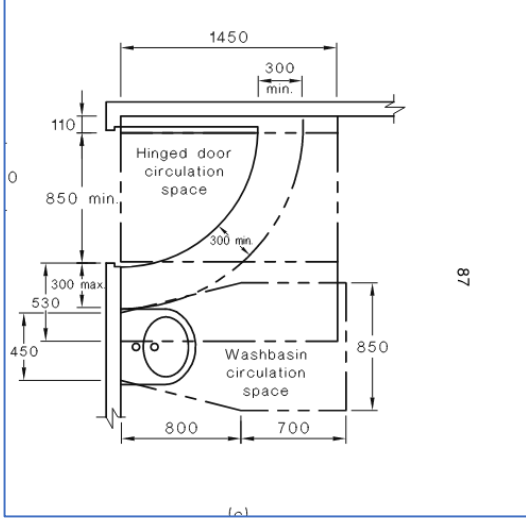
Clause	Comments	Assessment
	<p>To and within not less than one (1) of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool (discussed later), common laundry, games room, individual shop, eating area, or the like.</p> <p>Where a ramp complying with AS 1428.1-2009 or a passenger lift is installed -</p> <ul style="list-style-type: none"> <li>(a) to the entrance doorway of each sole-occupancy unit; and</li> <li>(b) to and within rooms or spaces for use in common by the residents,</li> </ul> <p>located on the levels served by the lift or ramp.</p> <p>The current design of the building does not provide access in accordance with these requirements.</p> <p><u>Class 5 / 6 / 7b: Office / Retail / Light Industrial Tenancies</u> To and within all areas normally used by the occupants. The current design of the building does not provide access in accordance with these requirements.</p> <p><u>Class 7a Carpark</u> To and within any level containing accessible carparking spaces.</p> <p><u>Class 7b Waste Room, Bin Holding Room, Loading Area associated with the tenancies.</u> To and within all areas normally used by the occupants.</p>	
<p>D3.2</p> <p>Access to buildings</p>	<p>An accessway must be provided to a building required to be accessible -</p> <ul style="list-style-type: none"> <li>• from the main points of a pedestrian entry at the allotment boundary; and</li> <li>• from another accessible building connected by a pedestrian link; and</li> <li>• from any required accessible carparking space on the allotment.</li> </ul> <p>The current design of the building does not provide access in accordance with these requirements.</p> <p>1:14 ramps are provided from the boundary on Albert Street. The ramp needs to have double handrails on both sides complying with AS 1428.1-2009.</p> 	<p><b>DNC / FI</b> Refer to Section 2 of this Report</p>
<p>D3.3</p> <p>Parts of buildings to be accessible</p>	<p>Parts of the building must comply with the relevant requirements of this clause.</p> <p>The waste room serving the Class 2 part of the building needs to be nominated on the plan and access must be provided to the waste room serving the Class 2 part of the building.</p> <p>Doorways providing access to tenancy SS103 on Level 1 podium do not have 850mm clear width:</p>	<p><b>FI</b> Refer to Section 2 of this Report</p>

Clause	Comments	Assessment
	 <p>Doorway within Building A and Building B providing access to the communal open space on level 2 do not have required door circulation space:</p>  	
D3.4 Exemptions	<p>The following areas are not required to be accessible:</p> <p>(a) An area where access would be inappropriate because of the particular purpose for which the area is used.</p> <p>(b) An area that would pose a health or safety risk for people with a disability.</p>	Noted

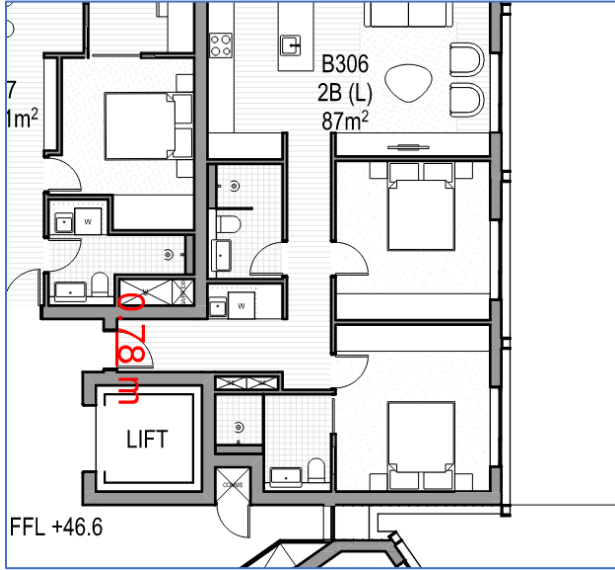


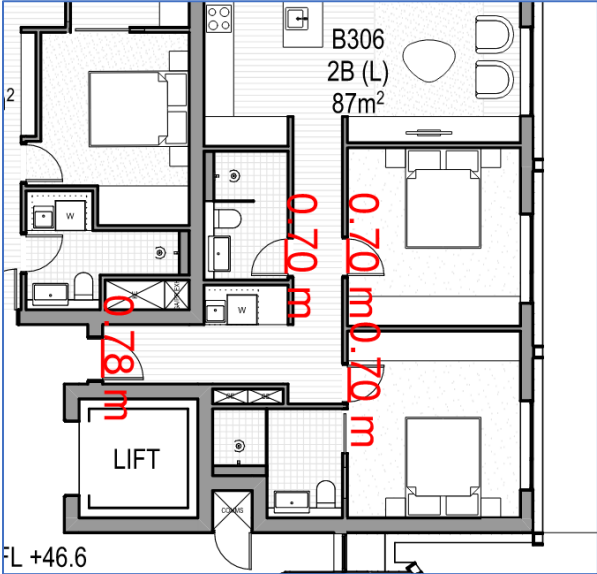
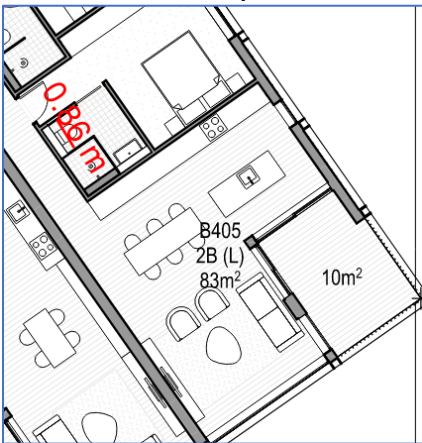
Clause		Comments	Assessment
		(c)Any path of travel providing access only to an area exempted by (a) or (b).	
D3.5	Accessible carparking	<p>Accessible carparking needs to be provided for:</p> <ul style="list-style-type: none"> <li>Class 5 / 6 / 7b: Office / Retail / Light Industrial Tenancies</li> <li>Class 2 Adaptable unit</li> </ul> <p><b>Class 5</b> The BCA requires 1 accessible carparking space for every 100 carparking spaces or part thereof.</p> <p><b>Class 6</b> The BCA requires 1 accessible carparking space for every 50 carparking spaces or part thereof, for up to 1000 carparking spaces.</p> <p><b>Class 7b</b> The BCA requires 1 accessible carparking space for every 100 carparking spaces or part thereof.</p> <p><b>Class 2</b> Leichhardt DCP 2013 requires 10% of the total number of dwellings to be adaptable units, where the number of dwellings is 35 or more. Each adaptable unit requires one (1) accessible carparking space.</p>	FI Refer to Section 2 of this Report
D3.6	Signage	<p>Braille and tactile signage must be provided in accordance with this clause and Specification D3.6.</p> <p>Where illuminate exit signage is provided to an exit door, a braille and tactile sign complying with this clause must be provided stating "Exit" and "Level XX" (XX being the relevant floor level number, descriptor, or a combination of both).</p>	CRA
D3.7	Hearing augmentation	-	N/A
D3.8	Tactile indicators	Tactile Ground Surface Indicators (TGSIs) must be provided to warn people that they are approaching a stairway, ramp and/or overhead obstruction in accordance with the requirements of this clause and AS 1428.4.1-2009.	CRA
D3.9	Wheelchair seating spaces in Class 9b assembly buildings	-	N/A
D3.10	Swimming pools	-	N/A
D3.11	Ramps	On an accessway, a series of connected ramps must not have a combined vertical rise of 3.6m or more. Also, a landing for a step ramp may not overlap a landing for another step ramp or ramp.	CRA
D3.12	Glazing on an accessway	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS1428.1-2009.	CRA
<b>Specification D3.6 – Braille and Tactile Signs</b>			
1	Scope	This Specification sets out the requirements for the design and installation of braille and tactile signage as required by clause D3.6.	Noted
2	Location of braille and tactile signs	Braille and tactile signage must be located in accordance with this clause.	CRA

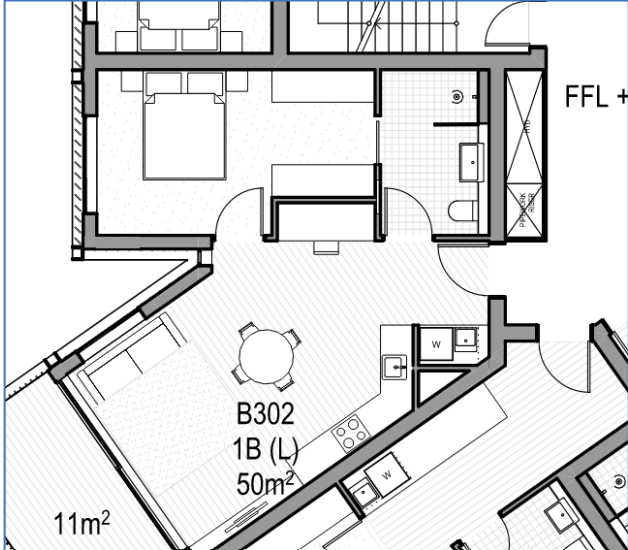
Clause		Comments	Assessment
3	Braille and tactile sign specification	Braille and tactile signage must have characters in accordance with this clause.	CRA
4	Luminance contrast	The luminance contrast of the signage must comply with this clause.	CRA
5	Lighting	Braille and tactile signage must be illuminated to ensure the luminance contrast requirements are met at all times during which the sign is required to be read.	CRA
6	Braille	The braille characters must comply with this clause.	CRA
<b>Specification D3.10 – Accessible Water Entry/Exit for Swimming Pools</b>			
1	Scope	This Specification sets out the requirements for types of accessible water entry/exit for swimming pools.	Noted
2	Fixed or movable ramp	-	N/A
3	Zero depth entry	-	N/A
4	Platform swimming pool lift	-	N/A
5	Sling-style swimming pool lift	-	N/A
6	Aquatic wheelchair	-	N/A
<b>SECTION E – SERVICES AND EQUIPMENT</b>			
<b>Part E3 – Lift Installations</b>			
E3.0	Deemed-to-Satisfy Provisions	Information only.	Noted
E3.6	Passenger lifts	<p>The lift serving Building A, B, C, D, E, F travel more than 12m, therefore, must have floor dimensions of no less than 1,400mm (wide) x 1,600mm (deep). The lift has been measured to scale as having dimensions of 1,900mm (wide) x 2,000mm (deep).</p> <p>The lift must be provided with features in accordance with Table E3.6b that comply with AS1735.12-1999.</p>	<p>Complies</p> <p>CRA</p>
<b>SECTION F – HEALTH AND AMENITY</b>			
<b>Part F2 – Sanitary and Other Facilities</b>			
F2.0	Deemed-to-Satisfy Provisions	Information only.	Noted
F2.4	Accessible sanitary facilities	<p>The accessible sanitary facility provided on the ground floor does not have 300mm clearance between swing of the doorway and the basin as required by AS 1428.1-2009:</p> 	<p>DNC Refer to Section 2 of this Report</p>

Clause	Comments	Assessment
	 <p>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.</p>	
F2.9 Accessible adult change facilities	-	N/A
<b>Specification F2.9 – Accessible adult change facilities</b>		
1 Scope	This Specification contains the requirements for accessible adult change facilities.	Noted
2 General requirements	-	N/A
3 Hoist	-	N/A
4 Toilet pan, seat, backrest and grabrails	-	N/A
5 Washbasin and tap	-	N/A
6 Fixtures and fittings	-	N/A
7 Change table	-	N/A
8 Changing rails	-	N/A
9 Door and door controls	-	N/A
10 Signage	-	N/A
11 Operating instructions	-	N/A

### Livable Housing Design Guidelines Assessment Table

Part	Comments	Assessment
<b>LIVEABLE HOUSING</b>		
<b>Silver Level</b>		
1 Dwelling Access	Access to the livable units is via a pathway complying with BCA Part D3 and AS 1428.1-2009. It should be noted that the LHDG specifies that its requirements "should only be applied to the parts of the building classes not covered by the Disability Standards and BCA (BCA Vol 1 and 2)" – see "Note" on p.15.	N/A
2 Dwelling entrance	<p>The entrance door to the livable units must have a minimum clear opening width of 820mm. Entrance to the livable units currently does not have a clear opening width of 820mm:</p> <p><b>Unit B306 as an Example</b></p>  <p>The entrance to the livable units must have a level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled). Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided in accordance with Figure 1(b).</p> <p>The entrance to the livable units must be sheltered from the weather.</p> <p>The entrance is connected to the accessible path as required by the BCA and AS 1428.1-2009. It should be noted that the LHDG specifies that its requirements "should only be applied to the parts of the building classes not covered by the Disability Standards and BCA (BCA Vol 1 and 2)" – see "Note" on p.15.</p>	<p><b>DNC</b> Refer to Section 2 of this Report</p> <p>CRA</p> <p>Complies</p> <p>N/A</p>
3 Internal doors and corridors	The internal doorways serving the living, dining, bedroom, bathroom, kitchen, laundry, and sanitary compartment must have a minimum clear opening width of 820mm. Internal doorways within livable units currently do not have a clear width of 820mm.	<b>DNC</b> Refer to Section 2 of this Report

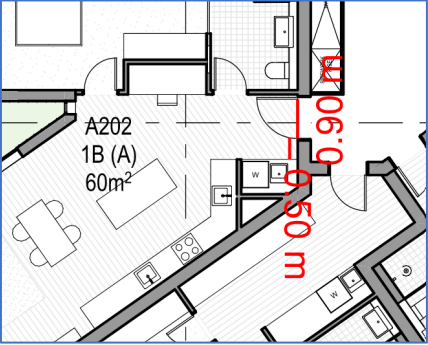
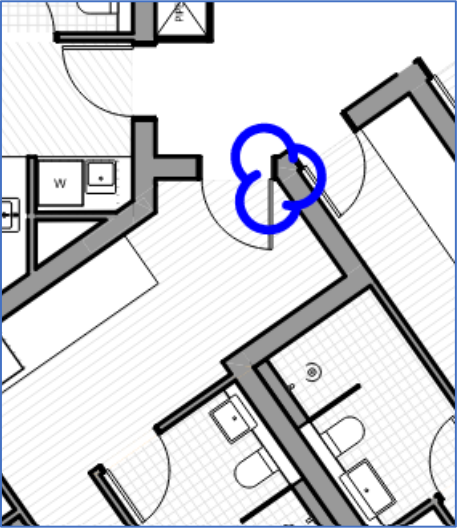
Part	Comments	Assessment
<b>LIVEABLE HOUSING</b>		
	<p><b>Unit B306 as an Example</b></p>  <p>The internal corridors/passageways to the doorways referenced above must have a minimum clear width of 1,000mm.</p>	CRA
4 Toilet	<p>The toilet must:</p> <ul style="list-style-type: none"> <li>(i) be located on the ground or entry level of the dwelling;</li> <li>(ii) have a minimum clear width of 900mm between the walls or obstructions in the room it is located;</li> </ul> <p>Currently the toilets within livable units do not have clear width of 900mm between the walls or obstructions.</p> <p><b>Unit A405 as an example:</b></p>  <ul style="list-style-type: none"> <li>(iii) have a minimum 1,200mm clear circulation space forward of the toilet pan, exclusive of the swing of the door; and</li> </ul>	<p>Complies</p> <p><b>DNC</b> Refer to Section 2 of this Report</p>

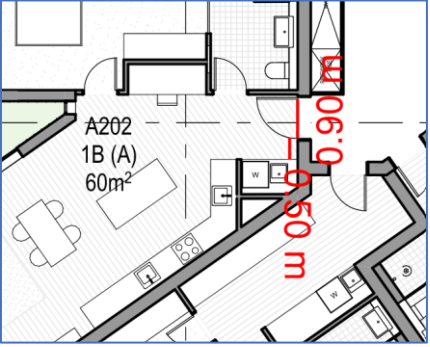
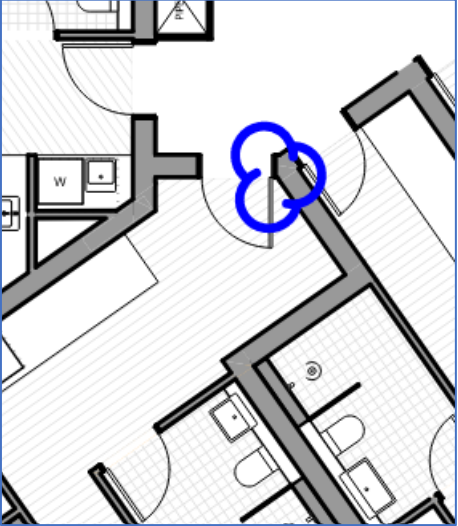
Part	Comments	Assessment
<b>LIVEABLE HOUSING</b>		
	<p>Currently the toilets within livable units do not have a minimum 1,200mm circulation forward of the pan, exclusive of the door swing</p> <p><b>Unit B302 as an example:</b></p>  <p>(iv) be located in the corner of the room if it is located in a combined toilet/bathroom.</p>	<p><b>DNC</b> Refer to Section 2 of this Report</p> <p>Complies</p>
5 Shower	One (1) bathroom is to feature a slip-resistant, hobless shower recess located in the corner of the room. Shower screens are permitted provided they can be easily removed at a later date.	Complies CRA
6 Reinforcement of bathroom and toilet walls.	Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet must be reinforced to provide a fixing surface for the safe installation of grabrails in accordance with the requirements of this clause.	CRA
7 Internal stairways	This matter is regulated by the BCA for this building. It should be noted that the LHDG specifies that its requirements "should only be applied to the parts of the building classes not covered by the Disability Standards and BCA (BCA Vol 1 and 2)" – see "Note" on p.15.	N/A

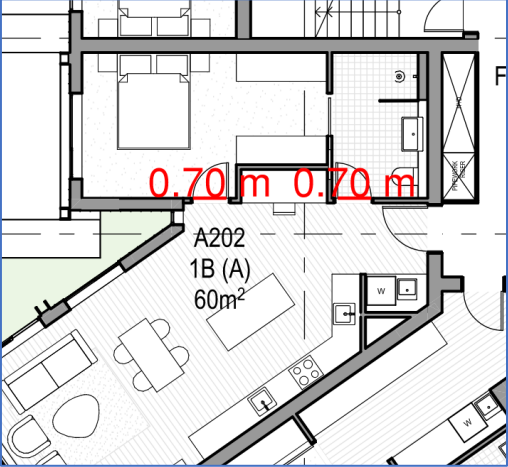
**AS 4299-1995 (adaptable house class C) Assessment Table**

Room/Item		Clause	Comments	Assessment
<b>Drawings</b>				
1.	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages	2.3	Required at the construction stage.	FI Refer to Section 2 of this Report
<b>Siting</b>				
2.	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS1428.1	3.3.2	<p>No Street parking is provided on the plan.</p> <p>Access will be provided from the basement carpark to the residential units via passenger lifts.</p> <p>An accessway from the street frontage needs to be provided including:</p> <ol style="list-style-type: none"> <li>1. Accessway from Balmain Road to the entrance of the lobby on ground floor</li> <li>2. Accessway from Cecily Street to the entrance of the lobby on ground floor</li> <li>3. Accessway from Fred Street to the entrance of the lobby on ground floor</li> <li>4. Accessway from Albert Street to the entrance of the lobby on ground floor</li> </ol>	CRA
<b>Letterboxes in Estate Developments</b>				
3.	Letterboxes to be on hard standing area connected to accessible pathway.	3.8	Letterboxes for the residential units are to be provided in the ground floor level entry lobby.	CRA
<b>Private Car Accommodation</b>				
4.	Carparking space or garage min area 6.0 m x 3.8 m	3.7.2	Accessible car spaces to be provided within basement car park. Compliance with AS2890.6 is satisfactory. Please ensure a 2.5m internal vertical clearance is supplied from the basement entry way to each accessible space.	Refer to Clause D3.5 of BCA
<b>Accessible Entry</b>				



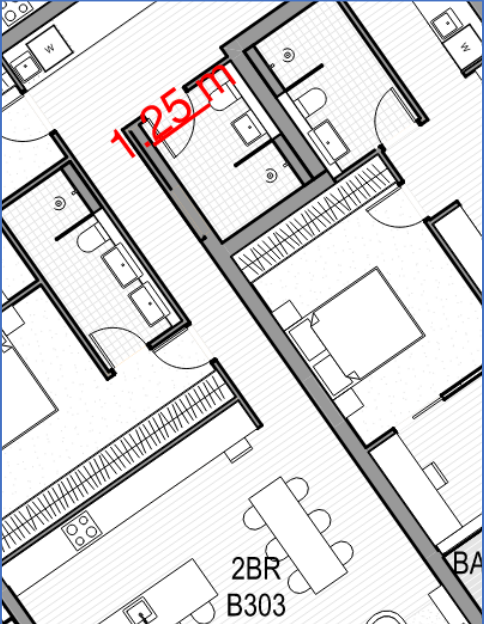
Room/Item		Clause	Comments	Assessment
5.	Accessible entry	4.3.1	<p>The entry door to an adaptable unit is to have a minimum clear opening of 850mm and comply with door circulation spaces under AS1428.1-2009. Details to be shown on the post adaption plan.</p> <p>The entry doors to adaptable units do not have required door circulation.</p> <p><b>Unit A202 as an example:</b></p>  <p><b>Unit A403 as an example:</b></p> 	DNC Refer to Section 2 of this Report
6.	Accessible entry to be level (i.e. max. 1:40 slope)	4.3.2	Units are accessed from an enclosed corridor.	Complies
7.	Threshold to be low-level	4.3.2	Public corridors assumed to be flat.	CRA
8.	Landing to enable wheelchair manoeuvrability	4.3.2	The unit entry doors are internal to the building.	Complies

Room/Item	Clause	Comments	Assessment
9.	Accessible entry door to have 850mm min clearance	<p>The entry door to an adaptable unit is to have a minimum clear opening of 850mm and comply with door circulation spaces under AS1428.1-2009. Details to be shown on the post adaption plan.</p> <p>The entry doors to adaptable units do not have required door circulation.</p> <p><b>Unit A202 as an example:</b></p>  <p><b>Unit A403 as an example:</b></p> 	DNC Refer to Section 2 of this Report
10.	Door lever handles and hardware to AS 1428.1	Door handles are to comply with AS1428.1-2009 at the construction stage.	CRA
<b>Interior: General</b>			

Room/Item	Clause	Comments	Assessment
11.	Internal doors to have 820 mm min clearance	<p>Internal doors are required to have a minimum clear opening of 820mm. Details to be shown on the post adaption plan.</p> <p>Currently the internal doorways within the adaptable units do not have clear width of 820mm.</p> <p><b>Unit A202 as an example:</b></p>  <p>The diagram is a floor plan of Unit A202, labeled 'A202 1B (A) 60m²'. It shows a living area with a sofa, a dining area with a table and chairs, and a kitchen area. Two internal doorways are highlighted with red dimension lines and the text '0.70 m 0.70 m', indicating they do not meet the 820mm requirement.</p>	<p><b>DNC</b> Refer to Section 2 of this Report</p>
12.	Internal corridors min. width of 1000 mm	Internal corridors within the unit are to have a minimum width of 1000mm. Details to be shown on the post adaption plan.	CRA
13.	Provision for compliance with AS 1428.1 for door approaches	Circulation spaces at doorways within the unit are to comply with AS1428.1-2009. Details to be shown on the post adaption plan.	CRA
14.	Provision for circulation space of min. 2250 mm diameter	A circulation space of min. 2250 mm diameter is to be made available in the living areas after the furniture has been placed. Details to be shown on the post adaption plan.	CRA
15.	Telephone adjacent to GPO	Telephone outlet adjacent to GPO in living/dining area to be indicated on post adaption plan.	CRA
16.	Potential illumination level min. 300Lux	Lighting to comply at construction stage.	CRA
	<b>Kitchen</b>		
17.	Minimum width 2.7 m (1550mm clear between benches)	1550mm clearance is required in front of sink and appliances. Details to be shown on the post adaption plan.	CRA
18.	Provision for circulation at doors to comply with AS 1428.1	It is assumed no kitchen doors proposed.	CRA


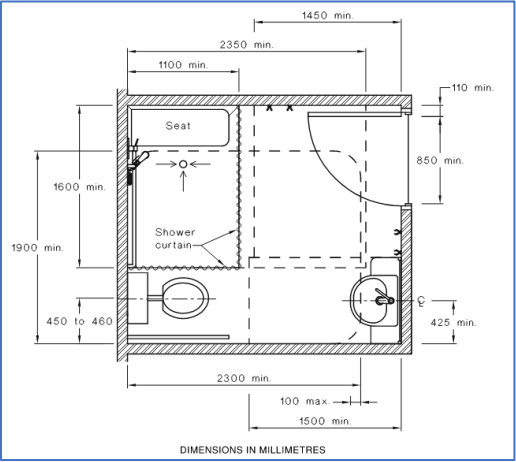
Room/Item		Clause	Comments	Assessment
19.	Provision for benches planned to include at least one work surface of 800 mm length, adjustable in height from 750 mm to 850 mm or replaceable. Refer to Figure 4.8	4.5.5	Work surface of 800mm to be indicated on post adaption plan.	CRA
20.	Refrigerator adjacent to work surface	4.5.5	Refrigerator to be adjacent to the work surface and to be indicated on post adaption plan.	CRA
21.	Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable	4.5.6	The design is to allow for the removal of the cabinets under the sink and adjacent work surface. To be indicated on a post adaption plan.	CRA
22.	Kitchen sink bowl max. 150mm deep	4.5.6	Kitchen sink bowl to be max. 150mm deep, this item is noted as something that can be altered post adaption.	CRA
23.	Tap set capstan or lever handles or lever mixer	4.5.6(e)	Taps may be updated post adaption, with no works required at this stage.	CRA
24.	Tap set located within 300 mm of front of sink	4.5.6(e)	Taps may be updated post adaption, with no works required at this stage.	CRA
25.	Cook tops to include either front or side controls with raised cross bars	4.5.7	Cook top controls may be updated post adaption, with no works required at this stage.	CRA
26.	Cook tops to include isolating switch	4.5.7	Cook tops to be provisioned with isolating switches or gas stop valves that can be easily and safely operated with the cook top is in use. Cook top may be updated post adaption, with no works proposed at this stage.	CRA
27.	Work surface min. 800 mm 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
28.	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

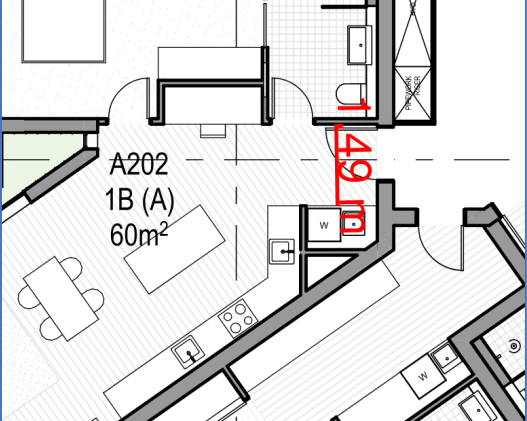
Room/Item		Clause	Comments	Assessment
29.	GPOs to comply with AS 1428.1. At least one double GPO within 300mm of front of work surface	4.5.11	GPOs to comply with AS 1428.1. At least one double GPO within 300mm of front of work surface. To be indicated on post adaption plan.	CRA
30.	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	4.5.11	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position. To be indicated on post adaption plan.	CRA
31.	Slip-resistant floor surface	4.5.4	Floors to be slip resistant to comply with AS3661.1. To be indicated on post adaption plan.	CRA
<b>Main Bedroom</b>				
32.	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2	4.6.1	Turning space minimum 1540 x 2070mm required. To be indicated on post adaption plan.	CRA
<b>Bathroom</b>				

Room/Item		Clause	Comments	Assessment
33.	Provision for bathroom area to comply with AS 1428.1	4.4.1	<p>The bathroom area is to comply with clause 15 of AS1428.1-2009. To be indicated on a pre-adaption plan and shown as an accessible bathroom on a post adaption plan.</p> <p>Currently the adaptable units do not have required circulation for an accessible toilet:</p> <p><b>Unit A303 as an example</b></p> 	DNC Refer to Section 2 of this Report
34.	Slip-resistant floor surface	4.4.2	Floors to be slip resistant to comply with AS3661.1. To be indicated on a post adaption plan.	CRA
35.	Shower recess- no hob. Minimum size 1160 x 1100 to comply with AS 1428.1. (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 fitout.	CRA
36.	Shower area waterproofed to AS 3740 with floor to fall to waste	4.4.4(f)	Entire bathroom to comply with AS3740.	CRA
37.	Recessed soap holder	4.4.4(f)	Soap holder to be recessed.	CRA
38.	Shower taps positioned for easy reach to access side of shower sliding track	4.4.4(f)	Shower head and taps to be located at a height and clearance compliant to AS1428.1. To be indicated on a post adaption plan.	CRA

Room/Item		Clause	Comments	Assessment
39.	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. To be indicated on a post adaption plan.	CRA
40.	Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS 1428.1	4.4.4(h)	Provisioning to be provided. To be indicated on a post adaption plan.	CRA
41.	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
42.	Provision for washbasin with clearances to comply with AS 1428.1	4.4.4(g)	The washbasin and associated clear spaces must comply with AS 1428.1.	CRA
43.	Double GPO beside mirror	4.4.4(d)	Double GPO to be provided beside mirror. To be indicated on a post adaption plan.	CRA
	<b>Toilet – “Visitable”</b>			
44.	Provision of either ‘visitable toilet’ or accessible toilet	4.4.3	Once adapted the housing unit will be provided with an accessible toilet. To be indicated on a post adaption plan.	CRA
45.	Provision to comply with AS1428.1	4.4.1	The bathroom area is to comply with clause 15 of AS1428.1-2009. To be indicated on a pre-adaption plan and shown as an accessible bathroom on a post adaption plan.	CRA



Room/Item	Clause	Comments	Assessment
46.	Location of WC pan at correct distance from fixed walls	<p>Pan to be located correct distances from the walls in accordance with AS1428.1-2009 at pre adaption stage.</p> <p>The pan within adaptable units currently does not have correct distance from the wall.</p> <p><b>Unit A303 as an example</b></p>   <p>DIMENSIONS IN MILLIMETRES</p>	DNC Refer to Section 2 of this Report
47.	Provision for grab rail zone. (Refer Figure 4.6)	4.4.4(h) Provisioning to be provided. To be indicated on a post adaption plan.	CRA
48.	Slip resistant floor surface. (Vitreous tiles or similar)	4.4.2 Floors to be slip resistant to comply with AS3661.1. To be indicated on a post adaption plan.	CRA
49.	Circulation at doors to comply with AS 1428.1	4.8 Doorways at laundries to have appropriate circulation spaces in accordance with AS 1428.1. To be shown on post adaptation plan.	CRA

Room/Item		Clause	Comments	Assessment
50.	Provision for adequate circulation space in front of or beside appliances (min. 1550 mm depth)	4.8	<p>A minimum 1,550mm circulation space must be provided in front of the laundry appliances.</p> <p>Currently 1,550mm circulation is not provided in front of the laundry appliances within adaptable units</p> <p>2</p> <p><b>A302 as an example:</b></p>  <p>A202 1B (A) 60m<sup>2</sup></p> <p>491mm</p>	DNC Refer to Section 2 of this Report
51.	Provision for automatic washing machine	4.8(e)	Space for an automatic washing machine is to be provided. To be indicated on a post adaption plan.	CRA
52.	Where a clothesline is provided, an accessible path of travel to this	4.8(a)	No clothesline proposed.	CRA
53.	Double GPO	4.8(g)	Double GPO to be provided in the laundry. To be indicated on a post adaption plan.	CRA
54.	Slip-resistant floor surface	4.9.1	Floors to be slip resistant to comply with AS3661.1. To be indicated on a post adaption plan.	CRA
	<b>Door Locks</b>			
55.	Door hardware operable with one hand, located 900–1100mm above floor	4.3.4	Door hardware operable with one hand, located 900–1100mm above floor. To be indicated on post adaption plan.	CRA

### Annexure A - Reviewed Documentation

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

Architectural Details prepared by Place Studio		
Drawing Number	Revision	Title
DA001	1	COVER PAGE
DA002	1	SITE PLAN
DA010	1	GROUND FLOOR DEMOLITION AND RETENTION PLAN
DA011	1	LEVEL 1 DEMOLITION AND RETENTION PLAN
DA101	1	BASEMENT 2 FLOOR PLAN
DA102	1	BASEMENT 1 FLOOR PLAN
DA104	1	LEVEL 1 PODIUM
DA106	1	LEVEL 3
DA108	1	LEVEL 5
DA201	1	NORTH ELEVATION
DA303	1	SECTIONS E & F
DA304	1	SECTIONS G & H
DA305	1	SECTIONS I & J
DA306	1	SECTION K