

Access Report

Development Application

Newcastle East End

Stage 3 & 4

Hunter, Morgan, Newcomen, King
Streets NEWCASTLE NSW 2300

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Project Administration

Project:

**NEWCASTLE EAST END STAGE 3 & 4
MIXED USE DEVELOPMENT**

105-137 Hunter Street, 3 Morgan Street, 22
Newcomen Street, and 66-74 King Street
Newcastle NSW 2300

Client:



**EAST END STAGE 3 PTY LTD AND
EAST END STAGE 4 PTY LTD**

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Document Control

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0.1	15/03/2023	BCA2022 Vol 1	Draft for stakeholder review
0.2	12/04/2023	BCA2022 Vol 1	Final Draft
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1.0	04/05/2023	BCA2022 Vol 1	Final for DA Submission



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- Appendix B – Building 3E (3N & 3S) Detailed Compliance Review
- Appendix B – Building 4N Detailed Compliance Review
- Appendix D – Building 4S Detailed Compliance Review
- Appendix E – Figures and diagrams
- Appendix F – Drawing References



1 Introduction & Scope

1.1 General

This Access Report has been prepared to accompany a Development Application (DA) for a mixed-use development known as Newcastle East End Stage 3 & 4 at Hunter, Morgan, Newcomen, King Streets NEWCASTLE NSW 2300.

The subject development is within the Newcastle Local Government Area.

The subject development comprises:

- 5 mixed use buildings over shared basements described as buildings 3W, 3N, 3S, 4N, and 4S.
 - *Note 3N and 3S may be referred to collectively as 3E within this report.
- 195 Residential Apartments including 22 adaptable dwellings.
 - 90 dwellings within block 3 (10 adaptable)
 - 105 dwellings within block 4 (12 adaptable)
- Residential communal amenities
- 1,515m² Net Lettable Area Retail tenancies
- Pedestrian through-site links
- Public Domain upgrades
- Associated Landscaping and external works

1.2 Purpose of Report

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

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

1.3 Building Classification

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

- Class 2 Residential dwellings (including communal facilities)
- Class 6 Retail
- Class 7a Carparking (with associated storage <10% of floor area)

1.4 Report Basis

This report is based upon and limited to:

- Assessment of Architectural Design documentation by SJB, Durbach Block Jaggers, and Curious Practice
- Assessment of Landscape Design documentation by COLA
- Draft Strata Plans markup of adaptable spaces prepared by LTS Surveyors dated 06/04/23 & marked up by Iris.



- Refer Appendix F for drawing list.

Legislation relevant to the preparation of this report includes:

- Environmental Planning and Assessment Act 1979 (EP&A Act)
- Environmental Planning and Assessment Regulation 2021 (EP&A Regulation)
- Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021
- Disability Discrimination Act 1992 (DDA)
- Disability (Access to Premises – Buildings) Standards 2010 (*Premises Standards, DAPS*)
- Building Code of Australia (BCA) National Construction Code 2022 and NSW Variations (*See Note)
- Australian Standards referenced by the BCA
 - AS1428.1-2009
 - AS1428.4.1-2009
 - AS2890.6-2009
 - AS1735.12-1999
- Australian Standards not referenced by the BCA
 - AS4299-1995 – Adaptable Housing
- Newcastle DCP 2012
- Concept DA Consent DA2017/00701.03

*Note: The 2022 version of the BCA formally commenced on the 1st of May 2023.

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

The proposed works listed in this report are required to comply with the *Performance Requirements* of the BCA. In accordance with Clause A2.1 of the BCA, *Performance Requirements* are satisfied by one of the following:

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

This report will assess the design against the deemed to satisfy requirements of the BCA. Any opportunities for performance solutions shall be highlighted in the detailed assessment. Performance Solutions will be prepared at Construction Certificate Stage as required.

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

The Disability Discrimination Act Part 2 Section 23 states:

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

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



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

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

Compliance with the Disability (Access to Premises-Buildings) Standards 2010 (DAPS) is required to a new part, and any affected part, of a building of Class 2 to 9 in accordance with Clause 2.1 (1)(b)iii).

An affected part is the principal pedestrian entrance of an existing building that contains a new part; and 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.

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

- (a) the following clauses of the Access Code:
 - (i) *clauses D3.1 to D3.12;*
 - (ii) *clause E3.6;*
 - (iii) *clauses F2.2 and F2.4;*
- (2) *Subsection (1) is not intended to limit the way in which a relevant building may otherwise satisfy the applicable performance requirements.*
- (3) *Without limiting subsection (2), a relevant building is taken to comply with the Access Code if the building provides a level of access that is not less than the level that the building would have provided if it had complied with the provisions mentioned in subsection (1).*

For the purposes of this report, it is assumed all buildings will be upgraded to comply with the relevant access requirements as if they were a new building.

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

DAPS Clause	NCC2022 Clause	Comments
D3.1	D4D2 General building access requirements	Compliance with NCC2022 satisfies DAPS Schedule 1
D3.2	D4D3 Access to buildings	Compliance with NCC2022 satisfies DAPS Schedule 1
D3.3	D4D4 Parts of buildings to be accessible	Compliance with NCC2022 satisfies DAPS Schedule 1
D3.4	D4D5 Exemptions	Compliance with NCC2022 satisfies DAPS Schedule 1
D3.5	D4D6 Accessible carparking	Compliance with NCC2022 satisfies DAPS Schedule 1
D3.6	D4D7 Signage	Compliance with NCC2022 satisfies DAPS Schedule 1
D3.7	D4D8 Hearing Augmentation	Compliance with NCC2022 satisfies DAPS Schedule 1
D3.8	D4D9 Tactile Indicators	Compliance with NCC2022 satisfies DAPS Schedule 1
D3.9	D4D10 Wheelchair seating spaces in Class 9b assembly buildings	Compliance with NCC2022 satisfies DAPS Schedule 1
D3.10	D4D11 Swimming pools	Compliance with NCC2022 satisfies DAPS Schedule 1
D3.11	D4D12 Ramps	Compliance with NCC2022 satisfies DAPS Schedule 1



D3.12	D4D13 Glazing on an accessway	Compliance with NCC2022 satisfies DAPS Schedule 1
E3.6	E3D7 Passenger lift types and their limitations E3D8 Accessible features required for passenger lifts	Compliance with NCC2022 satisfies DAPS Schedule 1
F2.2	F4D3 Calculation of number of occupants and facilities	Compliance with NCC2022 satisfies DAPS Schedule 1
F2.4	F4D5 Accessible sanitary facilities F4D6 Accessible unisex sanitary compartments F4D7 Accessible unisex showers	Compliance with NCC2022 satisfies DAPS Schedule 1

The requirements of NCC2022 meet or exceed the requirements of DAPS Schedule 1 (The Access Code) in accordance with DAPS Clause 3.2(3).

Detailed NCC2022 assessments are provided at **Appendices A to D** for all buildings.

The proposed design as documented for Development Application is readily capable of complying with the requirements of the NCC2022, Disability (Access to Premises) Standards 2010, and the Disability Discrimination Act 1992 subject to further assessment at Construction Certificate Stage.

1.6 Newcastle DCP 2012

Compliance with the controls listed below is deemed to satisfy the objectives of the DCP.

Part 3.03.04 – Configuration

DCP Performance criteria:

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

Control	Description	Complies? Y/N
1	Acceptable solutions: All other dwellings include the Liveable Housing Design Guidelines Silver Level universal design features.	
Comments	Readily capable of compliance All apartments demonstrate spatial arrangements and clearance requirements to comply with the LHA Silver Livable Housing Provisions. Further details are required at CC stage to verify compliance.	Y

Detailed assessment of LHA Silver Livable Housing Provisions.

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

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



Refer to assessment against each of the core requirements below:

Control	Description	Complies? Y/N
1	<p>Dwelling access</p> <p>a. Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling. This provision does not apply where the average slope of the ground where the path would feature is steeper than 1:14.</p> <p>b. The path of travel referred to in (a) should have a minimum clear width of 1000mm and have:</p> <ul style="list-style-type: none"> i. no steps; ii. an even, firm, slip resistant surface; iii. a crossfall of not more than 1:40; iv. a maximum pathway slope of 1:14 <p>Where ramps are required they should have landings provided at no greater than 9m for a 1:14 ramp and no greater than 15m for ramps steeper than 1:20. Landings should be no less than 1200mm in length.</p> <p>c. The path of travel referred to in (a) may be provided via an associated car parking space for the dwelling. Where a car parking space is relied upon as the safe and continuous pathway to the dwelling entrance, the space should incorporate:</p> <ul style="list-style-type: none"> i. minimum dimensions of at least 3200mm (width) x 5400mm (length); ii. an even, firm and slip resistant surface; and iii. a level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen). <p>d. A step ramp may be incorporated at an entrance doorway where there is a change in height of 190mm or less. The step ramp should provide:</p> <ul style="list-style-type: none"> i. a maximum gradient of 1:10 ii. a minimum clear width of 1000mm (please note: width should reflect the pathway width) iii. a maximum length of 1900mm <p>e. Where a ramp is part of the pathway, level landings no less than 1200mm in length, exclusive of the swing of the door or gate than opens onto them, must be provided at the head and foot of the ramp.</p> <p>Note: The width of the landing will be determined by the adjoining pathway. If the landing directly adjoins the doorway please refer to Element 2 for dimensional requirements.</p>	
Comments	<p>Can readily comply</p> <ul style="list-style-type: none"> a. All apartments are accessible by an accessway in accordance with AS1428.1 and BCA D4D2(4) b. The path of travel to all apartments complies with these requirements. c. The path of travel is calculated from site boundaries, not car spaces due to the nature of the project as a mixed use multi-residential development. d. There are no step ramps required. All lobbies and entrances are level. e. Landings are provided in accordance with this requirement. 	Y
2	<p>Dwelling entrance</p> <p>a. The dwelling should provide an entrance door with -</p> <ul style="list-style-type: none"> i. a minimum clear opening width of 820mm (see Figure 2(a)); 	

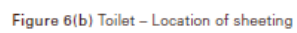


	<ul style="list-style-type: none"> ii. a level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled); and iii. reasonable shelter from the weather. <p>b. A level landing area of at least 1200mm x 1200mm should be provided at the level (step free) entrance door. A level landing area at the entrance door should be provided on the arrival side of the door (i.e., the external side of the door) to allow a person to safely stand and then open the door.</p> <p>c. Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided (see Figure 1(b)).</p> <p>d. The level (step-free) entrance should be connected to the safe and continuous pathway as specified in Element 1.</p> <p>Note The entrance must incorporate waterproofing and termite management requirements as specified in the NCC.</p>	
	<p>Can readily comply</p> <p>Dwelling entrance doors are typically 920mm doors capable of complying with this clause.</p> <p>A 1200x1200mm landing is provided to all dwelling entry doors.</p> <p>Thresholds are level.</p> <p>Entrances are connected to accessways nominated in Element 1.</p>	Y
3	<p>Internal doors & corridors</p> <p>a. Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry, and sanitary compartment purposes should provide:</p> <ul style="list-style-type: none"> i. a minimum clear opening width of 820mm (see Figure 2(a)); and ii. a level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled). <p>b. Internal corridors/passageways to the doorways referred to in (a) should provide a minimum clear width of 1000mm.</p> <p>* Corridor widths should be measured as described in Clause 6.3 of AS 1428.1 – 2009</p>	
	<p>Can readily comply</p> <p>Corridors are drawn at 1000mm.</p> <p>Doors are capable of complying with this clause.</p> <p>Door schedule and verification of corridor widths required at CC stage.</p>	Y
4	<p>Toilet</p> <p>a. Dwellings should have a toilet on the ground (or entry) level that provides:</p> <ul style="list-style-type: none"> i. a minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and ii. a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door in accordance with Figure 3(a). iii. The toilet pan should be located in the corner of the room (if the toilet is located in a combined toilet / bathroom) to enable installation of grabrails at a future date. <p>Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.</p>	
	<p>Can readily comply</p> <p>Toilets are in corners and include a circulation space of 900x1200mm clear of any door swing. The length of wall adjoining the toilet can facilitate future grabrail installation.</p> <p>Further details of grabrail reinforcement to be provided at CC stage.</p>	Y



5	<p>Shower</p> <p>a. One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date.</p> <p>b. The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.</p> <p>For hobless specification please see Australian Standard AS3740-3.6.</p> <p>Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.</p>	
	<p>Can readily comply</p> <p>Each bathroom includes a shower with a hobless design. To comply with AS3740, a linear drain is recommended in lieu of the required 15mm setdown into shower recess. To facilitate future removal, the entire bathroom should be designed to be waterproof.</p> <p>Details of wet areas, setdowns, and shower screens to be provided at CC stage.</p>	Y
6	<p>Reinforcement of bathroom & toilet walls</p> <p>a. Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.</p> <p>b. The walls around the toilet are to be reinforced by installing:</p> <ol style="list-style-type: none"> noggings with a thickness of at least 25mm in accordance with Figure 6(a); or sheeting with a thickness of at least 12mm in accordance with Figure 6(b). <p>c. The walls around the bath are to be reinforced by installing:</p> <ol style="list-style-type: none"> noggings with a thickness of at least 25mm in accordance with Figure 7(a); or sheeting with a thickness of at least 12mm in accordance with Figure 7(b). <p>d. The walls around the hobless shower recess are to be reinforced by installing:</p> <ol style="list-style-type: none"> noggings with a thickness of at least 25mm in accordance with Figure 8(a); or sheeting with a thickness of at least 12mm in accordance with Figure 8(b). 	





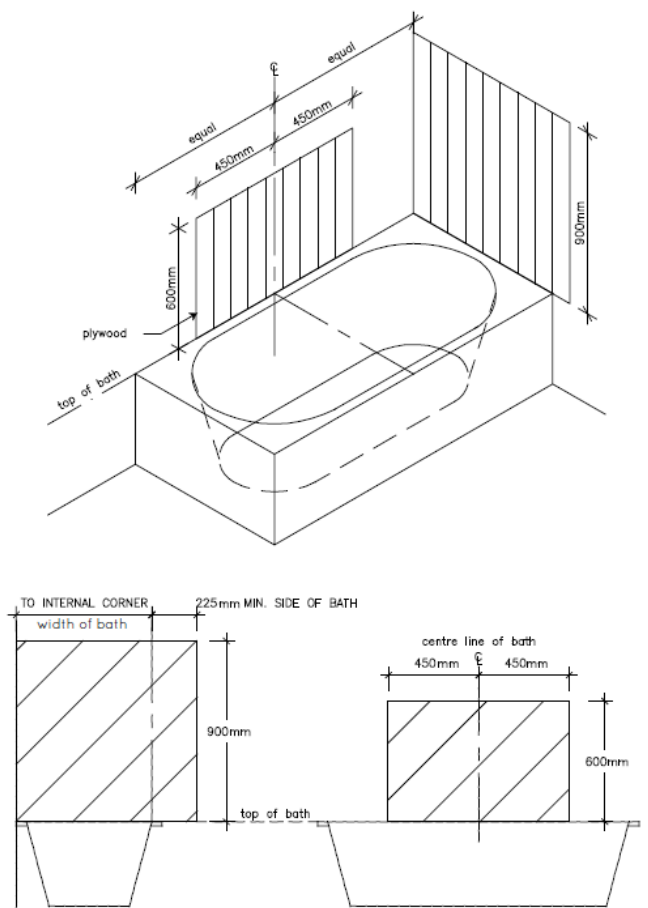


Figure 7(b) Bath - Location of sheeting

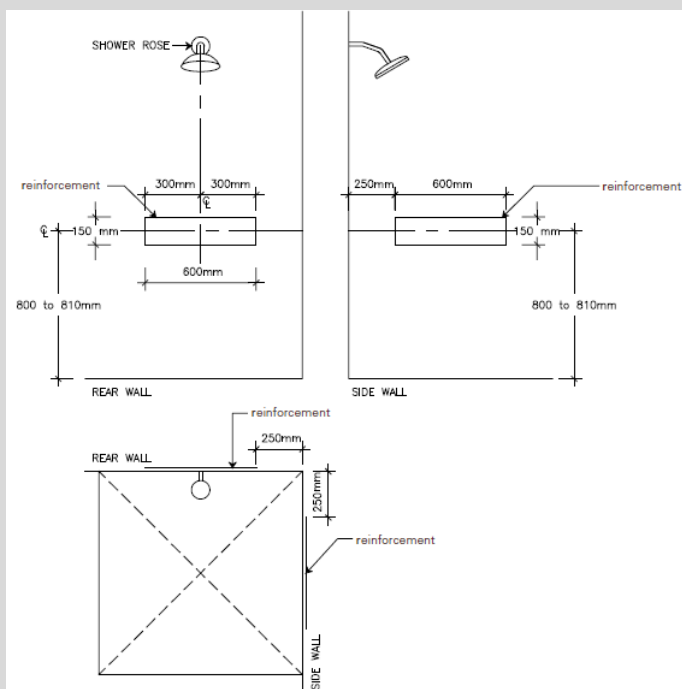


Figure 8(a) Shower recess - Location of reinforcement

	Can readily comply The walls around toilets, baths, and showers are readily capable of installing reinforcement in accordance with this part. Further details of wall linings and noggings to be provided at CC stage.	Y
7	Internal stairways a. Stairways in dwellings must feature: i. a continuous handrail on one side of the stairway where there is a rise of more than 1m. Note This is a requirement for all new homes under the NCC. Homes built prior to 2014 may benefit from this element.	
	Can readily comply Stairs within dwellings have sufficient space to include a handrail on one side. Details of handrails to be provided at CC stage.	Y

The project is readily capable of complying with Part 3.03.04 of the Newcastle DCP 2012.

Part 7.03.02 – E. Parking for people with a disability

DCP Objectives:

1. Ensure adequate provision of parking for people with a disability.
2. Provide conveniently located and signposted parking for people with a disability.

Control	Description	Complies? Y/N
1	<i>A proportion of parking spaces is designed and designated by appropriate pavement marking and signposting as parking for people with a disability. Minimum rates are in accordance with the Building Code of Australia</i>	
Comments	Complies Accessible parking spaces are provided at a rate of 1 accessible space for every 50 required retail car spaces in accordance with the BCA. There are 58 retail car spaces provided within block 3 basement levels. There are 2 accessible car spaces provided within basement of block 3 to serve 3W, 3N, and 4N retail via Hunter St public domain. There are 6 residential visitor spaces (including 1 accessible space) within the block 3 carpark. Adaptable parking is assessed at Appendix A to D.	Y
2	<i>Parking for people with a disability is designed and constructed in accordance with current relevant Australian Standards (AS2890 and AS1428), and the Building Code of Australia.</i>	
Comments	Complies Parking spaces have been designed in accordance with AS2890.6 with access to buildings in accordance with AS1428.1. Refer to detailed assessments of parking areas in Appendix A and D	Y
3	<i>Parking spaces for people with a disability are identified by a sign incorporating the appropriate international symbol. The signage and indicative directions are visible from a vehicle at the entrance to the car park.</i>	



	Can readily comply Further details of signage to be provided at CC stage.	Y
4	<i>Parking spaces for people with a disability are located close to wheelchair accessible entrances or lifts</i>	
Comments	Complies Parking spaces are located close to wheelchair accessible lifts.	Y
5	<i>A continuous accessible path of travel is provided from each parking space for people with a disability to the closest accessible public entrance.</i>	
Comments	Complies A continuous accessible path of travel is provided from each accessible parking space to lift lobbies, and to all areas of the buildings <i>required</i> to be accessible in accordance with the BCA.	Y
6	<i>The minimum floor to ceiling clearance above parking spaces for people with a disability is 2.5m and the minimum floor to ceiling height clearance throughout the accessible path of travel is 2.3m.</i>	
Comments	Can readily comply The design documents indicate sufficient space to comply with this part. Services and structural designs to be checked at CC stage to verify compliance.	Y
7	<i>The applicant is required to demonstrate, to the satisfaction of Council, how parking restrictions are enforced. Council may enter into an agreement with the owner/operator of the premises to allow Council's Compliance Officers to enter the site to enforce parking restrictions. Should such an arrangement be mutually agreed, it will be included as a condition of consent</i>	
Comments	Can readily comply Spaces will be line marked and security provisions in place, however a formal operations plan for the car parks has not been assessed. A suitable arrangement for compliance may be included as a condition of consent.	Y

The project is readily capable of complying with Part 7.03.02 of the Newcastle DCP 2012.

1.7 Concept Development Application Consent

Modified Development Application DA2017/00701.03 includes the following relevant consent conditions:

52. Development Applications for new buildings on the site will be accompanied by adaptable building solutions addressing access for people with disabilities and the elderly.

This report and appendices considers adaptable solutions and general accessibility for people with disabilities. Compliance with the requirements for people with disabilities also caters to the elderly. The design of buildings and public domain provides equitable access across all stages of the development.

54. Ten percent (10%) of residential units within each stage of the development (except for Stage 1 where 8% of units) are to be developed as adaptable housing.

There are 195 residential apartments proposed, therefore a minimum of 20 must be capable of adaptation in accordance with the essential features of AS4299 (Class C)
Adaptable apartments are located as follows:



- Building 3W = 3 (Units 602, 701, 703)
- Building 3N = 0
- Building 3S = 7 (Units 701, 702, 802, 803, 901, 902, 1001)
- Building 4N = 3 (Units 501, 601, 701)
- Building 4S = 9 (Units 501, 510, 601, 610, 7.01, 7.09, 801, 804, 901)
- Total = 22

The design complies with these requirements. Refer to detailed review of adaptable features within Appendix A, B, C & D.

1.8 Public Domain & Landscaping

The Public Domain (Landscape) drawings by COLA Studio have been assessed for general accessibility between buildings and throughout public spaces within the site boundaries. Public domain elements outside site boundaries have not been assessed as part of this application.

STAGE 3 – Building 3W, 3N, and 3S

Accessways

There are paved surfaces providing accessways from site boundaries to residential foyer entrances and principal retail entrances. Secondary retail entrances are accessed via stairs and are located within 50m of principal entrances. Further assessment of building entrances is provided at Appendix A & B.

Accessways are generally continuous through and within the site. Ends of accessways are provided with adequate space for a 180 degree turn in accordance with AS1428.1 Clause 6.5.3

Drainage grates shall include circular openings no greater than 13mm or slots no greater than 13mm.

A publicly accessible lift provides a continuous accessible path of travel between the 'marketplace' and Morgan Street. It is noted that parts of Morgan Street exceed the maximum gradients for an accessible path of travel. The proposed design allows for alternative means of access between the marketplace, Laing Street, Hunter Street and Newcomen Street without forcing pedestrians to use Morgan Street.

Further details of surface materials, gradients, and drainage grates is required at CC stage to verify compliance.

Walkways

Surface gradients are nominated and are generally compliant as walkways with gradients flatter than 1:20. Walkways are generally wider than minimum required for an accessway. Where walkways abut a change in level, a low wall is indicated.

There is a curved walkway at the southern end of the marketplace connecting to Laing St. The walkway as designed can readily comply with AS1428.1 as a walkway rather than a ramp. The total length of the 1:20 walkway is less than 15m. A landing is provided at each end. No handrails or tactile indicators are required.

AS1428.1 clause 10.2 states:

Walkways shall comply with the following:

- (a) *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 600mm unless one of the following is provided:*
 - i. Kerb in accordance with Figure 18
 - ii. Kerb rail and handrail in accordance with Figure 19
 - iii. A wall not less than 450mm in height.

The surface adjoining the curved walkway appear to include low walls at varying heights along the walkway. This may result in localised non-compliances with the above requirements where the walls are between 150mm and 450mm



high. The walkway can readily comply with the requirements by adding a kerb, kerb rail & handrail, or adjusting walls along each side. A suitable solution can be achieved at CC stage without affecting the design intent or general arrangement.

Further details of surfaces, gradients, and adjoining walls is required at CC stage to verify compliance.

Stairways

Stairways are provided with handrails and tactile indicators in accordance with AS1428.1. Further detail of handrails, extensions, surfaces, nosings, and tactile indicators is required at CC stage to verify compliance.

Summary

The public domain landscaping elements associated with building 3W & 3E are readily capable of complying with the BCA, AS1428.1 and referenced standards. Further assessment of architectural elements is provided at Appendix A & B.

The design approach to stage 3 improves accessibility through and within the site and is a good outcome for universal accessibility. Wayfinding elements such as maps, directories, and directional signage are recommended to further enhance accessibility at CC stage.

STAGE 4 – Building 4N & 4S

Accessways

There are paved surfaces providing accessways from site boundaries to residential foyer entrances and principal retail entrances. A secondary residential entrance to building 4N is accessed via stairs and is located within 50m of the principal entrance. Further assessment of building entrances is provided at Appendix C & D.

Accessways are generally continuous through and within the site. Ends of accessways are provided with adequate space for a 180 degree turn in accordance with AS1428.1 Clause 6.5.3

Drainage grates shall include circular openings no greater than 13mm or slots no greater than 13mm.

A publicly accessible lift provides a continuous accessible path of travel between Morgan Street / Laing Street and Newcomen Street. It is noted that Newcomen Street exceeds the maximum gradient for an accessible path of travel. The proposed design allows for residents of building 4S to access Laing Street, the marketplace, and Hunter Street without forcing pedestrians to use Newcomen Street to circumnavigate the site. Future public connections between King Street and Laing St via the council carpark site will further enhance the accessibility of the precinct.

Further details of surface materials, gradients, and drainage grates is required at CC stage to verify compliance.

Walkways

Surface gradients are nominated and are generally compliant as walkways with gradients flatter than 1:20. Walkways are generally wider than minimum required for an accessway. Where walkways abut a change in level, a low wall is indicated.

Further details of surfaces, gradients, and adjoining walls is required at CC stage to verify compliance.

Stairways

Stairways are provided with handrails and tactile indicators in accordance with AS1428.1. Further detail of handrails, extensions, surfaces, nosings, and tactile indicators is required at CC stage to verify compliance.

Summary

The public domain landscaping elements associated with building 4N & 4S are readily capable of complying with the BCA, AS1428.1 and referenced standards. Further assessment of architectural elements is provided at Appendix C & D.



The design approach to stage 4 improves accessibility through and within the site and is a good outcome for universal accessibility. Wayfinding elements such as maps, directories, and directional signage are recommended to further enhance accessibility at CC stage.

1.9 Limitations and Exclusions

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

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

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

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

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

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

PDM gives no warranty or guarantee that this report is correct or complete and will not be liable for any loss arising from the use of this report.

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



2 Conclusion

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

The design, as proposed, is considered capable of complying with Section D4, E3D7, E3D8, E4D5, F4D3, F4D5, F4D6, F4D7 of the BCA 2022 and relevant Australian standards, as listed within Section 2.4. This report has provided information to be incorporated at design development stage. Whilst the design will be developed at construction certificate stage, it is our view that the changes will not impact the overall design.

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

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

Projected Design Management is satisfied the access provisions within the proposed design are suitable for DA submission.

Kind Regards,



Alex Deacon
Director
Projected Design Management Pty Ltd



Appendix A – Building 3W Detailed Compliance Review

Appendix A

APPENDIX A - BCA Assessment - East End Building 3W

BCA Section D4, E3D7, E3D8, E4D5, F4D3, F4D5, F4D6, F4D7

Assessment against Deemed-to-Satisfy provisions of NCC2022

Legend

Y	The design documentation demonstrates compliance with the clause
N	The design documentation does not comply with the clause
CC	The design documentation can readily comply with the clause. More detail required at CC stage
PS	The design documentation does not comply with the clause, however a Performance Solution may be considered to demonstrate an alternative means of meeting the Performance Requirements of the BCA
RFI	Additional information is required to adequately assess compliance with the clause
NA	The clause is not applicable to this project. Additional commentary may be provided in some instances

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

Clause	Subclause	Requirement	Comments	Complies
D4D2	(4)	<p>For a Class 2 building, common areas are to be accessible as follows:</p> <p>(a) From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</p> <p>(b) To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like.</p> <p>(c) Where a ramp complying with AS 1428.1 or a passenger lift is installed—</p> <p>(i) to the entrance doorway of each sole-occupancy unit; and</p> <p>(ii) to and within rooms or spaces for use in common by the residents.</p> <p>(d) The requirements of (c) only apply where the space referred to in (c)(i) or (ii) is located on the levels served by the lift or ramp.</p>	<p>CAN READILY COMPLY</p> <p>(a) Access is provided from pedestrian entrances to lift lobbies 1, 2 & 3 to the entrance doorway of sole occupancy units at all levels served by the lifts.</p> <p>(b) There are no communal facilities.</p> <p>(c) All levels of the building are serviced by lifts. Access must be provided to the entrance doorways of each sole-occupancy unit and to and within all rooms or spaces for use in common by the residents.</p> <p>Further detail of accessways, doors, lifts, and head clearances to be demonstrated at CC Stage.</p>	CC
D4D2	(5)	<p>For a Class 3 building, access requirements are as follows:</p> <p>(a) Common areas:</p> <p>(i) From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</p> <p>(ii) To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunch room, lounge room, or the like.</p> <p>(iii) Where a ramp complying with AS 1428.1 or a passenger lift is installed—</p> <p>(A) to the entrance doorway of each sole-occupancy unit; and</p> <p>(B) to and within rooms or spaces for use in common by the residents.</p> <p>(iv) The requirements of (iii) only apply where the space referred to in (A) and (B) are located on the levels served by the lift or ramp.</p> <p>(b) To and within sole-occupancy units — in accordance with Table D4D2b.</p>	NOT APPLICABLE	NA

Clause	Subclause	Requirement	Comments	Complies
D4D2	(6)	For Class 5, 6, 7b, 8 and 9a buildings, access must be provided to and within all areas normally used by the occupants.	CAN READILY COMPLY The drawings indicate accessways to retail tenancies. Further detail of accessways, doors, lifts, and head clearances to be demonstrated at CC Stage and any future fitout applications for individual retail tenancies.	CC
D4D2	(7)	For a Class 7a building, access must be provided to and within any level containing accessible carparking spaces.	CAN READILY COMPLY Adaptable and accessible car spaces are located at B1, B2, & B3 Levels. Access must be provided from any adaptable / accessible car space to lift lobbies and any storage areas allocated to those units. Access is provided via lifts to all floors. Gradients and doorways are readily capable of compliance with the requirements of AS1428.1 Further detail of accessways, doors, lifts, and head clearances to be demonstrated at CC Stage.	CC
D4D2	(8)	For a Class 9b building, access requirements are as follows: (a) Schools and early childhood centres — to and within all areas normally used by the occupants. (b) An assembly building, not being a school or early childhood centre — to and within — (i) wheelchair seating spaces provided in accordance with D4D10; and (ii) all other areas normally used by the occupants, except that access need not be provided to tiers or platforms of seating areas that do not contain wheelchair seating spaces.	NOT APPLICABLE	NA

Clause	Subclause	Requirement	Comments	Complies
D4D2	(9)	<p>For a Class 9c building, access requirements are as follows:</p> <p>(a) Common areas:</p> <p>(i) From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</p> <p>(ii) To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunch room, lounge room, or the like.</p> <p>(iii) Where a ramp complying with AS 1428.1 or a passenger lift is installed—</p> <p>(A) to the entrance doorway of each sole-occupancy unit; and</p> <p>(B) to and within rooms or spaces for use in common by the residents.</p> <p>(iv) The requirements of (iii) only apply where the space referred to in (iii)(A) or (iii)(B) is located on the levels served by the lift or ramp.</p> <p>(b) Sole-occupancy units — to and within a number of sole-occupancy units determined in accordance with Table D4D2b.</p>	NOT APPLICABLE	NA
D4D2	(10)	<p>For a Class 10 building, access requirements are as follows:</p> <p>(a) For a Class 10a non-habitable building located in an accessible area intended for use by the public and containing a sanitary facility, change room facility or shelter, to and within—</p> <p>(i) an accessible sanitary facility; and</p> <p>(ii) a change room facility; and</p> <p>(iii) a public shelter or the like.</p> <p>(b) For Class 10b swimming pools, to and into swimming pools with a total perimeter greater than 40 m, associated with a Class 1b, 2, 3, 5, 6, 7, 8 or 9 building that is required to be accessible, but not swimming pools for the exclusive use of occupants of a Class 1b building or a sole-occupancy unit in a Class 2 or Class 3 building.</p>	NOT APPLICABLE	NA

D4D3 Access to buildings

Clause	Subclause	Requirement	Comments	Complies
D4D3	(1)	<p>An accessway must be provided to a building required to be accessible—</p> <p>(a) from the main points of a pedestrian entry at the allotment boundary; and</p> <p>(b) from another accessible building connected by a pedestrian link; and</p> <p>(c) from any required accessible carparking space on the allotment.</p>	<p>CAN READILY COMPLY</p> <p>(a) Accessways are provided from the King St, Thorn St, and Laing St boundaries to the main pedestrian entrances and retail tenancies.</p> <p>(b) Buildings 3W and 3E are connected via a shared basement and at ground level via the 'marketplace'.</p> <p>(c) An accessway is provided from accessible carspaces at Basement levels to the lift lobbies.</p> <p>Further Details of accessways shall be verified at CC stage including gradients, clear widths and heights, turning and passing spaces.</p>	CC
D4D3	(2)	<p>In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and—</p> <p>(a) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and</p> <p>(b) in a building with a total floor area more than 500 m², a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance,</p> <p>except for pedestrian entrances serving only areas exempted by D4D5.</p>	<p>CAN READILY COMPLY</p> <p>An accessway is provided through all pedestrian entrances to the building.</p> <p>(b) The eastern entrance doorway of the southern retail tenancy is not wheelchair accessible. There is an accessible entrance on the western side within 50m.</p> <p>Details of door leafs, hardware, circulation and floor surfaces shall be provided at CC stage.</p>	CC
D4D3	(3)	<p>Where a pedestrian entrance required to be accessible has multiple doorways—</p> <p>(a) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and</p> <p>(b) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible.</p>	<p>NOT APPLICABLE</p> <p>Pedestrian entrances indicate single automatic sliding doorways. There are no entrances with multiple doorways.</p>	NA

Clause	Subclause	Requirement	Comments	Complies
D4D3	(4)	<p>For the purposes of (3)—</p> <p>(a) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where—</p> <p>(i) all doorways serve the same part or parts of the building; and</p> <p>(ii) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D4D3); and</p> <p>(b) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D4D3).</p>	<p>NOT APPLICABLE</p> <p>Pedestrian entrances indicate single automatic sliding doorways. There are no entrances with multiple doorways.</p>	NA
D4D3	(5)	Where a doorway on an accessway has multiple leaves (except an automatic opening door), one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.	<p>CAN READILY COMPLY</p> <p>Architectural drawings indicate all doors on accessways achieve 850mm clear opening width.</p> <p>CC Documentation to verify door leaf widths.</p>	CC

D4D4 Parts of buildings to be accessible

In a building required to be accessible—

D4D4	(a)	<p>every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with—</p> <p>(i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and</p> <p>(ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and</p> <p>(iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and</p>	<p>CAN READILY COMPLY</p> <p>(i) Not applicable. There are no ramps proposed in building 3W. There is a ramp within the 'marketplace'. The ramp can achieve a 1:20 grade without handrails. Further details of surface RL's required at CC stage.</p> <p>(ii) There are non-fire isolated stairs at ground level in the north west corner, south west corner, and south east providing access to the retail tenancies from public domain.</p> <p>Handrails are shown to all non-fire isolated stairs. Details of handrails, tactiles, nosings and treads to be verified at CC stage.</p> <p>There are 3 fire-isolated egress stairs servicing basement levels, and 4 fire-isolated stairs servicing upper residential levels.</p> <p>The fire isolated stairways shall include contrast non-slip nosings to each tread in accordance with clause 11.1(f) and (g) of AS 1428.1</p> <p>Note all stairs must comply with the remaining parts of BCA Section D not covered by this report. Refer to BCA report by others.</p> <p>Further detail of all stairs is required at CC stage to demonstrate compliance.</p>	CC
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Clause	Subclause	Requirement	Comments	Complies
D4D4	(b)	every passenger lift must comply with E3D7 and E3D8; and	CAN READILY COMPLY Refer to detailed assessment at Part E3D7	CC
D4D4	(c)	accessways must have— (i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and (ii) turning spaces complying with AS 1428.1— (A) within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and (B) at maximum 20 m intervals along the accessway; and	COMPLIES (i) Accessways greater than 20m long in the basement have sufficient passing spaces. (ii)(A) Turning space of 1540 x 2070mm is provided within 2m of the end of accessways (ii)(B) There are turning and passing spaces at less than 20m intervals along all accessways.	Y
D4D4	(d)	an intersection of accessways satisfies the spatial requirements for a passing and turning space; and	COMPLIES Intersections of accessways comply with this clause.	Y
D4D4	(e)	a passing space may serve as a turning space; and	COMPLIES Note only.	Y
D4D4	(f)	a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building— (i) containing not more than 3 storeys; and (ii) with a floor area for each storey, excluding the entrance storey, of not more than 200 m ² ; and	NOT APPLICABLE Lifts are provided to serve all floors for all users of the development.	NA
D4D4	(g)	clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm'; and	CAN READILY COMPLY Architect to nominate carpet selection and provide datasheet at CC Stage.	CC
D4D4	(h)	the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.	CAN READILY COMPLY Architect to nominate carpet selection and provide datasheet at CC Stage.	CC

D4D5 Exemptions

Clause	Subclause	Requirement	Comments	Complies
D4D5		<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> <p>(c) Any path of travel providing access only to an area exempted by (a) or (b).</p>	<p>COMPLIES</p> <p>The following areas are not required to be accessible under this clause:</p> <ul style="list-style-type: none"> - GREASE ARRESTOR - BASEMENT SERVICES ROOMS - WASTE ROOMS AT BASE OF CHUTES - WINE CELLARS FOR EXCLUSIVE USE BY ONE SOLE OCCUPANCY UNIT - STORAGE CAGES ALLOCATED TO NON-ADAPTABLE UNITS - FIRE WATER TANKS - FIRE PUMP ROOM - DOMESTIC HOT WATER PLANT - COLD WATER PLANT - RAINWATER TANK <p>Access to these areas is inappropriate due to the specialised purposes and potential risks for people with a disability.</p>	Y

D4D6 Accessible carparking				
D4D6	(1)	<p>Accessible carparking spaces—</p> <p>(a) subject to (b), must be provided in accordance with (2) in—</p> <p>(i) a Class 7a building required to be accessible; and</p> <p>(ii) a carparking area on the same allotment as a building required to be accessible; and</p>	<p>COMPLIES</p> <p>Accessible parking is provided to service building 3W & 3E retail tenancies.</p>	Y
D4D6	(1)	<p>(b) need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public; and</p>	<p>NOT APPLICABLE</p> <p>There is no parking service provided.</p>	NA
D4D6	(1)	<p>(c) subject to (d), must comply with AS/NZS 2890.6; and</p>	<p>CAN READILY COMPLY</p> <p>Refer to detailed parking compliance assessment against AS2890.6</p> <p>Height clearances to all services to be verified at CC stage.</p>	CC
D4D6	(1)	<p>(d) need not be identified with signage where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability.</p>	<p>NOT APPLICABLE</p> <p>There are more than 5 carparking spaces in the development.</p>	NA
D4D6	(2)	<p>For each class of building to which the carpark or carparking area is associated, the number of accessible carparking spaces required is as follows:</p>	<p>COMPLIES</p> <p>Refer below.</p>	Y

Clause	Subclause	Requirement	Comments	Complies
D4D6	(2)	<p>(a) Class 1b and 3 buildings:</p> <p>(i) For a boarding house, guest house, hostel, lodging house, backpackers' accommodation or the residential part of a hotel or motel, the number of accessible carparking spaces required is to be calculated by multiplying the total number of carparking spaces by the percentage of —</p> <p>(A) accessible sole-occupancy units to the total number of sole-occupancy units; or</p> <p>(B) accessible bedrooms to the total number of bedrooms.</p> <p>(ii) For the purposes of (i), the calculated number is taken to the next whole figure.</p> <p>(iii) For a residential part of a school, accommodation for the aged, disabled or children, residential part of a health-care building which accommodates members of staff or the residential part of a detention centre — 1 accessible space for every 100 carparking spaces or part thereof.</p>	NOT APPLICABLE	NA
D4D6	(2)	(b) Class 5, 7, 8 or 9c buildings — 1 accessible space for every 100 carparking spaces or part thereof.	NOT APPLICABLE	NA
D4D6	(2)	<p>(c) Class 6 buildings—</p> <p>(i) with up to 1000 carparking spaces — 1 accessible space for every 50 carparking spaces or part thereof; and</p> <p>(iii) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces — 1 accessible space.</p>	<p>COMPLIES</p> <p>There is approximately 440m2 of retail NSA within building 3W.</p> <p>Less than 50 carparking spaces are required for the retail component. 1 Accessible car space shall be provided.</p> <p>1 Space is provided at basement 1 level.</p>	Y
D4D6	(2)	<p>(d) Class 9a buildings:</p> <p>(i) For a hospital (non-outpatient area) — 1 accessible space for every 100 carparking spaces or part thereof.</p> <p>(ii) For a hospital (outpatient area)—</p> <p>(A) with up to 1000 carparking spaces — 1 accessible space for every 50 carparking spaces or part thereof; and</p> <p>(B) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces — 1 accessible space.</p> <p>(iii) For a nursing home — 1 accessible space for every 100 carparking spaces or part thereof.</p> <p>(iv) For a clinic or day surgery not forming part of a hospital — 1 accessible space for every 50 carparking spaces or part thereof.</p>	NOT APPLICABLE	NA

Clause	Subclause	Requirement	Comments	Complies
D4D6	(2)	(e) Class 9b buildings: (i) For a school — 1 accessible space for every 100 carparking spaces or part thereof. (ii) For other assembly buildings— (A) with up to 1000 carparking spaces — 1 accessible space for every 50 carparking spaces or part thereof; and (B) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces — 1 accessible space	NOT APPLICABLE	NA

Clause	Subclause	Requirement	Comments	Complies
D4D7 Signage				
In a building required to be accessible—				
D4D7	(1)	<p>(a) braille and tactile signage complying with <i>Specification 15</i> must—</p> <p>(i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each—</p> <p>(A) sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or a sole-occupancy unit in a Class 3 or Class 9c building; and</p> <p>(B) space with a hearing augmentation system; and</p> <p>(ii) identify each door required by E4D5 to be provided with an exit sign and state—</p> <p>(A) “Exit”; and</p> <p>(B) “Level”; and</p> <p>(C) the floor level number or floor level descriptor, or a combination of the two.</p>	<p>CAN READILY COMPLY</p> <p>Provide signage to all accessible sanitary facilities, and fire isolated exits.</p> <p>Provide details of signage at CC Stage for assessment.</p>	CC
D4D7	(1)	<p>(b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying—</p> <p>(i) the type of hearing augmentation; and</p> <p>(ii) the area covered within the room; and</p> <p>(iii) if receivers are being used and where the receivers can be obtained;</p>	<p>NOT APPLICABLE</p> <p>No rooms proposed that require hearing augmentation.</p>	NA
D4D7	(1)	<p>(c) signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and</p>	<p>CAN READILY COMPLY</p> <p>There are no accessible unisex sanitary facilities proposed as part of the base building works.</p> <p>Facilities within retail tenancies are subject to future fitout DA and not covered by this assessment.</p> <p>Details of signage shall be provided at CC stage for any unisex accessible sanitary facilities.</p>	CC
D4D7	(1)	<p>(d) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and</p>	<p>NOT APPLICABLE</p> <p>There are no ambulant facilities in this building.</p>	NA

Clause	Subclause	Requirement	Comments	Complies
D4D7	(1)	(e) where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1, must be provided to direct a person to the location of the nearest accessible pedestrian entrance; and	CAN READILY COMPLY Wayfinding signage is required adjacent the non-accessible entrance on the eastern side of the southern retail tenancy directing users to the western entrance. Details of signage shall be provided at CC stage.	CC
D4D7	(1)	(f) where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.	NOT APPLICABLE There are no banks of sanitary facilities proposed.	NA
D4D7	(2)	In a building that is subject to F4D12 and is required to be accessible, directional signage complying with <i>Specification 15</i> to direct a person to the location of the nearest accessible adult change facility within that building must be provided at the location of each— (a) bank of sanitary facilities; and (b) accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility.	NOT APPLICABLE F4D12 Accessible adult change facilities does not apply to this project.	NA

D4D8 Hearing augmentation

D4D8	(1)	A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed— (a) in a room in a Class 9b building; or (b) in an auditorium, conference room, meeting room or room for judicatory purposes; or (c) at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.	NOT APPLICABLE No hearing augmentation proposed or required.	NA
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Clause	Subclause	Requirement	Comments	Complies
D4D8	(2)	<p>If a hearing augmentation system required by (1) is—</p> <p>(a) an induction loop, it must be provided to not less than 80% of the floor area of the room or space served by the inbuilt amplification system; or</p> <p>(b) a system requiring the use of receivers or the like, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must not be less than—</p> <p>(i) if the room or space accommodates up to 500 persons, 1 receiver for every 25 persons or part thereof, or 2 receivers, whichever is the greater; and</p> <p>(ii) to (iv) not applicable.</p>	<p>NOT APPLICABLE</p> <p>No hearing augmentation proposed or required.</p>	NA
D4D8	(3)	The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to D2D18.	<p>NOT APPLICABLE</p> <p>No hearing augmentation proposed or required.</p>	NA
D4D8	(4)	Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.	<p>NOT APPLICABLE</p> <p>No hearing augmentation proposed or required.</p>	NA

D4D9 Tactile indicators

D4D9	(1)	<p>For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching—</p> <p>(a) a stairway, other than a fire-isolated stairway; and</p> <p>(b) an escalator; and</p> <p>(c) a passenger conveyor or moving walk; and</p> <p>(d) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and</p> <p>(e) in the absence of a suitable barrier—</p> <p>(i) an overhead obstruction less than 2 m above floor level, other than a doorway; and</p> <p>(ii) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D4D5, if there is no kerb or kerb ramp at that point,</p> <p>except for areas exempted by D4D5.</p>	<p>CAN READILY COMPLY</p> <p>Tactile indicators to be installed to all non-fire-isolated stairs including:</p> <ul style="list-style-type: none"> - North West corner retail entry - South West corner retail entry - South East corner at marketplace <p>Details and specifications of tactile indicators and barriers to be provided at CC stage to verify compliance.</p>	CC
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Clause	Subclause	Requirement	Comments	Complies
D4D9	(2)	Tactile ground surface indicators required by (1) must comply with sections 1 and 2 of AS/NZS 1428.4.1.	CAN READILY COMPLY Details and specifications of tactile indicators and barriers to be provided at CC stage to verify compliance.	CC
D4D9	(3)	A hostel for the aged, nursing home for the aged, a residential aged care building, Class 3 accommodation for the aged, Class 9a health-care building or a Class 9c aged care building need not comply with (1)(a) and (d) if handrails incorporating a raised dome button in accordance with AS/NZS 1428.4.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp.	NOT APPLICABLE	NA

D4D10 Wheelchair seating spaces in Class 9b assembly buildings

D4D10		Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with AS 1428.1 must be provided in accordance with the following:	NOT APPLICABLE Not a 9b Assembly building.	NA
D4D10	(a)	The number and grouping of wheelchair seating spaces must be in accordance with Table D4D10.	NOT APPLICABLE	NA
D4D10	(b)	In a cinema— (i) with not more than 300 seats — wheelchair seating spaces must not be located in the front row of seats; and (ii) with more than 300 seats — not less than 75% of required wheelchair seating spaces must be located in rows other than the front row of seats.	NOT APPLICABLE	NA

D4D11 Swimming pools

D4D11	(1)	Not less than 1 means of accessible water entry/exit in accordance with Specification 16 must be provided for each swimming pool required by D4D2 to be accessible.	NOT APPLICABLE	NA
D4D11	(2)	An accessible entry/exit must be by means of— (a) a fixed or movable ramp and an aquatic wheelchair; or (b) a zero depth entry and an aquatic wheelchair; or (c) a platform swimming pool lift and an aquatic wheelchair; or (d) a sling-style swimming pool lift.	NOT APPLICABLE	NA

Clause	Subclause	Requirement	Comments	Complies
D4D11	(3)	Where a swimming pool has a perimeter of more than 70 m, at least one accessible water entry/exit must be provided by a means specified in (2)(a), (b) or (c).	NOT APPLICABLE	NA
D4D11	(4)	Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS 1428.1.	NOT APPLICABLE	NA

D4D12 Ramps

D4D12		On an accessway— (a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and (b) a landing for a step ramp must not overlap a landing for another step ramp or ramp.	NOT APPLICABLE There are no relevant ramps proposed.	NA
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D4D13 Glazing on an accessway

D4D13		On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	CAN READILY COMPLY Decals must be applied to all shopfront glazing and glazed doors capable of being mistaken for a doorway or opening in accordance with AS1428.1 Further details to be provided at CC Stage	CC
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BCA Part E3 - Lift Installations

Assessment against Deemed-to-Satisfy provisions E3D7 and E3D8

E3D7 Passenger lift types and their limitations

E3D7	(1)	In an accessible building, every passenger lift must be one of the following lift types, subject to the limitations (if any) of each lift type: (a) There are no limitations on the use of electric passenger lifts, electrohydraulic passenger lifts or inclined lifts. (b) to (e) are not applicable to this development.	COMPLIES The proposed lifts will be electric or electrohydraulic passenger lifts serving all levels.	Y
E3D7	(2)	A passenger lift referred to in (1) must not rely on a constant pressure device for its operation if the lift car is fully enclosed.	COMPLIES The proposed lifts will be fully automatic using single button press.	Y

E3D8 Accessible features required for passenger lifts

Clause	Subclause	Requirement	Comments	Complies
E3D8	(a)	In an accessible building, every passenger lift must have the following features where applicable: (a) A handrail complying with the provisions for a mandatory handrail in AS 1735.12 for all lifts except— (i) a stairway platform lift; and (ii) a low-rise platform lift.	CAN READILY COMPLY Details of handrail to be provided at CC stage and compliance with AS1735.12 verified by Lift Supplier and Access Consultant	CC
E3D8	(b)	Lift floor dimensions of not less than 1400 mm wide x 1600 mm deep for all lifts which travel more than 12 m.	CAN READILY COMPLY The architectural drawings indicate lift car sizes larger than 1400mm x 1600mm. Details & shop drawings of lift cars to be provided at CC stage for verification.	CC
E3D8	(c)	Lift floor dimensions of not less than 1100 mm wide x 1400 mm deep for all lifts which travel not more than 12 m, except a stairway platform lift.	CAN READILY COMPLY The architectural drawings indicate the retail lift 3 link lift size is larger than 1100mm x 1400mm. Details & shop drawings of lift cars to be provided at CC stage for verification.	CC
E3D8	(d)	Lift floor dimensions of not less than 810 mm wide x 1200 mm deep for a stairway platform lift.	NOT APPLICABLE No stairway platform lift proposed.	NA
E3D8	(e)	Minimum clear door opening complying with AS 1735.12 for all lifts except a stairway platform lift.	CAN READILY COMPLY The architectural drawings indicate compliance with this requirement. Lift supplier to verify compliance with AS1735.12 at CC Stage.	CC
E3D8	(f)	Passenger protection system complying with AS 1735.12 for all lifts with power-operated doors.	CAN READILY COMPLY Lift supplier to verify compliance with AS1735.12 at CC Stage.	CC
E3D8	(g)	Lift landing doors at the upper landing for all lifts except a stairway platform lift.	CAN READILY COMPLY Lift landing doors shall be provided at every level served.	CC
E3D8	(h)	Lift car and landing control buttons complying with AS 1735.12 for all lifts except— (i) a stairway platform lift; and (ii) a low-rise platform lift.	CAN READILY COMPLY The architectural drawings indicate compliance with this requirement. Ensure landing controls are located 500mm from any internal corner. Details of controls within lift cars and landings to be provided at CC stage to demonstrate compliance.	CC
E3D8	(i)	Lighting in accordance with AS 1735.12 for all enclosed lift cars.	CAN READILY COMPLY Lift supplier to verify compliance with AS1735.12 at CC Stage.	CC

Clause	Subclause	Requirement	Comments	Complies
E3D8	(j)	For all lifts serving more than 2 levels— (i) automatic audible information within the lift car to identify the level each time the car stops; and (ii) audible and visual indication at each lift landing to indicate the arrival of the lift car; and (iii) audible information and audible indication required by (i) and (ii) is to be provided in a range of between 20 - 80 dB(A) at a maximum frequency of 1500 Hz.	CAN READILY COMPLY Lift supplier to verify compliance with AS1735.12 at CC Stage.	CC
E3D8	(k)	Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received, for all lifts except a stairway platform lift.	CAN READILY COMPLY Lift supplier to verify compliance with AS1735.12 at CC Stage.	CC

BCA Section E4

Assessment against Deemed-to-Satisfy provisions E4D5

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

BCA Section F

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

F4D3 Calculation of number of occupants and facilities

Clause	Subclause	Requirement	Comments	Complies
F4D3	(1)	The number of persons accommodated must be calculated according to D2D18 if it cannot be more accurately determined by other means.	NOTE ONLY The population calculations do not apply to Class 2 Parts. Populations and calculation of facilities to retail tenancies is outside the scope of this report. All facilities to retail tenancies are subject to BCA Report and future fitout DA based on the proposed uses.	NA
F4D3	(2)	Unless the premises are used predominantly by one sex, sanitary facilities must be provided on the basis of equal numbers of males and females.	NOTE ONLY This assessment considers only the disability access requirements. Refer to BCA Report for assessment.	NA
F4D3	(3)	In calculating the number of sanitary facilities to be provided under F4D2 and F4D4, a unisex facility required for people with a disability (other than a facility provided under F4D12) may be counted once for each sex.	COMPLIES The proposed unisex accessible sanitary facility is counted towards the total provision of male & female facilities.	Y
F4D3	(4)	For the purposes of this Part, a unisex facility comprises one closet pan, one washbasin and means for the disposal of sanitary products.	COMPLIES The proposed unisex accessible sanitary facility includes one closet pan and one washbasin. Means for disposal of sanitary products to be demonstrated at CC stage.	CC

F4D5 Accessible sanitary facilities				
F4D5		In a building <i>required</i> to be accessible —		Y
F4D5	(a)	accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with F4D6; and	CAN READILY COMPLY F4D6 requires accessible unisex sanitary compartments to retail tenancies. Refer to F4D6 for detailed assessment.	CC
F4D5	(b)	accessible unisex showers must be provided in accordance with F4D7; and	NOT APPLICABLE F4D7 does not require accessible showers.	NA
F4D5	(c)	at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, not less than one sanitary compartment suitable for a person with an ambulant disability for use by males and not less than one sanitary compartment suitable for a person with an ambulant disability for use by females, each in accordance with AS 1428.1, must be provided; and	NOT APPLICABLE. There are no ambulant facilities required. Details of sanitary facilities to retail tenancies subject to future fitout DA.	NA
F4D5	(d)	an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products; and	CAN READILY COMPLY Details of unisex sanitary facilities to retail tenancies subject to future fitout DA.	CC

Clause	Subclause	Requirement	Comments	Complies
F4D5	(e)	the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with F4D6 and F4D7 must comply with the requirements of AS 1428.1; and	CAN READILY COMPLY Details of unisex sanitary facilities to retail tenancies subject to future fitout DA.	CC
F4D5	(f)	an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and	CAN READILY COMPLY Details of unisex sanitary facilities to retail tenancies subject to future fitout DA.	CC
F4D5	(g)	where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and	NOT APPLICABLE.	NA
F4D5	(h)	where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and	NOT APPLICABLE.	NA
F4D5	(i)	an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D4D4(f) to be provided with a passenger lift or ramp complying with AS 1428.1.	NOT APPLICABLE.	NA

F4D6 Accessible unisex sanitary compartments

Clause	Subclause	Requirement	Comments	Complies
F4D6	(1)	<p>Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows:</p> <p>(a) For a Class 1b building— (i) not less than 1; and (ii) where private accessible unisex sanitary compartments are provided for every accessible bedroom, common accessible unisex sanitary compartments need not be provided.</p> <p>(b) For a Class 2 building, where sanitary compartments are provided in common areas, not less than 1.</p> <p>(c) For Class 3 and Class 9c buildings— (i) in every accessible sole-occupancy unit provided with sanitary compartments within the accessible sole-occupancy unit, not less than 1; and (ii) at each bank of sanitary compartments containing male and female sanitary compartments provided in common areas, not less than 1.</p> <p>(d) For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires closet pans— (i) 1 on every storey containing sanitary compartments; and (ii) where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.</p> <p>(e) For a Class 10a building, at each bank of sanitary compartments containing male and female sanitary compartments, not less than 1.</p>	<p>CAN READILY COMPLY</p> <p>(b) There are no communal sanitary compartments. No accessible unisex sanitary compartment required.</p> <p>(d) Clause F4D4 requires closet pans to service Class 6 tenancies. No communal facilities are proposed. Retail tenancies shall provide sanitary facilities in accordance with this clause for any future DA.</p> <p>Communal retail sanitary facilities are provided within building 3E. Refer to Appendix B for assessment.</p>	CC
F4D6	(2)	The requirements of (1)(d) do not apply within a ward area of a Class 9a health-care building.	NOT APPLICABLE	NA
F4D6	(3)	<p>The requirements of (1)(e) do not apply to—</p> <p>(a) a Class 10a appurtenant to another class of building; or</p> <p>(b) a sanitary compartment dedicated to a single caravan/camping site.</p>	NOT APPLICABLE	NA

F4D7 Accessible unisex showers

Clause	Subclause	Requirement	Comments	Complies
F4D7	(1)	<p>Where required by F4D5(b), the minimum number of accessible unisex showers for each class of building is as follows:</p> <p>(a) For a Class 1b building— (i) not less than 1; and (iii) where private accessible unisex showers are provided for every accessible bedroom, common accessible unisex showers need not be provided.</p> <p>(b) For a Class 2 building, where showers are provided in common areas, not less than 1.</p> <p>(c) For Class 3 and 9c buildings— (i) in every accessible sole-occupancy unit provided with showers within the accessible sole-occupancy unit, not less than 1; and (ii) 1 for every 10 showers or part thereof provided in common areas.</p> <p>(d) For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires 1 or more showers, not less than 1 for every 10 showers or part thereof.</p> <p>(e) For a Class 10a building, where showers are provided, 1 for every 10 showers or part thereof.</p>	NOT APPLICABLE	NA
F4D7	(2)	The requirements of (1)(d) do not apply within a ward area of a Class 9a health-care building.	NOT APPLICABLE	NA
F4D7	(3)	<p>The requirements of (1)(e) do not apply to—</p> <p>(a) a Class 10a appurtenant to another class of building; or</p> <p>(b) a sanitary compartment dedicated to a single caravan/camping site.</p>	NOT APPLICABLE	NA

PARKING ASSESSMENT

Assessment of parking provisions against AS2890.6

Clause	Requirement	Comments	Complies
AS2890.6 - Parking facilities - Off-street parking for people with disabilities			
2.2.1	Angle Parking Spaces <ul style="list-style-type: none"> - Dedicated space 2.4m x 5.4m - Shared space 2.4m x 5.4m on one side - Shared space 2.4m x 2.4m on one end - All spaces at the same level - Bollard in shared space as per Figure 2.2 - Angle parking between 45-90 degrees 	CAN READILY COMPLY The proposed accessible parking spaces are 2.4m x 5.4m, and a shared space 2.4m x 5.4m in accordance with this clause. The 2.4m x 2.4m shared space is located within the parking aisle. A bollard shall be located within the shared space. Parking is angled at 90 degrees. Details of linemarking and bollards shall be provided at CC stage.	CC
2.2.2	Parallel Parking Spaces <ul style="list-style-type: none"> - Dedicated space 3.2m wide x 7.8m long - Shared area on non-traffic side 1.6m x 7.8m - Shared area may be at higher level - If higher, provide kerb ramp to AS1428.1 Refer Figure 2.4 to 2.6	NOT APPLICABLE There are no parallel accessible parking spaces proposed.	NA
2.3	Pavement slope and surface <ul style="list-style-type: none"> - 1:40 max fall - 1:33 max fall if outdoor bituminous surface - Slip resistant surface 	CAN READILY COMPLY The architectural plans indicate a level surface to the parking level. Details of levels, surfaces and gradients to be provided at CC stage.	CC
2.4	Headroom <ul style="list-style-type: none"> - 2.2m minimum from carpark entry to space - 2.5m above space and shared zone - front of space reduce for services to Figure 2.7 	CAN READILY COMPLY The architectural plans indicate headroom of 2.5m over the space with provision for additional headroom for services. Verification of all height clearances clear of services shall be provided at CC stage.	CC
2.5	Kerb ramps (if required) <ul style="list-style-type: none"> - Placed at front or rear corner of space - Detailed to AS1428.1 	NOT APPLICABLE There are no kerb ramps proposed to service parking spaces.	NA
3.1	Space identification <ul style="list-style-type: none"> - White Universal Symbol of Access to AS1428.1 800-1000mm high on blue background no more than 1.2m x 1.2m - Symbol located between 500-600mm from entry to space - Not required to privately owned spaces (e.g. Class 2 adaptable) 	CAN READILY COMPLY Detailed linemarking design to be provided at CC stage to verify compliance.	CC
3.2	Space delineation <ul style="list-style-type: none"> - Outline spaces with solid lines 80-100mm wide - Shared area diagonal stripes 150-200mm wide with 200-300mm spacing between stripes - Stripes angled 45deg +/- 10deg - No shared markings in traffic areas 	CAN READILY COMPLY The architectural plans indicate space outline and generic hatch pattern to shared spaces. Detailed linemarking design to be provided at CC stage to verify compliance.	CC

AS4299-1995 Adaptable Housing

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

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

Clause	Subclause	Comments	Complies
	1	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages	Y
	3	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS1428.1	Y
	11	Letterboxes to be on hard standing area connected to accessible pathway	Y
	14	Carparking space or garage min. area 6.0 m × 3.8 m	Y
	20	Accessible entry At least one accessible entry door complying with AS 1428.2 shall be provided.	CC
	22	Accessible entry to be level (i.e. max. 1:40 slope)	Y
	23	Threshold to be low-level	CC
	24	Landing to enable wheelchair manoeuvrability	Y
	25	Accessible entry door to have 850 mm min. clearance	Y
	27	Door lever handles and hardware to AS1428.1	CC
	32	Internal doors to have 820 mm min. clearance	CC
	33	Internal corridors min. width of 1000 mm	Y
	34	Provision for compliance with AS1428.1 for door approaches	Y
	36	Provision for circulation space of min. 2250 mm diameter to living space	Y
	38	Telephone adjacent to GPO	CC
	41	Potential illumination level min. 300 lux	CC

Clause	Subclause	Comments	Complies
42	Kitchen minimum width 2.7 m (1550 mm clear between benches)	Post-adapted plans indicate 1550mm diameter circulation between benchtops. This is achievable with only minor movement of joinery and no relocation of cast-in plumbing elements.	Y
43	Kitchen - Provision for circulation at doors to comply with AS 1428.1	Note only. Kitchens are open plan with no doors. Circulation of 1550mm is provided to all joinery doors.	Y
44	Provision for benches planned to include at least one worksurface of 800 mm length, adjustable in height from 750 mm to 850 mm or replaceable. Refer to Figure 4.8	800mm wide worksurface nominated on post-adapted drawings.	Y
45	Refrigerator adjacent to work surface	Complies. An 800mm work surface is nominated adjacent to fridges.	Y
46	Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable	Can readily comply. Sink surface to be replaced during adaptation.	Y
47	Kitchen sink bowl max. 150 mm deep	Can readily comply. Sink selection to be confirmed at CC stage.	CC
48	Tap set capstan or lever handles or lever mixer	Can readily comply. Tap selection to be confirmed at CC stage or adapted later.	CC
49	Tap set located within 300 mm of front of sink	Can readily comply. Tap selection to be confirmed at CC stage or adapted later.	CC
51	Cooktops to include either front or side controls with raised cross bars	Can readily comply. Cooktop selection to be confirmed at CC stage or adapted later.	CC
52	Cooktops to include isolating switch	Can readily comply. Details of power & data to be provided at CC stage.	CC
53	Work surface min. 800 mm length adjacent to cooktop at same height	800mm wide worksurface nominated on post-adapted drawings.	Y
54	Oven located adjacent to an adjustable height or replaceable work surface	Can readily comply. Oven location & type selection to be confirmed at CC stage or adapted later.	CC
59	GPOs to comply with AS 1428.1. At least one double GPO within 300 mm of front of worksurface	Can readily comply. Details of power & data to be provided at CC stage.	CC
60	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	Can readily comply. Details of power & data to be provided at CC stage.	CC
61	Slip-resistant floor surface	Can readily comply. Details of floor surface selection to be provided at CC stage.	CC
62	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2	At least one bedroom demonstrates circulation in accordance with this clause.	Y
75	Provision for bathroom area to comply with AS 1428.1	Post-adapted plans indicate compliant layouts.	Y
76	Slip-resistant floor surface	Can readily comply. Details of floor surface selection to be provided at CC stage.	CC

Clause	Subclause	Comments	Complies
77	Shower recess- no hob. Minimum size 1160 × 1100 to comply with AS 1428.1. (Refer Figures 4.6 and 4.7)	Post-adapted plans indicate compliance	Y
78	Shower area waterproofed to AS 3740 with floor to fall to waste	Can readily comply. Details of waterproofing including rebates, falls, and drainage to be confirmed at CC stage.	CC
79	Recessed soap holder	Can readily comply. Details of recessed soap holder to be confirmed at CC stage.	CC
80	Shower taps positioned for easy reach to access side of shower sliding track	Can readily comply. Tap selection & location setout to be confirmed at CC stage.	CC
82	Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall – strengthening provision)	Can readily comply. Details of provisional supports to be provided at CC stage.	CC
83	Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS1428.1	Can readily comply. Details of provisional supports to be provided at CC stage.	CC
86	Tap sets to be capstan or lever handles with single outlet	Can readily comply. Tap selection to be confirmed at CC stage or adapted later.	CC
88	Provision for washbasin with clearances to comply with AS 1428.1	Post-adapted plans indicate compliance	Y
90	Double GPO beside mirror	Can readily comply. Details of power & data to be provided at CC stage.	CC
92	Toilet - Provision of either 'visitable toilet' or accessible toilet	Post-adapted plans indicate compliance	Y
93	Toilet - Provision to comply with AS 1428.1	Post-adapted plans indicate compliance	Y
94	Location of WC pan at correct distance from fixed walls	Post-adapted plans indicate compliance	Y
95	Provision for grab rail zone. (Refer Figure 4.6)	Can readily comply. Details of provisional supports to be provided at CC stage.	CC
96	Slip resistant floor surf ace. (Vitreous tiles or similar)	Can readily comply. Details of floor surface selection to be provided at CC stage.	CC
98	Laundry - Circulation at doors to comply with AS1428.1	Post-adapted plans indicate compliance	Y
99	Laundry - Provision for adequate circulation space in front of or beside appliances(min. 1550 mm depth)	Post-adapted plans indicate compliance	Y
100	Provision for automatic washing machine	Washing machines are indicated to laundries.	Y
102	Where clothes line is provided, an accessible path of travel to this	NA - No clothes line provided.	NA
105	Double GPO	Can readily comply. Details of power & data to be provided at CC stage.	CC

Clause	Subclause	Comments	Complies
108	Slip-resistant floor surface	Can readily comply. Details of floor surface selection to be provided at CC stage.	CC
110	Door hardware operable with one hand, located 900–1100 mm above floor	Can readily comply. Details of door hardware to be provided at CC stage.	CC

Appendix B – Building 3N & 3S Detailed Compliance Review

Appendix B

APPENDIX B - BCA Assessment - East End Building 3E (3N & 3S)

BCA Section D4, E3D7, E3D8, E4D5, F4D3, F4D5, F4D6, F4D7

Assessment against Deemed-to-Satisfy provisions of NCC2022

Legend

Y	The design documentation demonstrates compliance with the clause
N	The design documentation does not comply with the clause
CC	The design documentation can readily comply with the clause. More detail required at CC stage
PS	The design documentation does not comply with the clause, however a Performance Solution may be considered to demonstrate an alternative means of meeting the Performance Requirements of the BCA
RFI	Additional information is required to adequately assess compliance with the clause
NA	The clause is not applicable to this project. Additional commentary may be provided in some instances

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

Clause	Subclause	Requirement	Comments	Complies
D4D2	(4)	<p>For a Class 2 building, common areas are to be accessible as follows:</p> <p>(a) From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</p> <p>(b) To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like.</p> <p>(c) Where a ramp complying with AS 1428.1 or a passenger lift is installed—</p> <p>(i) to the entrance doorway of each sole-occupancy unit; and</p> <p>(ii) to and within rooms or spaces for use in common by the residents.</p> <p>(d) The requirements of (c) only apply where the space referred to in (c)(i) or (ii) is located on the levels served by the lift or ramp.</p>	<p>CAN READILY COMPLY</p> <p>(a) Access is provided from the principal pedestrian entrance lobbies accessed via Hunter St & Laing St across the 'marketplace' to the entrance doorway of all sole occupancy units.</p> <p>(b) Access must be provided to the following communal facilities:</p> <ul style="list-style-type: none"> - Roof terrace at Level 04 (3E North) - Wine cellars if used communally. If privately used then no accessway required. <p>As each level is served by a lift, all communal facilities must be accessible in accordance with D4D2 (4)(c)</p> <p>(c) All levels of the building are serviced by lifts. Access must be provided to the entrance doorways of each sole-occupancy unit and to and within all rooms or spaces for use in common by the residents.</p>	CC
D4D2	(5)	<p>For a Class 3 building, access requirements are as follows:</p> <p>(a) Common areas:</p> <p>(i) From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</p> <p>(ii) To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunch room, lounge room, or the like.</p> <p>(iii) Where a ramp complying with AS 1428.1 or a passenger lift is installed—</p> <p>(A) to the entrance doorway of each sole-occupancy unit; and</p> <p>(B) to and within rooms or spaces for use in common by the residents.</p> <p>(iv) The requirements of (iii) only apply where the space referred to in (A) and (B) are located on the levels served by the lift or ramp.</p> <p>(b) To and within sole-occupancy units — in accordance with Table D4D2b.</p>	NOT APPLICABLE	NA

Clause	Subclause	Requirement	Comments	Complies
D4D2	(6)	For Class 5, 6, 7b, 8 and 9a buildings, access must be provided to and within all areas normally used by the occupants.	CAN READILY COMPLY Access is required to all class 6 retail tenancies. Access is required to all areas of the class 7b storage rooms. Architectural drawings indicate spatial compliance with these requirements. Additional details of doorways, gradients and levels required at CC stage to verify compliance.	CC
D4D2	(7)	For a Class 7a building, access must be provided to and within any level containing accessible carparking spaces.	CAN READILY COMPLY Accessible car spaces for retail are located at Basement 1 with access via lift 7 to ground level. Adaptable car spaces are located at B2 & B3 with lifts 4, 5 & 6 providing access to all floors. Gradients and doorways are readily capable of compliance with the requirements of AS1428.1 Further detail of accessways, doors, lifts, and head clearances to be demonstrated at CC Stage.	CC
D4D2	(8)	For a Class 9b building, access requirements are as follows: (a) Schools and early childhood centres — to and within all areas normally used by the occupants. (b) An assembly building, not being a school or early childhood centre — to and within — (i) wheelchair seating spaces provided in accordance with D4D10; and (ii) all other areas normally used by the occupants, except that access need not be provided to tiers or platforms of seating areas that do not contain wheelchair seating spaces.	NOT APPLICABLE	NA

Clause	Subclause	Requirement	Comments	Complies
D4D2	(9)	<p>For a Class 9c building, access requirements are as follows:</p> <p>(a) Common areas:</p> <p>(i) From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</p> <p>(ii) To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunch room, lounge room, or the like.</p> <p>(iii) Where a ramp complying with AS 1428.1 or a passenger lift is installed—</p> <p>(A) to the entrance doorway of each sole-occupancy unit; and</p> <p>(B) to and within rooms or spaces for use in common by the residents.</p> <p>(iv) The requirements of (iii) only apply where the space referred to in (iii)(A) or (iii)(B) is located on the levels served by the lift or ramp.</p> <p>(b) Sole-occupancy units — to and within a number of sole-occupancy units determined in accordance with Table D4D2b.</p>	NOT APPLICABLE	NA
D4D2	(10)	<p>For a Class 10 building, access requirements are as follows:</p> <p>(a) For a Class 10a non-habitable building located in an accessible area intended for use by the public and containing a sanitary facility, change room facility or shelter, to and within—</p> <p>(i) an accessible sanitary facility; and</p> <p>(ii) a change room facility; and</p> <p>(iii) a public shelter or the like.</p> <p>(b) For Class 10b swimming pools, to and into swimming pools with a total perimeter greater than 40 m, associated with a Class 1b, 2, 3, 5, 6, 7, 8 or 9 building that is required to be accessible, but not swimming pools for the exclusive use of occupants of a Class 1b building or a sole-occupancy unit in a Class 2 or Class 3 building.</p>	<p>NOT APPLICABLE</p> <p>A swimming pool is proposed at the level 4 rooftop communal space.</p> <p>The pool circumference is less than 40m and therefore does not require access within the pool.</p> <p>Note the remainder of the communal area must be accessible.</p>	NA

D4D3 Access to buildings

Clause	Subclause	Requirement	Comments	Complies
D4D3	(1)	<p>An accessway must be provided to a building required to be accessible—</p> <p>(a) from the main points of a pedestrian entry at the allotment boundary; and</p> <p>(b) from another accessible building connected by a pedestrian link; and</p> <p>(c) from any required accessible carparking space on the allotment.</p>	<p>CAN READILY COMPLY</p> <p>(a) An accessway is provided from the Hunter St and Laing St boundaries via the marketplace landscaped area to separate lift lobbies for 3E (north) and 3E (south).</p> <p>(b) A pedestrian link provides access to and from building 3W via the shared basement and at ground level via the 'marketplace'.</p> <p>(c) An accessway is provided from accessible carspaces at Basement 1, 2 & 3 to the north & south buildings via lifts.</p> <p>Further Details of accessways shall be verified at CC stage including gradients, clear widths and heights, turning and passing spaces.</p>	CC
D4D3	(2)	<p>In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and—</p> <p>(a) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and</p> <p>(b) in a building with a total floor area more than 500 m², a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance,</p> <p>except for pedestrian entrances serving only areas exempted by D4D5.</p>	<p>CAN READILY COMPLY</p> <p>(a) All pedestrian entrances are accessible.</p> <p>(b) There are no secondary pedestrian entrances. Note retail fitouts shall be further assessed during future fitout & use DA's.</p> <p>Details of door leaves, hardware, circulation and floor surfaces shall be provided at CC stage.</p>	CC
D4D3	(3)	<p>Where a pedestrian entrance required to be accessible has multiple doorways—</p> <p>(a) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and</p> <p>(b) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible.</p>	<p>CAN READILY COMPLY</p> <p>The pedestrian entrances will include 1 or 2 hinged door leaves.</p> <p>At least 1 leaf shall comply with the requirements of this part.</p> <p>CC Documentation to verify door leaf details.</p>	CC

Clause	Subclause	Requirement	Comments	Complies
D4D3	(4)	<p>For the purposes of (3)—</p> <p>(a) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where—</p> <p>(i) all doorways serve the same part or parts of the building; and</p> <p>(ii) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D4D3); and</p> <p>(b) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D4D3).</p>	<p>CAN READILY COMPLY</p> <p>Details of door leaves to be verified at CC stage.</p> <p>Refer to Appendix E of this report for various excerpts from the BCA and AS1428.1-2009 to assist.</p>	CC
D4D3	(5)	<p>Where a doorway on an accessway has multiple leaves (except an automatic opening door), one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.</p>	<p>CAN READILY COMPLY</p> <p>Doorways with multiple leaves including:</p> <ol style="list-style-type: none"> 1. The main entrance doorway to 3E (south) 2. Communal access doors at level 4. <p>demonstrate compliance with this part.</p> <p>CC Documentation to verify door leaf widths.</p>	CC

D4D4 Parts of buildings to be accessible

In a building required to be accessible—

D4D4	(a)	<p>every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with—</p> <p>(i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and</p> <p>(ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and</p> <p>(iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and</p>	<p>CAN READILY COMPLY</p> <p>(i) There are no ramps proposed within building 3E. Refer to landscape review for ramp within the 'marketplace'</p> <p>(ii) There is a non-fire isolated stair providing access from Morgan St to the 'marketplace'. This stair must include handrails with extensions, tactile indicators and contrast nosings in accordance with AS1428.1</p> <p>Handrail extensions and tactile indicators are required to all non-fire isolated stairs in accordance with clause 11 of AS1428.1</p> <p>(iii) There are fire-isolated egress stairs servicing upper residential levels.</p> <p>The fire isolated stairways shall include contrast non-slip nosings to each tread in accordance with clause 11.1(f) and (g) of AS 1428.1</p> <p>Note all stairs must comply with the remaining parts of BCA Section D not covered by this report. Refer to BCA report by others.</p> <p>Further detail of all stairs is required at CC stage to demonstrate compliance.</p>	CC
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Clause	Subclause	Requirement	Comments	Complies
D4D4	(b)	every passenger lift must comply with E3D7 and E3D8; and	CAN READILY COMPLY Refer to detailed assessment at Part E3D7	CC
D4D4	(c)	accessways must have— (i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and (ii) turning spaces complying with AS 1428.1— (A) within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and (B) at maximum 20 m intervals along the accessway; and	COMPLIES (i) Accessways are less than 20m long with direct line of sight and do not require additional space for passing. (ii)(A) Turning space of 1540 x 2070mm is provided within 2m of the end of accessways (ii)(B) There are turning spaces at less than 20m intervals along all accessways.	Y
D4D4	(d)	an intersection of accessways satisfies the spatial requirements for a passing and turning space; and	COMPLIES Intersections of accessways comply with this clause.	Y
D4D4	(e)	a passing space may serve as a turning space; and	COMPLIES Note only.	Y
D4D4	(f)	a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building— (i) containing not more than 3 storeys; and (ii) with a floor area for each storey, excluding the entrance storey, of not more than 200 m ² ; and	NOT APPLICABLE Lifts are provided to serve all floors for all users of the development.	NA
D4D4	(g)	clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm'; and	CAN READILY COMPLY Architect to nominate carpet selection and provide datasheet at CC Stage.	CC
D4D4	(h)	the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.	CAN READILY COMPLY Architect to nominate carpet selection and provide datasheet at CC Stage.	CC

D4D5 Exemptions

Clause	Subclause	Requirement	Comments	Complies
D4D5		<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> <p>(c) Any path of travel providing access only to an area exempted by (a) or (b).</p>	<p>COMPLIES</p> <p>The following areas are not required to be accessible under this clause:</p> <ul style="list-style-type: none"> - GROUND FLOOR GARBAGE CHUTE & SERVICE ROOMS - WINE CELLARS FOR EXCLUSIVE USE BY ONE SOLE OCCUPANCY UNIT - LOADING DOCK <p>Access to these areas is inappropriate due to the specialised purposes and potential risks for people with a disability.</p>	Y

D4D6 Accessible carparking

D4D6	(1)	<p>Accessible carparking spaces—</p> <p>(a) subject to (b), must be provided in accordance with (2) in—</p> <p>(i) a Class 7a building required to be accessible; and</p> <p>(ii) a carparking area on the same allotment as a building required to be accessible; and</p>	<p>COMPLIES</p> <p>Accessible parking is provided at B1 level for retail.</p>	Y
D4D6	(1)	<p>(b) need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public; and</p>	<p>NOT APPLICABLE</p> <p>There is no parking service provided.</p>	NA
D4D6	(1)	<p>(c) subject to (d), must comply with AS/NZS 2890.6; and</p>	<p>COMPLIES</p> <p>Refer to Parking Assessment for building 4S at Appendix D for detailed parking compliance assessment against AS2890.6</p>	Y
D4D6	(1)	<p>(d) need not be identified with signage where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability.</p>	<p>NOT APPLICABLE</p> <p>There are more than 5 carparking spaces in the development.</p>	NA
D4D6	(2)	<p>For each class of building to which the carpark or carparking area is associated, the number of accessible carparking spaces required is as follows:</p>	<p>COMPLIES</p> <p>Refer below.</p>	Y

Clause	Subclause	Requirement	Comments	Complies
D4D6	(2)	<p>(a) Class 1b and 3 buildings:</p> <p>(i) For a boarding house, guest house, hostel, lodging house, backpackers' accommodation or the residential part of a hotel or motel, the number of accessible carparking spaces required is to be calculated by multiplying the total number of carparking spaces by the percentage of —</p> <p>(A) accessible sole-occupancy units to the total number of sole-occupancy units; or</p> <p>(B) accessible bedrooms to the total number of bedrooms.</p> <p>(ii) For the purposes of (i), the calculated number is taken to the next whole figure.</p> <p>(iii) For a residential part of a school, accommodation for the aged, disabled or children, residential part of a health-care building which accommodates members of staff or the residential part of a detention centre — 1 accessible space for every 100 carparking spaces or part thereof.</p>	NOT APPLICABLE	NA
D4D6	(2)	(b) Class 5, 7, 8 or 9c buildings — 1 accessible space for every 100 carparking spaces or part thereof.	NOT APPLICABLE	NA
D4D6	(2)	<p>(c) Class 6 buildings—</p> <p>(i) with up to 1000 carparking spaces — 1 accessible space for every 50 carparking spaces or part thereof; and</p> <p>(iii) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces — 1 accessible space.</p>	<p>COMPLIES</p> <p>There is approximately 520m2 of retail NSA within building 3E (north & south).</p> <p>Less than 50 carparking spaces are required for the retail component. At least 1 Accessible car space shall be provided.</p> <p>There is provision for 2 accessible retail spaces at B1</p>	Y
D4D6	(2)	<p>(d) Class 9a buildings:</p> <p>(i) For a hospital (non-outpatient area) — 1 accessible space for every 100 carparking spaces or part thereof.</p> <p>(ii) For a hospital (outpatient area)—</p> <p>(A) with up to 1000 carparking spaces — 1 accessible space for every 50 carparking spaces or part thereof; and</p> <p>(B) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces — 1 accessible space.</p> <p>(iii) For a nursing home — 1 accessible space for every 100 carparking spaces or part thereof.</p> <p>(iv) For a clinic or day surgery not forming part of a hospital — 1 accessible space for every 50 carparking spaces or part thereof.</p>	NOT APPLICABLE	NA

Clause	Subclause	Requirement	Comments	Complies
D4D6	(2)	(e) Class 9b buildings: (i) For a school — 1 accessible space for every 100 carparking spaces or part thereof. (ii) For other assembly buildings— (A) with up to 1000 carparking spaces — 1 accessible space for every 50 carparking spaces or part thereof; and (B) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces — 1 accessible space	NOT APPLICABLE	NA

Clause	Subclause	Requirement	Comments	Complies
D4D7 Signage				
In a building required to be accessible—				
D4D7	(1)	<p>(a) braille and tactile signage complying with <i>Specification 15</i> must—</p> <p>(i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each—</p> <p>(A) sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or a sole-occupancy unit in a Class 3 or Class 9c building; and</p> <p>(B) space with a hearing augmentation system; and</p> <p>(ii) identify each door required by E4D5 to be provided with an exit sign and state—</p> <p>(A) “Exit”; and</p> <p>(B) “Level”; and</p> <p>(C) the floor level number or floor level descriptor, or a combination of the two.</p>	<p>CAN READILY COMPLY</p> <p>Provide signage to all accessible sanitary facilities, and fire isolated exits.</p> <p>Provide details of signage at CC Stage for assessment.</p>	CC
D4D7	(1)	<p>(b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying—</p> <p>(i) the type of hearing augmentation; and</p> <p>(ii) the area covered within the room; and</p> <p>(iii) if receivers are being used and where the receivers can be obtained;</p>	<p>NOT APPLICABLE</p> <p>No rooms proposed that require hearing augmentation.</p>	NA
D4D7	(1)	<p>(c) signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and</p>	<p>CAN READILY COMPLY</p> <p>Provide details of accessible WC signage for assessment at CC stage.</p>	CC
D4D7	(1)	<p>(d) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and</p>	<p>CAN READILY COMPLY</p> <p>Provide details of ambulant WC signage for assessment at CC stage.</p>	CC
D4D7	(1)	<p>(e) where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1, must be provided to direct a person to the location of the nearest accessible pedestrian entrance; and</p>	<p>NOT APPLICABLE</p> <p>All pedestrian entrances the subject of this application are accessible.</p> <p><i>PDM recommends provision of a directional sign at the Morgan St stairway to direct people to the accessible entrances.</i></p>	NA
D4D7	(1)	<p>(f) where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.</p>	<p>NOT APPLICABLE</p> <p>All banks of sanitary facilities include an accessible unisex sanitary facility.</p>	NA

Clause	Subclause	Requirement	Comments	Complies
D4D7	(2)	<p>In a building that is subject to F4D12 and is required to be accessible, directional signage complying with <i>Specification 15</i> to direct a person to the location of the nearest accessible adult change facility within that building must be provided at the location of each—</p> <p>(a) bank of sanitary facilities; and</p> <p>(b) accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility.</p>	<p>NOT APPLICABLE</p> <p>F4D12 Accessible adult change facilities does not apply to this project.</p>	NA

D4D8 Hearing augmentation

D4D8	(1)	<p>A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed—</p> <p>(a) in a room in a Class 9b building; or</p> <p>(b) in an auditorium, conference room, meeting room or room for judicatory purposes; or</p> <p>(c) at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.</p>	<p>NOT APPLICABLE</p> <p>No hearing augmentation proposed or required.</p>	NA
D4D8	(2)	<p>If a hearing augmentation system required by (1) is—</p> <p>(a) an induction loop, it must be provided to not less than 80% of the floor area of the room or space served by the inbuilt amplification system; or</p> <p>(b) a system requiring the use of receivers or the like, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must not be less than—</p> <p>(i) if the room or space accommodates up to 500 persons, 1 receiver for every 25 persons or part thereof, or 2 receivers, whichever is the greater; and</p> <p>(ii) to (iv) not applicable.</p>	<p>NOT APPLICABLE</p> <p>No hearing augmentation proposed or required.</p>	NA
D4D8	(3)	<p>The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to D2D18.</p>	<p>NOT APPLICABLE</p> <p>No hearing augmentation proposed or required.</p>	NA
D4D8	(4)	<p>Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.</p>	<p>NOT APPLICABLE</p> <p>No hearing augmentation proposed or required.</p>	NA

D4D9 Tactile indicators

Clause	Subclause	Requirement	Comments	Complies
D4D9	(1)	<p>For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching—</p> <p>(a) a stairway, other than a fire-isolated stairway; and</p> <p>(b) an escalator; and</p> <p>(c) a passenger conveyor or moving walk; and</p> <p>(d) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and</p> <p>(e) in the absence of a suitable barrier—</p> <p>(i) an overhead obstruction less than 2 m above floor level, other than a doorway; and</p> <p>(ii) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D4D5, if there is no kerb or kerb ramp at that point,</p> <p>except for areas exempted by D4D5.</p>	<p>CAN READILY COMPLY</p> <p>Tactile indicators to be installed to all non-fire-isolated stairs including:</p> <ul style="list-style-type: none"> - Morgan St to marketplace stairway - Non-fire isolated stair providing access to the communal rooftop on Level 4. <p>Details and specifications of tactile indicators to be provided at CC stage to verify compliance.</p>	CC
D4D9	(2)	Tactile ground surface indicators required by (1) must comply with sections 1 and 2 of AS/NZS 1428.4.1.	<p>CAN READILY COMPLY</p> <p>Details and specifications of tactile indicators to be provided at CC stage to verify compliance.</p>	CC
D4D9	(3)	A hostel for the aged, nursing home for the aged, a residential aged care building, Class 3 accommodation for the aged, Class 9a health-care building or a Class 9c aged care building need not comply with (1)(a) and (d) if handrails incorporating a raised dome button in accordance with AS/NZS 1428.4.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp.	NOT APPLICABLE	NA

D4D10 Wheelchair seating spaces in Class 9b assembly buildings

D4D10		Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with AS 1428.1 must be provided in accordance with the following:	NOT APPLICABLE	NA
D4D10	(a)	The number and grouping of wheelchair seating spaces must be in accordance with Table D4D10.	NOT APPLICABLE	NA

Clause	Subclause	Requirement	Comments	Complies
D4D10	(b)	In a cinema— (i) with not more than 300 seats — wheelchair seating spaces must not be located in the front row of seats; and (ii) with more than 300 seats — not less than 75% of required wheelchair seating spaces must be located in rows other than the front row of seats.	NOT APPLICABLE	NA

D4D11 Swimming pools

D4D11	(1)	Not less than 1 means of accessible water entry/exit in accordance with Specification 16 must be provided for each swimming pool required by D4D2 to be accessible.	NOT APPLICABLE	NA
D4D11	(2)	An accessible entry/exit must be by means of— (a) a fixed or movable ramp and an aquatic wheelchair; or (b) a zero depth entry and an aquatic wheelchair; or (c) a platform swimming pool lift and an aquatic wheelchair; or (d) a sling-style swimming pool lift.	NOT APPLICABLE	NA
D4D11	(3)	Where a swimming pool has a perimeter of more than 70 m, at least one accessible water entry/exit must be provided by a means specified in (2)(a), (b) or (c).	NOT APPLICABLE	NA
D4D11	(4)	Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS 1428.1.	NOT APPLICABLE	NA

D4D12 Ramps

D4D12		On an accessway— (a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and (b) a landing for a step ramp must not overlap a landing for another step ramp or ramp.	NOT APPLICABLE There are no relevant ramps proposed.	NA
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D4D13 Glazing on an accessway

D4D13		On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	CAN READILY COMPLY Decals must be applied to all shopfront glazing and glazed doors capable of being mistaken for a doorway or opening in accordance with AS1428.1 Further details to be provided at CC Stage	CC
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BCA Part E3 - Lift Installations

Assessment against Deemed-to-Satisfy provisions E3D7 and E3D8

E3D7 Passenger lift types and their limitations

Projected Design Management

DA Access Report

EAST END STAGE 3 + 4

Appendix B - 3E - BCA

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Clause	Subclause	Requirement	Comments	Complies
E3D7	(1)	In an accessible building, every passenger lift must be one of the following lift types, subject to the limitations (if any) of each lift type: (a) There are no limitations on the use of electric passenger lifts, electrohydraulic passenger lifts or inclined lifts. (b) to (e) are not applicable to this development.	COMPLIES The proposed lifts will be electric or electrohydraulic passenger lifts serving all levels.	Y
E3D7	(2)	A passenger lift referred to in (1) must not rely on a constant pressure device for its operation if the lift car is fully enclosed.	COMPLIES The proposed lifts will be fully automatic using single button press.	Y

E3D8 Accessible features required for passenger lifts

E3D8	(a)	In an accessible building, every passenger lift must have the following features where applicable: (a) A handrail complying with the provisions for a mandatory handrail in AS 1735.12 for all lifts except— (i) a stairway platform lift; and (ii) a low-rise platform lift.	CAN READILY COMPLY Details of handrail to be provided at CC stage and compliance with AS1735.12 verified by Lift Supplier and Access Consultant	CC
E3D8	(b)	Lift floor dimensions of not less than 1400 mm wide x 1600 mm deep for all lifts which travel more than 12 m.	CAN READILY COMPLY The architectural drawings indicate lift car sizes larger than 1400mm x 1600mm. Details & shop drawings of lift cars to be provided at CC stage for verification.	CC
E3D8	(c)	Lift floor dimensions of not less than 1100 mm wide x 1400 mm deep for all lifts which travel not more than 12 m, except a stairway platform lift.	CAN READILY COMPLY The architectural drawings indicate the retail lift size is larger than 1100mm x 1400mm. Details & shop drawings of lift cars to be provided at CC stage for verification.	CC
E3D8	(d)	Lift floor dimensions of not less than 810 mm wide x 1200 mm deep for a stairway platform lift.	NOT APPLICABLE No stairway platform lift proposed.	NA
E3D8	(e)	Minimum clear door opening complying with AS 1735.12 for all lifts except a stairway platform lift.	CAN READILY COMPLY The architectural drawings indicate compliance with this requirement. Lift supplier to verify compliance with AS1735.12 at CC Stage.	CC
E3D8	(f)	Passenger protection system complying with AS 1735.12 for all lifts with power-operated doors.	CAN READILY COMPLY Lift supplier to verify compliance with AS1735.12 at CC Stage.	CC
E3D8	(g)	Lift landing doors at the upper landing for all lifts except a stairway platform lift.	CAN READILY COMPLY Lift landing doors shall be provided at every level served.	CC

Clause	Subclause	Requirement	Comments	Complies
E3D8	(h)	Lift car and landing control buttons complying with AS 1735.12 for all lifts except— (i) a stairway platform lift; and (ii) a low-rise platform lift.	CAN READILY COMPLY The architectural drawings indicate compliance with this requirement. Ensure landing controls are located 500mm from any internal corner. Details of controls within lift cars and landings to be provided at CC stage to demonstrate compliance.	CC
E3D8	(i)	Lighting in accordance with AS 1735.12 for all enclosed lift cars.	CAN READILY COMPLY Lift supplier to verify compliance with AS1735.12 at CC Stage.	CC
E3D8	(j)	For all lifts serving more than 2 levels— (i) automatic audible information within the lift car to identify the level each time the car stops; and (ii) audible and visual indication at each lift landing to indicate the arrival of the lift car; and (iii) audible information and audible indication required by (i) and (ii) is to be provided in a range of between 20 - 80 dB(A) at a maximum frequency of 1500 Hz.	CAN READILY COMPLY Lift supplier to verify compliance with AS1735.12 at CC Stage.	CC
E3D8	(k)	Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received, for all lifts except a stairway platform lift.	CAN READILY COMPLY Lift supplier to verify compliance with AS1735.12 at CC Stage.	CC

BCA Section E4

Assessment against Deemed-to-Satisfy provisions E4D5

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

Clause	Subclause	Requirement	Comments	Complies
E4D5	(d)	door serving as, or forming part of, a required exit in a storey required to be provided with emergency lighting in accordance with E4D2.	CAN READILY COMPLY Signage details to be provided for assessment at CC stage.	CC

BCA Section F

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

F4D3 Calculation of number of occupants and facilities

F4D3	(1)	The number of persons accommodated must be calculated according to D2D18 if it cannot be more accurately determined by other means.	CAN READILY COMPLY This disability access assessment does not assess the required number of sanitary facilities under this clause. Refer to the BCA Report by others for detailed compliance assessment. The DA Drawings indicate: Male provision of 2 x WC's, 1 x Urinal, and 2 x Washbasin. Female provision of 3 x WC's and 3 x Washbasin. 1 x Unisex Accessible Sanitary Facility. These proposed facilities may not be adequate to service all retail tenancies depending on final fitout and uses. It is expected that fitout proposals will include additional sanitary facilities within tenancies to meet minimum BCA requirements. This disability access assessment will consider the spatial compliance of the proposed facilities only, not the total provision of facilities. Further details shall be provided with any fitout DA and associated CC applications.	CC
F4D3	(2)	Unless the premises are used predominantly by one sex, sanitary facilities must be provided on the basis of equal numbers of males and females.	NOT APPLICABLE This assessment considers only the disability access requirements. It is noted equal facilities are provided for males & females. Refer to BCA Report for assessment.	NA
F4D3	(3)	In calculating the number of sanitary facilities to be provided under F4D2 and F4D4, a unisex facility required for people with a disability (other than a facility provided under F4D12) may be counted once for each sex.	COMPLIES The proposed unisex accessible sanitary facility is counted towards the total provision of male & female facilities.	Y
F4D3	(4)	For the purposes of this Part, a unisex facility comprises one closet pan, one washbasin and means for the disposal of sanitary products.	CAN READILY COMPLY The proposed unisex accessible sanitary facility includes one closet pan and one washbasin. Means for disposal of sanitary products to be demonstrated at CC stage.	CC

F4D5 Accessible sanitary facilities

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Clause	Subclause	Requirement	Comments	Complies
F4D5		In a building <i>required</i> to be accessible —		Y
F4D5	(a)	accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with F4D6; and	COMPLIES F4D6 requires accessible unisex sanitary compartments. Refer to F4D6 for detailed assessment.	Y
F4D5	(b)	accessible unisex showers must be provided in accordance with F4D7; and	CAN READILY COMPLY F4D7 requires an accessible unisex shower at the end of trip facility. A unisex accessible shower & changeroom is provided for the end of trip facilities. Refer to F4D7 for detailed requirements. CC drawings shall detail all accessible features.	CC
F4D5	(c)	at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, not less than one sanitary compartment suitable for a person with an ambulant disability for use by males and not less than one sanitary compartment suitable for a person with an ambulant disability for use by females, each in accordance with AS 1428.1, must be provided; and	CAN READILY COMPLY There is a bank of toilets located near the Morgan St stairway. 1 x ambulant sanitary compartment shall be provided for males. 1 x ambulant sanitary compartment shall be provided for females. Further details of handrails, doors and circulation required at CC stage.	CC
F4D5	(d)	an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products; and	CAN READILY COMPLY The design indicates general circulation space can comply with this part. Further interior details required at CC stage to verify compliance with AS1428.1 for handrails, fixtures and other items.	CC
F4D5	(e)	the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with F4D6 and F4D7 must comply with the requirements of AS 1428.1; and	CAN READILY COMPLY The door circulation outside the accessible unisex sanitary facility generally complies with the required dimensions of AS1428.1 Further details to be provided at CC stage to verify compliance.	CC
F4D5	(f)	an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and	COMPLIES All accessible unisex sanitary facilities are located in accordance with this part.	Y
F4D5	(g)	where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and	NOT APPLICABLE Only 1 unisex accessible sanitary facility proposed. Future facilities within retail tenancies subject to future DA.	NA

Clause	Subclause	Requirement	Comments	Complies
F4D5	(h)	where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and	NOT APPLICABLE Male & Female facilities are located at the same location.	NA
F4D5	(i)	an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D4D4(f) to be provided with a passenger lift or ramp complying with AS 1428.1.	NOT APPLICABLE All levels are accessible via lifts.	NA

F4D6 Accessible unisex sanitary compartments

F4D6	(1)	<p>Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows:</p> <p>(a) For a Class 1b building— (i) not less than 1; and (ii) where private accessible unisex sanitary compartments are provided for every accessible bedroom, common accessible unisex sanitary compartments need not be provided.</p> <p>(b) For a Class 2 building, where sanitary compartments are provided in common areas, not less than 1.</p> <p>(c) For Class 3 and Class 9c buildings— (i) in every accessible sole-occupancy unit provided with sanitary compartments within the accessible sole-occupancy unit, not less than 1; and (ii) at each bank of sanitary compartments containing male and female sanitary compartments provided in common areas, not less than 1.</p> <p>(d) For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires closet pans— (i) 1 on every storey containing sanitary compartments; and (ii) where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.</p> <p>(e) For a Class 10a building, at each bank of sanitary compartments containing male and female sanitary compartments, not less than 1.</p>	<p>COMPLIES</p> <p>(b) There are no sanitary compartments located in common areas of the Class 2 Part.</p> <p>(d) Clause F4D4 requires closet pans to service Class 6 tenancies. A bank of sanitary compartments is located at Ground Level near the Morgan St Stairway. A single unisex accessible sanitary compartment is provided at this location.</p> <p>Any future bank of sanitary compartments within retail tenancies shall include a unisex accessible sanitary compartment.</p>	Y
F4D6	(2)	The requirements of (1)(d) do not apply within a ward area of a Class 9a health-care building.		NA
F4D6	(3)	<p>The requirements of (1)(e) do not apply to—</p> <p>(a) a Class 10a appurtenant to another class of building; or</p> <p>(b) a sanitary compartment dedicated to a single caravan/camping site.</p>		NA

F4D7 Accessible unisex showers

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EAST END STAGE 3 + 4

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Clause	Subclause	Requirement	Comments	Complies
F4D7	(1)	<p>Where required by F4D5(b), the minimum number of accessible unisex showers for each class of building is as follows:</p> <p>(a) For a Class 1b building— (i) not less than 1; and (iii) where private accessible unisex showers are provided for every accessible bedroom, common accessible unisex showers need not be provided.</p> <p>(b) For a Class 2 building, where showers are provided in common areas, not less than 1.</p> <p>(c) For Class 3 and 9c buildings— (i) in every accessible sole-occupancy unit provided with showers within the accessible sole-occupancy unit, not less than 1; and (ii) 1 for every 10 showers or part thereof provided in common areas.</p> <p>(d) For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires 1 or more showers, not less than 1 for every 10 showers or part thereof.</p> <p>(e) For a Class 10a building, where showers are provided, 1 for every 10 showers or part thereof.</p>	<p>CAN READILY COMPLY</p> <p>(b) There are no showers proposed in common areas of the Class 2 Part.</p> <p>(d) F4D4 does not require showers, however a communal end of trip facility is proposed with showers. A single unisex accessible shower compartment shall be provided to comply with clause D4D2(4)(b) which requires access to facilities for use in common by residents.</p> <p>Details of shower compartment to be provided at CC stage to verify compliance.</p>	CC
F4D7	(2)	The requirements of (1)(d) do not apply within a ward area of a Class 9a health-care building.		NA
F4D7	(3)	<p>The requirements of (1)(e) do not apply to—</p> <p>(a) a Class 10a appurtenant to another class of building; or</p> <p>(b) a sanitary compartment dedicated to a single caravan/camping site.</p>		NA

AS4299-1995 Adaptable Housing

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

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

Clause	Subclause	Comments	Complies
	1	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages	Y
	3	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS1428.1	Y
	11	Letterboxes to be on hard standing area connected to accessible pathway	Y
	14	Carparking space or garage min. area 6.0 m × 3.8 m	Y
	20	Accessible entry At least one accessible entry door complying with AS 1428.2 shall be provided.	CC
	22	Accessible entry to be level (i.e. max. 1:40 slope)	Y
	23	Threshold to be low-level	CC
	24	Landing to enable wheelchair manoeuvrability	CC
	25	Accessible entry door to have 850 mm min. clearance	Y
	27	Door lever handles and hardware to AS1428.1	CC
	32	Internal doors to have 820 mm min. clearance	CC
	33	Internal corridors min. width of 1000 mm	Y
	34	Provision for compliance with AS1428.1 for door approaches	Y
	36	Provision for circulation space of min. 2250 mm diameter	Y
	38	Telephone adjacent to GPO	CC
	41	Potential illumination level min. 300 lux	CC

Clause	Subclause	Comments	Complies
42	Kitchen minimum width 2.7 m (1550 mm clear between benches)	Post-adapted plans indicate 1550mm diameter circulation between benchtops. This is achievable with only minor movement of joinery and no relocation of cast-in plumbing elements.	Y
43	Kitchen - Provision for circulation at doors to comply with AS 1428.1	Note only. Kitchens are open plan with no doors. Circulation of 1550mm is provided to all joinery doors.	Y
44	Provision for benches planned to include at least one worksurface of 800 mm length, adjustable in height from 750 mm to 850 mm or replaceable. Refer to Figure 4.8	800mm wide worksurface nominated on post-adapted drawings.	Y
45	Refrigerator adjacent to work surface	Post-adapted plans indicate refrigerators adjacent to work surface.	Y
46	Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable	Can readily comply. Sink surface to be replaced during adaptation.	CC
47	Kitchen sink bowl max. 150 mm deep	Can readily comply. Sink selection to be confirmed at CC stage.	CC
48	Tap set capstan or lever handles or lever mixer	Can readily comply. Tap selection to be confirmed at CC stage or adapted later.	CC
49	Tap set located within 300 mm of front of sink	Can readily comply. Tap selection to be confirmed at CC stage or adapted later.	CC
51	Cooktops to include either front or side controls with raised cross bars	Can readily comply. Cooktop selection to be confirmed at CC stage or adapted later.	CC
52	Cooktops to include isolating switch	Can readily comply. Details of power & data to be provided at CC stage.	CC
53	Work surface min. 800 mm length adjacent to cooktop at same height	800mm wide worksurface nominated on post-adapted drawings.	CC
54	Oven located adjacent to an adjustable height or replaceable work surface	Can readily comply. Oven location & type selection to be confirmed at CC stage or adapted later.	CC
59	GPOs to comply with AS 1428.1. At least one double GPO within 300 mm of front of worksurface	Can readily comply. Details of power & data to be provided at CC stage.	CC
60	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	Can readily comply. Details of power & data to be provided at CC stage.	CC
61	Slip-resistant floor surface	Can readily comply. Details of floor surface selection to be provided at CC stage.	CC
62	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2	At least one bedroom in each apartment post-adapted plan demonstrates circulation in accordance with this clause.	Y
75	Provision for bathroom area to comply with AS 1428.1	Post-adapted plans indicate compliant layouts. Details and dimensions of all adaptable features to be provided at CC stage.	CC

Clause	Subclause	Comments	Complies
76	Slip-resistant floor surface	Can readily comply. Details of floor surface selection to be provided at CC stage.	CC
77	Shower recess- no hob. Minimum size 1160 × 1100 to comply with AS 1428.1. (Refer Figures 4.6 and 4.7)	Post-adapted plans indicate compliance	Y
78	Shower area waterproofed to AS 3740 with floor to fall to waste	Can readily comply. Details of waterproofing including rebates, falls, and drainage to be confirmed at CC stage.	CC
79	Recessed soap holder	Can readily comply. Details of recessed soap holder to be confirmed at CC stage.	CC
80	Shower taps positioned for easy reach to access side of shower sliding track	Can readily comply. Tap selection & location setout to be confirmed at CC stage.	CC
82	Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall – strengthening provision)	Can readily comply. Details of provisional supports to be provided at CC stage.	CC
83	Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS1428.1	Can readily comply. Details of provisional supports to be provided at CC stage.	CC
86	Tap sets to be capstan or lever handles with single outlet	Can readily comply. Tap selection to be confirmed at CC stage or adapted later.	CC
88	Provision for washbasin with clearances to comply with AS 1428.1	Post-adapted plans indicate compliance	Y
90	Double GPO beside mirror	Can readily comply. Details of power & data to be provided at CC stage.	CC

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

Appendix C – Building 4N Detailed Compliance Review

Appendix C

APPENDIX C - BCA Assessment - East End Building 4N

BCA Section D4, E3D7, E3D8, E4D5, F4D3, F4D5, F4D6, F4D7

Assessment against Deemed-to-Satisfy provisions of NCC2022

Legend

Y	The design documentation demonstrates compliance with the clause
N	The design documentation does not comply with the clause
CC	The design documentation can readily comply with the clause. More detail required at CC stage
PS	The design documentation does not comply with the clause, however a Performance Solution may be considered to demonstrate an alternative means of meeting the Performance Requirements of the BCA
RFI	Additional information is required to adequately assess compliance with the clause
NA	The clause is not applicable to this project. Additional commentary may be provided in some instances

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

Clause	Subclause	Requirement	Comments	Complies
D4D2	(4)	<p>For a Class 2 building, common areas are to be accessible as follows:</p> <p>(a) From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</p> <p>(b) To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like.</p> <p>(c) Where a ramp complying with AS 1428.1 or a passenger lift is installed—</p> <p>(i) to the entrance doorway of each sole-occupancy unit; and</p> <p>(ii) to and within rooms or spaces for use in common by the residents.</p> <p>(d) The requirements of (c) only apply where the space referred to in (c)(i) or (ii) is located on the levels served by the lift or ramp.</p>	<p>CAN READILY COMPLY</p> <p>(a) Access is provided from the principal pedestrian entrance at Hunter St and the link from building 4S to each floor, to the communal lobbies, and entrance doors of each sole occupancy unit at all levels.</p> <p>(b) Access must be provided to the following communal facilities:</p> <ul style="list-style-type: none"> - Roof terrace at Level 04 - Communal parts of Wine Cellars <p>As each level is served by a lift, all communal facilities must be accessible in accordance with D4D2 (4)(c)</p> <p>(c) All levels of the building are serviced by lifts. Access must be provided to the entrance doorways of each sole-occupancy unit and to and within all rooms or spaces for use in common by the residents.</p>	CC
D4D2	(5)	<p>For a Class 3 building, access requirements are as follows:</p> <p>(a) Common areas:</p> <p>(i) From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</p> <p>(ii) To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunch room, lounge room, or the like.</p> <p>(iii) Where a ramp complying with AS 1428.1 or a passenger lift is installed—</p> <p>(A) to the entrance doorway of each sole-occupancy unit; and</p> <p>(B) to and within rooms or spaces for use in common by the residents.</p> <p>(iv) The requirements of (iii) only apply where the space referred to in (A) and (B) are located on the levels served by the lift or ramp.</p> <p>(b) To and within sole-occupancy units — in accordance with Table D4D2b.</p>	NOT APPLICABLE	NA

Clause	Subclause	Requirement	Comments	Complies
D4D2	(6)	For Class 5, 6, 7b, 8 and 9a buildings, access must be provided to and within all areas normally used by the occupants.	CAN READILY COMPLY Access is required to all class 6 retail tenancies. Access is required to all areas of the class 7b storage rooms. Architectural drawings indicate spatial compliance with these requirements. Additional details of doorways, gradients and levels required at CC stage to verify compliance.	CC
D4D2	(7)	For a Class 7a building, access must be provided to and within any level containing accessible carparking spaces.	CAN READILY COMPLY Accessible car spaces are located at Basement 2 and Ground Level of building 4S. Refer to detailed assessment at Appendix D. Access is provided via lifts to all floors. Gradients and doorways are readily capable of compliance with the requirements of AS1428.1 Further detail of accessways, doors, lifts, and head clearances to be demonstrated at CC Stage.	CC
D4D2	(8)	For a Class 9b building, access requirements are as follows: (a) Schools and early childhood centres — to and within all areas normally used by the occupants. (b) An assembly building, not being a school or early childhood centre — to and within — (i) wheelchair seating spaces provided in accordance with D4D10; and (ii) all other areas normally used by the occupants, except that access need not be provided to tiers or platforms of seating areas that do not contain wheelchair seating spaces.	NOT APPLICABLE	NA

Clause	Subclause	Requirement	Comments	Complies
D4D2	(9)	<p>For a Class 9c building, access requirements are as follows:</p> <p>(a) Common areas:</p> <p>(i) From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</p> <p>(ii) To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunch room, lounge room, or the like.</p> <p>(iii) Where a ramp complying with AS 1428.1 or a passenger lift is installed—</p> <p>(A) to the entrance doorway of each sole-occupancy unit; and</p> <p>(B) to and within rooms or spaces for use in common by the residents.</p> <p>(iv) The requirements of (iii) only apply where the space referred to in (iii)(A) or (iii)(B) is located on the levels served by the lift or ramp.</p> <p>(b) Sole-occupancy units — to and within a number of sole-occupancy units determined in accordance with Table D4D2b.</p>	NOT APPLICABLE	NA
D4D2	(10)	<p>For a Class 10 building, access requirements are as follows:</p> <p>(a) For a Class 10a non-habitable building located in an accessible area intended for use by the public and containing a sanitary facility, change room facility or shelter, to and within—</p> <p>(i) an accessible sanitary facility; and</p> <p>(ii) a change room facility; and</p> <p>(iii) a public shelter or the like.</p> <p>(b) For Class 10b swimming pools, to and into swimming pools with a total perimeter greater than 40 m, associated with a Class 1b, 2, 3, 5, 6, 7, 8 or 9 building that is required to be accessible, but not swimming pools for the exclusive use of occupants of a Class 1b building or a sole-occupancy unit in a Class 2 or Class 3 building.</p>	NOT APPLICABLE	NA

D4D3 Access to buildings

Clause	Subclause	Requirement	Comments	Complies
D4D3	(1)	<p>An accessway must be provided to a building required to be accessible—</p> <p>(a) from the main points of a pedestrian entry at the allotment boundary; and</p> <p>(b) from another accessible building connected by a pedestrian link; and</p> <p>(c) from any required accessible carparking space on the allotment.</p>	<p>CAN READILY COMPLY</p> <p>(a) An accessway is provided from the Hunter St Boundary to the main pedestrian entrance at Ground Level.</p> <p>(b) A pedestrian link provides access to and from building 4S.</p> <p>(c) An accessway is provided from accessible carspaces at Basement 2 and Ground Level of building 4S to the pedestrian link at Building 4N.</p> <p>Further Details of accessways shall be verified at CC stage including gradients, clear widths and heights, turning and passing spaces.</p>	CC
D4D3	(2)	<p>In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and—</p> <p>(a) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and</p> <p>(b) in a building with a total floor area more than 500 m², a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance, except for pedestrian entrances serving only areas exempted by D4D5.</p>	<p>CAN READILY COMPLY</p> <p>There are three pedestrian entrances to building 4S.</p> <p>An accessway is provided through the Principal Pedestrian Entrance at Hunter St, and the link from building 4S.</p> <p>(b) The secondary pedestrian entrance at Morgan St is not accessible. The distance from the non-accessible entrance to the Hunter St entrance is approximately 31m. Wayfinding signage shall be located directing people with disabilities to the Hunter St entrance.</p> <p>Details of door leaves, hardware, circulation, floor surfaces, and signage shall be provided at CC stage.</p>	CC
D4D3	(3)	<p>Where a pedestrian entrance required to be accessible has multiple doorways—</p> <p>(a) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and</p> <p>(b) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible.</p>	<p>CAN READILY COMPLY</p> <p>The pedestrian entrance will include 1 or 2 hinged door leaves.</p> <p>At least 1 leaf shall comply with the requirements of this part.</p> <p>CC Documentation to verify door leaf details.</p>	CC

Clause	Subclause	Requirement	Comments	Complies
D4D3	(4)	<p>For the purposes of (3)—</p> <p>(a) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where—</p> <p>(i) all doorways serve the same part or parts of the building; and</p> <p>(ii) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D4D3); and</p> <p>(b) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D4D3).</p>	<p>CAN READILY COMPLY</p> <p>Details of door leaves to be verified at CC stage.</p> <p>Refer to Appendix E of this report for various excerpts from the BCA and AS1428.1-2009 to assist.</p>	CC
D4D3	(5)	Where a doorway on an accessway has multiple leaves (except an automatic opening door), one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.	<p>CAN READILY COMPLY</p> <p>CC Documentation to verify door leaf widths.</p>	CC

D4D4 Parts of buildings to be accessible

In a building required to be accessible—

D4D4	(a)	<p>every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with—</p> <p>(i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and</p> <p>(ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and</p> <p>(iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and</p>	<p>CAN READILY COMPLY</p> <p>(i) All ramps noted as 1:20 max gradient do not require handrails or tactile indicators.</p> <p>(ii) There is a non-fire isolated stair serving the ground floor Morgan St lobby entrance. There is a non-fire isolated stair within retail tenancy S4N-C.04. There are non-fire isolated stairs within the thru site link between Newcommen St and Laing St.</p> <p>Handrail extensions and tactile indicators are required to all non-fire isolated stairs in accordance with clause 11 of AS1428.1</p> <p>(iii) There are 2 fire-isolated egress stairs servicing upper residential levels.</p> <p>The fire isolated stairways shall include contrast non-slip nosings to each tread in accordance with clause 11.1(f) and (g) of AS 1428.1</p> <p>Note all stairs must comply with the remaining parts of BCA Section D not covered by this report. Refer to BCA report by others.</p> <p>Further detail of all stairs is required at CC stage to demonstrate compliance.</p>	CC
D4D4	(b)	every passenger lift must comply with E3D7 and E3D8; and	<p>CAN READILY COMPLY</p> <p>Refer to detailed assessment at Part E3D7</p>	CC

Clause	Subclause	Requirement	Comments	Complies
D4D4	(c)	<p>accessways must have—</p> <p>(i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and</p> <p>(ii) turning spaces complying with AS 1428.1—</p> <p>(A) within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and</p> <p>(B) at maximum 20 m intervals along the accessway; and</p>	<p>COMPLIES</p> <p>(i) Accessways are generally greater than 1800mm wide, permitting passing at various locations.</p> <p>(ii)(A) Turning space of 1540 x 2070mm is provided within 2m of the end of accessways</p> <p>(ii)(B) There are turning and passing spaces at less than 20m intervals along all accessways.</p>	Y
D4D4	(d)	an intersection of accessways satisfies the spatial requirements for a passing and turning space; and	<p>COMPLIES</p> <p>Intersections of accessways comply with this clause.</p>	Y
D4D4	(e)	a passing space may serve as a turning space; and	<p>COMPLIES</p> <p>Note only.</p>	Y
D4D4	(f)	<p>a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building—</p> <p>(i) containing not more than 3 storeys; and</p> <p>(ii) with a floor area for each storey, excluding the entrance storey, of not more than 200 m²; and</p>	<p>NOT APPLICABLE</p> <p>Lifts are provided to serve all floors for all users of the development.</p>	NA
D4D4	(g)	clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm'; and	<p>CAN READILY COMPLY</p> <p>Architect to nominate carpet selection and provide datasheet at CC Stage.</p>	CC
D4D4	(h)	the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.	<p>CAN READILY COMPLY</p> <p>Architect to nominate carpet selection and provide datasheet at CC Stage.</p>	CC

D4D5 Exemptions

Clause	Subclause	Requirement	Comments	Complies
D4D5		<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> <p>(c) Any path of travel providing access only to an area exempted by (a) or (b).</p>	<p>COMPLIES</p> <p>The following areas are not required to be accessible under this clause:</p> <ul style="list-style-type: none"> - GROUND FLOOR GARBAGE CHUTE ROOMS - WINE CELLARS FOR EXCLUSIVE USE BY ONE SOLE OCCUPANCY UNIT <p>Access to these areas is inappropriate due to the specialised purposes and potential risks for people with a disability.</p>	Y

D4D6 Accessible carparking				
D4D6	(1)	<p>Accessible carparking spaces—</p> <p>(a) subject to (b), must be provided in accordance with (2) in—</p> <p>(i) a Class 7a building required to be accessible; and</p> <p>(ii) a carparking area on the same allotment as a building required to be accessible; and</p>	<p>COMPLIES</p> <p>Accessible parking is provided within building 4S to service building 4N retail.</p>	Y
D4D6	(1)	<p>(b) need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public; and</p>	<p>NOT APPLICABLE</p> <p>There is no parking service provided.</p>	NA
D4D6	(1)	<p>(c) subject to (d), must comply with AS/NZS 2890.6; and</p>	<p>COMPLIES</p> <p>Refer to Parking Assessment for building 4S at Appendix D for detailed parking compliance assessment against AS2890.6</p>	Y
D4D6	(1)	<p>(d) need not be identified with signage where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability.</p>	<p>NOT APPLICABLE</p> <p>There are more than 5 carparking spaces in the development.</p>	NA
D4D6	(2)	<p>For each class of building to which the carpark or carparking area is associated, the number of accessible carparking spaces required is as follows:</p>	<p>COMPLIES</p> <p>Refer below.</p>	Y

Clause	Subclause	Requirement	Comments	Complies
D4D6	(2)	<p>(a) Class 1b and 3 buildings:</p> <p>(i) For a boarding house, guest house, hostel, lodging house, backpackers' accommodation or the residential part of a hotel or motel, the number of accessible carparking spaces required is to be calculated by multiplying the total number of carparking spaces by the percentage of —</p> <p>(A) accessible sole-occupancy units to the total number of sole-occupancy units; or</p> <p>(B) accessible bedrooms to the total number of bedrooms.</p> <p>(ii) For the purposes of (i), the calculated number is taken to the next whole figure.</p> <p>(iii) For a residential part of a school, accommodation for the aged, disabled or children, residential part of a health-care building which accommodates members of staff or the residential part of a detention centre — 1 accessible space for every 100 carparking spaces or part thereof.</p>	NOT APPLICABLE	NA
D4D6	(2)	(b) Class 5, 7, 8 or 9c buildings — 1 accessible space for every 100 carparking spaces or part thereof.	NOT APPLICABLE	NA
D4D6	(2)	<p>(c) Class 6 buildings—</p> <p>(i) with up to 1000 carparking spaces — 1 accessible space for every 50 carparking spaces or part thereof; and</p> <p>(iii) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces — 1 accessible space.</p>	<p>COMPLIES</p> <p>There is approximately 548m² of retail NSA within building 4N.</p> <p>Less than 50 carparking spaces are required for the retail component. 1 Accessible car space shall be provided.</p>	Y
D4D6	(2)	<p>(d) Class 9a buildings:</p> <p>(i) For a hospital (non-outpatient area) — 1 accessible space for every 100 carparking spaces or part thereof.</p> <p>(ii) For a hospital (outpatient area)—</p> <p>(A) with up to 1000 carparking spaces — 1 accessible space for every 50 carparking spaces or part thereof; and</p> <p>(B) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces — 1 accessible space.</p> <p>(iii) For a nursing home — 1 accessible space for every 100 carparking spaces or part thereof.</p> <p>(iv) For a clinic or day surgery not forming part of a hospital — 1 accessible space for every 50 carparking spaces or part thereof.</p>	NOT APPLICABLE	NA

Clause	Subclause	Requirement	Comments	Complies
D4D6	(2)	(e) Class 9b buildings: (i) For a school — 1 accessible space for every 100 carparking spaces or part thereof. (ii) For other assembly buildings— (A) with up to 1000 carparking spaces — 1 accessible space for every 50 carparking spaces or part thereof; and (B) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces — 1 accessible space	NOT APPLICABLE	NA

Clause	Subclause	Requirement	Comments	Complies
D4D7 Signage				
In a building required to be accessible—				
D4D7	(1)	<p>(a) braille and tactile signage complying with <i>Specification 15</i> must—</p> <p>(i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each—</p> <p>(A) sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or a sole-occupancy unit in a Class 3 or Class 9c building; and</p> <p>(B) space with a hearing augmentation system; and</p> <p>(ii) identify each door required by E4D5 to be provided with an exit sign and state—</p> <p>(A) “Exit”; and</p> <p>(B) “Level”; and</p> <p>(C) the floor level number or floor level descriptor, or a combination of the two.</p>	<p>CAN READILY COMPLY</p> <p>Provide signage to all accessible sanitary facilities, and fire isolated exits.</p> <p>Provide details of signage at CC Stage for assessment.</p>	CC
D4D7	(1)	<p>(b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying—</p> <p>(i) the type of hearing augmentation; and</p> <p>(ii) the area covered within the room; and</p> <p>(iii) if receivers are being used and where the receivers can be obtained;</p>	<p>NOT APPLICABLE</p> <p>No rooms proposed that require hearing augmentation.</p>	NA
D4D7	(1)	<p>(c) signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and</p>	<p>CAN READILY COMPLY</p> <p>Provide details of accessible WC signage for assessment at CC stage.</p>	CC
D4D7	(1)	<p>(d) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and</p>	<p>CAN READILY COMPLY</p> <p>Provide details of ambulant WC signage for assessment at CC stage.</p>	CC
D4D7	(1)	<p>(e) where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1, must be provided to direct a person to the location of the nearest accessible pedestrian entrance; and</p>	<p>NOT APPLICABLE</p> <p>All pedestrian entrances the subject of this application are accessible.</p>	NA
D4D7	(1)	<p>(f) where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.</p>	<p>NOT APPLICABLE</p> <p>All banks of sanitary facilities include an accessible unisex sanitary facility.</p>	NA

Clause	Subclause	Requirement	Comments	Complies
D4D7	(2)	<p>In a building that is subject to F4D12 and is required to be accessible, directional signage complying with <i>Specification 15</i> to direct a person to the location of the nearest accessible adult change facility within that building must be provided at the location of each—</p> <p>(a) bank of sanitary facilities; and</p> <p>(b) accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility.</p>	<p>NOT APPLICABLE</p> <p>F4D12 Accessible adult change facilities does not apply to this project.</p>	NA

D4D8 Hearing augmentation

D4D8	(1)	<p>A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed—</p> <p>(a) in a room in a Class 9b building; or</p> <p>(b) in an auditorium, conference room, meeting room or room for judicatory purposes; or</p> <p>(c) at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.</p>	<p>NOT APPLICABLE</p> <p>No hearing augmentation proposed or required.</p>	NA
D4D8	(2)	<p>If a hearing augmentation system required by (1) is—</p> <p>(a) an induction loop, it must be provided to not less than 80% of the floor area of the room or space served by the inbuilt amplification system; or</p> <p>(b) a system requiring the use of receivers or the like, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must not be less than—</p> <p>(i) if the room or space accommodates up to 500 persons, 1 receiver for every 25 persons or part thereof, or 2 receivers, whichever is the greater; and</p> <p>(ii) to (iv) not applicable.</p>	<p>NOT APPLICABLE</p> <p>No hearing augmentation proposed or required.</p>	NA
D4D8	(3)	<p>The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to D2D18.</p>	<p>NOT APPLICABLE</p> <p>No hearing augmentation proposed or required.</p>	NA
D4D8	(4)	<p>Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.</p>	<p>NOT APPLICABLE</p> <p>No hearing augmentation proposed or required.</p>	NA

D4D9 Tactile indicators

Projected Design Management

DA Access Report

EAST END STAGE 3 + 4

Appendix C - 4N - BCA

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Clause	Subclause	Requirement	Comments	Complies
D4D9	(1)	<p>For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching—</p> <p>(a) a stairway, other than a fire-isolated stairway; and</p> <p>(b) an escalator; and</p> <p>(c) a passenger conveyor or moving walk; and</p> <p>(d) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and</p> <p>(e) in the absence of a suitable barrier—</p> <p>(i) an overhead obstruction less than 2 m above floor level, other than a doorway; and</p> <p>(ii) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D4D5, if there is no kerb or kerb ramp at that point,</p> <p>except for areas exempted by D4D5.</p>	<p>CAN READILY COMPLY</p> <p>Tactile indicators to be installed to all non-fire-isolated stairs including:</p> <ul style="list-style-type: none"> - Morgan St Pedestrian Entrance - Retail tenancy S4N-C.04 - Thru-site link from Necommen St to Morgan St. <p>Tactile indicators to be installed to all non-fire-isolated ramps including:</p> <ul style="list-style-type: none"> - Thru-site link from Necommen St to Morgan St <p>Details and specifications of tactile indicators and barriers to be provided at CC stage to verify compliance.</p>	CC
D4D9	(2)	Tactile ground surface indicators required by (1) must comply with sections 1 and 2 of AS/NZS 1428.4.1.	<p>CAN READILY COMPLY</p> <p>Details and specifications of tactile indicators and barriers to be provided at CC stage to verify compliance.</p>	CC
D4D9	(3)	A hostel for the aged, nursing home for the aged, a residential aged care building, Class 3 accommodation for the aged, Class 9a health-care building or a Class 9c aged care building need not comply with (1)(a) and (d) if handrails incorporating a raised dome button in accordance with AS/NZS 1428.4.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp.	NOT APPLICABLE	NA

D4D10 Wheelchair seating spaces in Class 9b assembly buildings

D4D10		Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with AS 1428.1 must be provided in accordance with the following:	NOT APPLICABLE	NA
D4D10	(a)	The number and grouping of wheelchair seating spaces must be in accordance with Table D4D10.	NOT APPLICABLE	NA
D4D10	(b)	<p>In a cinema—</p> <p>(i) with not more than 300 seats — wheelchair seating spaces must not be located in the front row of seats; and</p> <p>(ii) with more than 300 seats — not less than 75% of required wheelchair seating spaces must be located in rows other than the front row of seats.</p>	NOT APPLICABLE	NA

D4D11 Swimming pools

Clause	Subclause	Requirement	Comments	Complies
D4D11	(1)	Not less than 1 means of accessible water entry/exit in accordance with Specification 16 must be provided for each swimming pool required by D4D2 to be accessible.	NOT APPLICABLE	NA
D4D11	(2)	An accessible entry/exit must be by means of— (a) a fixed or movable ramp and an aquatic wheelchair; or (b) a zero depth entry and an aquatic wheelchair; or (c) a platform swimming pool lift and an aquatic wheelchair; or (d) a sling-style swimming pool lift.	NOT APPLICABLE	NA
D4D11	(3)	Where a swimming pool has a perimeter of more than 70 m, at least one accessible water entry/exit must be provided by a means specified in (2)(a), (b) or (c).	NOT APPLICABLE	NA
D4D11	(4)	Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS 1428.1.	NOT APPLICABLE	NA

D4D12 Ramps

D4D12		On an accessway— (a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and (b) a landing for a step ramp must not overlap a landing for another step ramp or ramp.	NOT APPLICABLE There are no relevant ramps proposed.	NA
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D4D13 Glazing on an accessway

D4D13		On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	CAN READILY COMPLY Decals must be applied to all shopfront glazing and glazed doors capable of being mistaken for a doorway or opening in accordance with AS1428.1 Further details to be provided at CC Stage	CC
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BCA Part E3 - Lift Installations

Assessment against Deemed-to-Satisfy provisions E3D7 and E3D8

E3D7 Passenger lift types and their limitations

Clause	Subclause	Requirement	Comments	Complies
E3D7	(1)	In an accessible building, every passenger lift must be one of the following lift types, subject to the limitations (if any) of each lift type: (a) There are no limitations on the use of electric passenger lifts, electrohydraulic passenger lifts or inclined lifts. (b) to (e) are not applicable to this development.	COMPLIES The proposed lifts will be electric or electrohydraulic passenger lifts serving all levels.	Y
E3D7	(2)	A passenger lift referred to in (1) must not rely on a constant pressure device for its operation if the lift car is fully enclosed.	COMPLIES The proposed lifts will be fully automatic using single button press.	Y

E3D8 Accessible features required for passenger lifts

E3D8	(a)	In an accessible building, every passenger lift must have the following features where applicable: (a) A handrail complying with the provisions for a mandatory handrail in AS 1735.12 for all lifts except— (i) a stairway platform lift; and (ii) a low-rise platform lift.	CAN READILY COMPLY Details of handrail to be provided at CC stage and compliance with AS1735.12 verified by Lift Supplier and Access Consultant	CC
E3D8	(b)	Lift floor dimensions of not less than 1400 mm wide x 1600 mm deep for all lifts which travel more than 12 m.	CAN READILY COMPLY The architectural drawings indicate lift car sizes larger than 1400mm x 1600mm. Details & shop drawings of lift cars to be provided at CC stage for verification.	CC
E3D8	(c)	Lift floor dimensions of not less than 1100 mm wide x 1400 mm deep for all lifts which travel not more than 12 m, except a stairway platform lift.	CAN READILY COMPLY The architectural drawings indicate the thru-site link lift size is larger than 1100mm x 1400mm. Details & shop drawings of lift cars to be provided at CC stage for verification.	CC
E3D8	(d)	Lift floor dimensions of not less than 810 mm wide x 1200 mm deep for a stairway platform lift.	NOT APPLICABLE No stairway platform lift proposed.	NA
E3D8	(e)	Minimum clear door opening complying with AS 1735.12 for all lifts except a stairway platform lift.	CAN READILY COMPLY The architectural drawings indicate compliance with this requirement. Lift supplier to verify compliance with AS1735.12 at CC Stage.	CC
E3D8	(f)	Passenger protection system complying with AS 1735.12 for all lifts with power-operated doors.	CAN READILY COMPLY Lift supplier to verify compliance with AS1735.12 at CC Stage.	CC

Clause	Subclause	Requirement	Comments	Complies
E3D8	(g)	Lift landing doors at the upper landing for all lifts except a stairway platform lift.	CAN READILY COMPLY Lift landing doors shall be provided at every level served.	CC
E3D8	(h)	Lift car and landing control buttons complying with AS 1735.12 for all lifts except— (i) a stairway platform lift; and (ii) a low-rise platform lift.	CAN READILY COMPLY The architectural drawings indicate compliance with this requirement. Ensure landing controls are located 500mm from any internal corner. Details of controls within lift cars and landings to be provided at CC stage to demonstrate compliance.	CC
E3D8	(i)	Lighting in accordance with AS 1735.12 for all enclosed lift cars.	CAN READILY COMPLY Lift supplier to verify compliance with AS1735.12 at CC Stage.	CC
E3D8	(j)	For all lifts serving more than 2 levels— (i) automatic audible information within the lift car to identify the level each time the car stops; and (ii) audible and visual indication at each lift landing to indicate the arrival of the lift car; and (iii) audible information and audible indication required by (i) and (ii) is to be provided in a range of between 20 - 80 dB(A) at a maximum frequency of 1500 Hz.	CAN READILY COMPLY Lift supplier to verify compliance with AS1735.12 at CC Stage.	CC
E3D8	(k)	Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received, for all lifts except a stairway platform lift.	CAN READILY COMPLY Lift supplier to verify compliance with AS1735.12 at CC Stage.	CC

BCA Section E4

Assessment against Deemed-to-Satisfy provisions E4D5

E4D5 Exit signs				
E4D5		An exit sign must be clearly visible to persons approaching the exit, and must be installed on, above or adjacent to each—	CAN READILY COMPLY Signage details to be provided for assessment at CC stage.	CC
E4D5	(a)	door providing direct egress from a storey to— (i) an enclosed stairway, passageway or ramp serving as a required exit; and (ii) an external stairway, passageway or ramp serving as a required exit; and (iii) an external access balcony leading to a required exit; and	CAN READILY COMPLY Signage details to be provided for assessment at CC stage.	CC
E4D5	(b)	door from an enclosed stairway, passageway or ramp at every level of discharge to a road or open space; and	CAN READILY COMPLY Signage details to be provided for assessment at CC stage.	CC

Clause	Subclause	Requirement	Comments	Complies
E4D5	(c)	horizontal exit; and	CAN READILY COMPLY Signage details to be provided for assessment at CC stage.	CC
E4D5	(d)	door serving as, or forming part of, a required exit in a storey required to be provided with emergency lighting in accordance with E4D2.	CAN READILY COMPLY Signage details to be provided for assessment at CC stage.	CC

BCA Section F

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

F4D3 Calculation of number of occupants and facilities				
F4D3	(1)	The number of persons accommodated must be calculated according to D2D18 if it cannot be more accurately determined by other means.	CAN READILY COMPLY This disability access assessment does not assess the required number of sanitary facilities under this clause. Refer to the BCA Report by others for detailed compliance assessment. The DA Drawings indicate: Male provision of 2 x WC's and 1 x Washbasin. Female provision of 2 x WC's and 1 x Washbasin. 1 x Unisex Accessible Sanitary Facility. These proposed facilities may not be adequate to service all retail tenancies depending on final fitout and uses. It is expected that fitout proposals will include additional sanitary facilities within tenancies to meet minimum BCA requirements. This disability access assessment will consider the spatial compliance of the proposed facilities only, not the total provision of facilities. Further details shall be provided with any fitout DA and associated CC applications.	CC
F4D3	(2)	Unless the premises are used predominantly by one sex, sanitary facilities must be provided on the basis of equal numbers of males and females.	NOT APPLICABLE This assessment considers only the disability access requirements. It is noted equal facilities are provided for males & females. Refer to BCA Report for assessment.	NA
F4D3	(3)	In calculating the number of sanitary facilities to be provided under F4D2 and F4D4, a unisex facility required for people with a disability (other than a facility provided under F4D12) may be counted once for each sex.	COMPLIES The proposed unisex accessible sanitary facility is counted towards the total provision of male & female facilities.	Y

Clause	Subclause	Requirement	Comments	Complies
F4D3	(4)	For the purposes of this Part, a unisex facility comprises one closet pan, one washbasin and means for the disposal of sanitary products.	COMPLIES The proposed unisex accessible sanitary facility includes one closet pan and one washbasin. Means for disposal of sanitary products to be demonstrated at CC stage.	CC

F4D5 Accessible sanitary facilities				
F4D5		In a building <i>required</i> to be accessible —		Y
F4D5	(a)	accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with F4D6; and	COMPLIES F4D6 requires accessible unisex sanitary compartments. Refer to F4D6 for detailed assessment.	Y
F4D5	(b)	accessible unisex showers must be provided in accordance with F4D7; and	NOT APPLICABLE F4D7 does not require accessible unisex showers.	NA
F4D5	(c)	at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, not less than one sanitary compartment suitable for a person with an ambulant disability for use by males and not less than one sanitary compartment suitable for a person with an ambulant disability for use by females, each in accordance with AS 1428.1, must be provided; and	CAN READILY COMPLY There is a bank of toilets located beneath the thru-site link between Necommen St and Morgan St. 1 x ambulant sanitary compartment is provided for males. 1 x ambulant sanitary compartment is provided for females. The female ambulant toilet is larger than required and does not comply with grabrail requirements. The compartment layout shall be rectified at CC stage to ensure 900-920mm width between walls. Details of circulation, grabrails and door hardware to be provided at CC stage.	CC
F4D5	(d)	an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products; and	CAN READILY COMPLY The design indicates general circulation space can comply with this part. Further interior details required at CC stage to verify compliance with AS1428.1 for handrails, fixtures and other items.	CC
F4D5	(e)	the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with F4D6 and F4D7 must comply with the requirements of AS 1428.1; and	CAN READILY COMPLY The door circulation outside the accessible unisex sanitary facility generally complies with the required dimensions of AS1428.1 The interior of the accessible unisex sanitary facility generally complies with AS1428.1. Further details to be provided at CC stage to verify compliance.	CC

Clause	Subclause	Requirement	Comments	Complies
F4D5	(f)	an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and	COMPLIES All accessible unisex sanitary facilities are located in accordance with this part.	Y
F4D5	(g)	where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and	NOT APPLICABLE Only 1 unisex accessible sanitary facility proposed. Future facilities within retail tenancies subject to future DA.	NA
F4D5	(h)	where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and	NOT APPLICABLE Male & Female facilities are located at the same location.	NA
F4D5	(i)	an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D4D4(f) to be provided with a passenger lift or ramp complying with AS 1428.1.	NOT APPLICABLE All levels are accessible via lifts.	NA

F4D6 Accessible unisex sanitary compartments

F4D6	(1)	<p>Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows:</p> <p>(a) For a Class 1b building— (i) not less than 1; and (ii) where private accessible unisex sanitary compartments are provided for every accessible bedroom, common accessible unisex sanitary compartments need not be provided.</p> <p>(b) For a Class 2 building, where sanitary compartments are provided in common areas, not less than 1.</p> <p>(c) For Class 3 and Class 9c buildings— (i) in every accessible sole-occupancy unit provided with sanitary compartments within the accessible sole-occupancy unit, not less than 1; and (ii) at each bank of sanitary compartments containing male and female sanitary compartments provided in common areas, not less than 1.</p> <p>(d) For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires closet pans— (i) 1 on every storey containing sanitary compartments; and (ii) where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.</p> <p>(e) For a Class 10a building, at each bank of sanitary compartments containing male and female sanitary compartments, not less than 1.</p>	<p>COMPLIES</p> <p>(b) There are no sanitary compartments located in common areas of the Class 2 Part.</p> <p>(d) Clause F4D4 requires closet pans to service Class 6 tenancies. A bank of sanitary compartments is located at Level 01 under the thru-site pedestrian link between Newcommen St and Morgan St. (Noted as basement 01 of building 4S). A single unisex accessible sanitary compartment is provided at this location.</p> <p>Any future bank of sanitary compartments within retail tenancies shall include a unisex accessible sanitary compartment.</p>	Y
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Clause	Subclause	Requirement	Comments	Complies
F4D6	(2)	The requirements of (1)(d) do not apply within a ward area of a Class 9a health-care building.		NA
F4D6	(3)	The requirements of (1)(e) do not apply to— (a) a Class 10a appurtenant to another class of building; or (b) a sanitary compartment dedicated to a single caravan/camping site.		NA

F4D7 Accessible unisex showers

F4D7	(1)	Where required by F4D5(b), the minimum number of accessible unisex showers for each class of building is as follows: (a) For a Class 1b building— (i) not less than 1; and (iii) where private accessible unisex showers are provided for every accessible bedroom, common accessible unisex showers need not be provided. (b) For a Class 2 building, where showers are provided in common areas, not less than 1. (c) For Class 3 and 9c buildings— (i) in every accessible sole-occupancy unit provided with showers within the accessible sole-occupancy unit, not less than 1; and (ii) 1 for every 10 showers or part thereof provided in common areas. (d) For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires 1 or more showers, not less than 1 for every 10 showers or part thereof. (e) For a Class 10a building, where showers are provided, 1 for every 10 showers or part thereof.	NOT APPLICABLE (b) There are no showers proposed in common areas of the Class 2 Part of building 4N. (d) F4D4 does not require showers. No accessible unisex showers are required.	NA
F4D7	(2)	The requirements of (1)(d) do not apply within a ward area of a Class 9a health-care building.		NA
F4D7	(3)	The requirements of (1)(e) do not apply to— (a) a Class 10a appurtenant to another class of building; or (b) a sanitary compartment dedicated to a single caravan/camping site.		NA

AS4299-1995 Adaptable Housing

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

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

Clause	Subclause	Comments	Complies
1	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages	Pre and Post-adapted plans have been provided for all proposed adaptable apartments. There are 3 alternative types proposed for building 4N for a total of 3 apartments.	Y
3	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS1428.1	Access is provided from all street frontages and adaptable car spaces to the lift lobbies and sole occupancy unit entry doors.	Y
11	Letterboxes to be on hard standing area connected to accessible pathway	Letterboxes are located in dedicated mail rooms at ground level with an accessible door and level surface providing access	Y
14	Carparking space or garage min. area 6.0 m × 3.8 m	Carparking spaces are provided in accordance with AS2890.6 in lieu of this clause.	Y
20	Accessible entry At least one accessible entry door complying with AS 1428.2 shall be provided.	All entry doors to adaptable units are capable of complying. Detailed setout of doors, circulation clearances, hardware to be provided at CC stage	CC
22	Accessible entry to be level (i.e. max. 1:40 slope)	Accessible entries are within level corridors.	Y
23	Threshold to be low-level	Thresholds are flush - Details of surface finishes to be provided at CC stage.	CC
24	Landing to enable wheelchair manoeuvrability	Entry doors include circulation in accordance with AS1428.2. Detailed setout of doors, circulation clearances, hardware to be provided at CC stage	CC
25	Accessible entry door to have 850 mm min. clearance	DA Drawings indicate a 920 door leaf that is capable of providing 850mm clear opening with up to a 45mm door panel thickness.	Y
27	Door lever handles and hardware to AS1428.1	Can readily comply. Details of door hardware required at CC stage.	CC
32	Internal doors to have 820 mm min. clearance	Can readily comply. Door schedule to be provided at CC stage.	CC
33	Internal corridors min. width of 1000 mm	Corridors are dimensioned at 1000mm	Y
34	Provision for compliance with AS1428.1 for door approaches	AS1428.1 approach circulation is provided to at least one bedroom, bathroom, laundry, kitchen	Y
36	Provision for circulation space of min. 2250 mm diameter	Post-adapted plans indicate 2250mm diameter circulation to living rooms	Y
38	Telephone adjacent to GPO	Can readily comply. Details of power & data to be provided at CC stage.	CC
41	Potential illumination level min. 300 lux	Can readily comply. Details of power & data to be provided at CC stage.	CC

Clause	Subclause	Comments	Complies
42	Kitchen minimum width 2.7 m (1550 mm clear between benches)	Post-adapted plans indicate 1550mm diameter circulation between benchtops. This is achievable with only minor movement of joinery and no relocation of cast-in plumbing elements.	Y
43	Kitchen - Provision for circulation at doors to comply with AS 1428.1	Note only. Kitchens are open plan with no doors. Circulation of 1550mm is provided to all joinery doors.	Y
44	Provision for benches planned to include at least one worksurface of 800 mm length, adjustable in height from 750 mm to 850 mm or replaceable. Refer to Figure 4.8	800mm wide worksurface nominated on post-adapted drawings.	Y
45	Refrigerator adjacent to work surface	Post-adapted plans indicate refrigerators adjacent to work surface.	Y
46	Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable	Can readily comply. Sink surface to be replaced during adaptation.	CC
47	Kitchen sink bowl max. 150 mm deep	Can readily comply. Sink selection to be confirmed at CC stage.	CC
48	Tap set capstan or lever handles or lever mixer	Can readily comply. Tap selection to be confirmed at CC stage or adapted later.	CC
49	Tap set located within 300 mm of front of sink	Can readily comply. Tap selection to be confirmed at CC stage or adapted later.	CC
51	Cooktops to include either front or side controls with raised cross bars	Can readily comply. Cooktop selection to be confirmed at CC stage or adapted later.	CC
52	Cooktops to include isolating switch	Can readily comply. Details of power & data to be provided at CC stage.	CC
53	Work surface min. 800 mm length adjacent to cooktop at same height	800mm wide worksurface nominated on post-adapted drawings.	CC
54	Oven located adjacent to an adjustable height or replaceable work surface	Can readily comply. Oven location & type selection to be confirmed at CC stage or adapted later.	CC
59	GPOs to comply with AS 1428.1. At least one double GPO within 300 mm of front of worksurface	Can readily comply. Details of power & data to be provided at CC stage.	CC
60	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	Can readily comply. Details of power & data to be provided at CC stage.	CC
61	Slip-resistant floor surface	Can readily comply. Details of floor surface selection to be provided at CC stage.	CC
62	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2	At least one bedroom in each apartment post-adapted plan demonstrates circulation in accordance with this clause.	Y
75	Provision for bathroom area to comply with AS 1428.1	Post-adapted plans indicate compliant layouts. Details and dimensions of all adaptable features to be provided at CC stage.	CC

Clause	Subclause	Comments	Complies
76	Slip-resistant floor surface	Can readily comply. Details of floor surface selection to be provided at CC stage.	CC
77	Shower recess- no hob. Minimum size 1160 × 1100 to comply with AS 1428.1. (Refer Figures 4.6 and 4.7)	Post-adapted plans indicate compliance	Y
78	Shower area waterproofed to AS 3740 with floor to fall to waste	Can readily comply. Details of waterproofing including rebates, falls, and drainage to be confirmed at CC stage.	CC
79	Recessed soap holder	Can readily comply. Details of recessed soap holder to be confirmed at CC stage.	CC
80	Shower taps positioned for easy reach to access side of shower sliding track	Can readily comply. Tap selection & location setout to be confirmed at CC stage.	CC
82	Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall – strengthening provision)	Can readily comply. Details of provisional supports to be provided at CC stage.	CC
83	Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS1428.1	Can readily comply. Details of provisional supports to be provided at CC stage.	CC
86	Tap sets to be capstan or lever handles with single outlet	Can readily comply. Tap selection to be confirmed at CC stage or adapted later.	CC
88	Provision for washbasin with clearances to comply with AS 1428.1	Post-adapted plans indicate compliance	Y
90	Double GPO beside mirror	Can readily comply. Details of power & data to be provided at CC stage.	CC
92	Toilet - Provision of either 'visitable toilet' or accessible toilet	Post-adapted plans indicate compliance	Y
93	Toilet - Provision to comply with AS 1428.1	Post-adapted plans indicate compliance	Y
94	Location of WC pan at correct distance from fixed walls	Post-adapted plans indicate compliance	Y
95	Provision for grab rail zone. (Refer Figure 4.6)	Can readily comply. Details of provisional supports to be provided at CC stage.	CC
96	Slip resistant floor surface. (Vitreous tiles or similar)	Can readily comply. Details of floor surface selection to be provided at CC stage.	CC
98	Laundry - Circulation at doors to comply with AS1428.1	Post-adapted plans indicate compliance	Y
99	Provision for adequate circulation space in front of or beside laundry appliances(min. 1550 mm depth)	Post-adapted plans indicate compliance	Y
100	Provision for automatic washing machine	Washing machines are indicated to laundries.	Y
102	Where clothes line is provided, an accessible path of travel to this	NA - No clothes line provided.	NA
105	Double GPO	Can readily comply. Details of power & data to be provided at CC stage.	CC

Clause	Subclause	Comments	Complies
108	Slip-resistant floor surface	Can readily comply. Details of floor surface selection to be provided at CC stage.	CC
110	Door hardware operable with one hand, located 900–1100 mm above floor	Can readily comply. Details of door hardware to be provided at CC stage.	CC

Appendix D – Building 4S Detailed Compliance Review

Appendix D

APPENDIX D - BCA Assessment - East End Building 4S

BCA Section D4, E3D7, E3D8, E4D5, F4D3, F4D5, F4D6, F4D7

Assessment against Deemed-to-Satisfy provisions of NCC2022

Legend

Y	The design documentation demonstrates compliance with the clause
N	The design documentation does not comply with the clause
CC	The design documentation can readily comply with the clause. More detail required at CC stage
PS	The design documentation does not comply with the clause, however a Performance Solution may be considered to demonstrate an alternative means of meeting the Performance Requirements of the BCA
RFI	Additional information is required to adequately assess compliance with the clause
NA	The clause is not applicable to this project. Additional commentary may be provided in some instances

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

Clause	Subclause	Requirement	Comments	Complies
D4D2	(4)	<p>For a Class 2 building, common areas are to be accessible as follows:</p> <p>(a) From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</p> <p>(b) To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like.</p> <p>(c) Where a ramp complying with AS 1428.1 or a passenger lift is installed—</p> <p>(i) to the entrance doorway of each sole-occupancy unit; and</p> <p>(ii) to and within rooms or spaces for use in common by the residents.</p> <p>(d) The requirements of (c) only apply where the space referred to in (c)(i) or (ii) is located on the levels served by the lift or ramp.</p>	<p>CAN READILY COMPLY</p> <p>(a) Access is provided from pedestrian entrances at the thru site link and King St and to the entrance doorway of all levels served by the lifts</p> <p>(b) Access must be provided to the following communal facilities:</p> <ul style="list-style-type: none"> - Gym and changeroom - Sauna - Communal parts of Wine Cellars - Level 9 rooftop space. <p>As each level is served by a lift, all communal facilities must be accessible in accordance with D4D2 (4)(c)</p> <p>(c) All levels of the building are serviced by lifts. Access must be provided to the entrance doorways of each sole-occupancy unit and to and within all rooms or spaces for use in common by the residents.</p>	CC
D4D2	(5)	<p>For a Class 3 building, access requirements are as follows:</p> <p>(a) Common areas:</p> <p>(i) From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</p> <p>(ii) To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunch room, lounge room, or the like.</p> <p>(iii) Where a ramp complying with AS 1428.1 or a passenger lift is installed—</p> <p>(A) to the entrance doorway of each sole-occupancy unit; and</p> <p>(B) to and within rooms or spaces for use in common by the residents.</p> <p>(iv) The requirements of (iii) only apply where the space referred to in (A) and (B) are located on the levels served by the lift or ramp.</p> <p>(b) To and within sole-occupancy units — in accordance with Table D4D2b.</p>	NOT APPLICABLE	NA
D4D2	(6)	<p>For Class 5, 6, 7b, 8 and 9a buildings, access must be provided to and within all areas normally used by the occupants.</p>	NOT APPLICABLE	NA

Clause	Subclause	Requirement	Comments	Complies
D4D2	(7)	For a Class 7a building, access must be provided to and within any level containing accessible carparking spaces.	<p>CAN READILY COMPLY</p> <p>Adaptable car spaces are located at Basement 2 and Ground Level.</p> <p>Access is provided via lifts to all floors. Gradients and doorways are readily capable of compliance with the requirements of AS1428.1</p> <p>Further detail of accessways, doors, lifts, and head clearances to be demonstrated at CC Stage.</p>	CC
D4D2	(8)	<p>For a Class 9b building, access requirements are as follows:</p> <p>(a) Schools and early childhood centres — to and within all areas normally used by the occupants.</p> <p>(b) An assembly building, not being a school or early childhood centre — to and within —</p> <p>(i) wheelchair seating spaces provided in accordance with D4D10; and</p> <p>(ii) all other areas normally used by the occupants, except that access need not be provided to tiers or platforms of seating areas that do not contain wheelchair seating spaces.</p>	NOT APPLICABLE	NA
D4D2	(9)	<p>For a Class 9c building, access requirements are as follows:</p> <p>(a) Common areas:</p> <p>(i) From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</p> <p>(ii) To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunch room, lounge room, or the like.</p> <p>(iii) Where a ramp complying with AS 1428.1 or a passenger lift is installed—</p> <p>(A) to the entrance doorway of each sole-occupancy unit; and</p> <p>(B) to and within rooms or spaces for use in common by the residents.</p> <p>(iv) The requirements of (iii) only apply where the space referred to in (iii)(A) or (iii)(B) is located on the levels served by the lift or ramp.</p> <p>(b) Sole-occupancy units — to and within a number of sole-occupancy units determined in accordance with Table D4D2b.</p>	NOT APPLICABLE	NA

Clause	Subclause	Requirement	Comments	Complies
D4D2	(10)	<p>For a Class 10 building, access requirements are as follows:</p> <p>(a) For a Class 10a non-habitable building located in an accessible area intended for use by the public and containing a sanitary facility, change room facility or shelter, to and within—</p> <ul style="list-style-type: none"> (i) an accessible sanitary facility; and (ii) a change room facility; and (iii) a public shelter or the like. <p>(b) For Class 10b swimming pools, to and into swimming pools with a total perimeter greater than 40 m, associated with a Class 1b, 2, 3, 5, 6, 7, 8 or 9 building that is required to be accessible, but not swimming pools for the exclusive use of occupants of a Class 1b building or a sole-occupancy unit in a Class 2 or Class 3 building.</p>	<p>COMPLIES</p> <p>Building 4S contains a communal swimming pool at Lower Ground Level associated with the Class 2 Building.</p> <p>The perimeter of the pool is less than 40m, therefore access to and within the pool is not required.</p> <p>There are private pools on levels 08 and 09 for the exclusive use of occupants of sole occupancy units in a Class 2 Building. Access to these pools is not required.</p>	Y

D4D3 Access to buildings				
D4D3	(1)	<p>An accessway must be provided to a building required to be accessible—</p> <p>(a) from the main points of a pedestrian entry at the allotment boundary; and</p> <p>(b) from another accessible building connected by a pedestrian link; and</p> <p>(c) from any required accessible carparking space on the allotment.</p>	<p>CAN READILY COMPLY</p> <p>(a) An accessway is provided from the King St Boundary to the main pedestrian entrance at Level 02.</p> <p>(a) An accessway is provided from the Newcommen St / Laing St link to the Lower Ground Floor entrance.</p> <p>(b) A pedestrian link provides access to and from building 4N.</p> <p>(c) An accessway is provided from accessible carspaces at Basement 2 to the pedestrian link at Building 4N.</p> <p>Further Details of accessways shall be verified at CC stage including gradients, clear widths and heights, turning and passing spaces.</p>	CC
D4D3	(2)	<p>In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and—</p> <p>(a) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and</p> <p>(b) in a building with a total floor area more than 500 m², a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance,</p> <p>except for pedestrian entrances serving only areas exempted by D4D5.</p>	<p>CAN READILY COMPLY</p> <p>An accessway is provided through all pedestrian entrances to the building including the Principal Pedestrian Entrance at King St Level 02.</p> <p>(b) This clause does not apply. All entrances are accessible.</p> <p>Details of door leaves, hardware, circulation and floor surfaces shall be provided at CC stage.</p>	CC

Clause	Subclause	Requirement	Comments	Complies
D4D3	(3)	Where a pedestrian entrance required to be accessible has multiple doorways— (a) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and (b) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible.	CAN READILY COMPLY The pedestrian entrance will include 1 or 2 hinged door leaves. At least 1 leaf shall comply with the requirements of this part. CC Documentation to verify door leaf details.	CC
D4D3	(4)	For the purposes of (3)— (a) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where— (i) all doorways serve the same part or parts of the building; and (ii) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D4D3); and (b) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D4D3).	CAN READILY COMPLY Details of door leaves to be verified at CC stage. Refer to Appendix E of this report for various excerpts from the BCA and AS1428.1-2009 to assist.	CC
D4D3	(5)	Where a doorway on an accessway has multiple leaves (except an automatic opening door), one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.	CAN READILY COMPLY CC Documentation to verify door leaf widths.	CC

D4D4 Parts of buildings to be accessible

In a building required to be accessible—

Clause	Subclause	Requirement	Comments	Complies
D4D4	(a)	<p>every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with—</p> <p>(i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and</p> <p>(ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and</p> <p>(iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and</p>	<p>CAN READILY COMPLY</p> <p>(i) Not applicable. There are no ramps proposed in building 4S. There is a ramp within the pedestrian link to building 4N. Refer to Appendix C review of building 4N for requirements.</p> <p>There is a non-fire isolated stair connecting lower ground floor lobby to upper ground floor lobby adjoining the pedestrian link to the north. Handrail extensions, tactile indicators, and offset risers are required. A Performance Solution could be provided to allow this stair to function as a fire-isolated stair and removing the need for tactile indicators and handrail extensions.</p> <p>There is a non-fire isolated spiral stair connecting upper ground floor lobby to Level 2 Lobby. Handrail extensions and tactile indicators required.</p> <p>There are non-fire isolated stairs in the pedestrian link from Laing St to Newcommen St. Handrail extensions and tactile indicators required.</p>	CC
			<p>There are 3 fire-isolated egress stairs servicing basement levels, and 4 fire-isolated stairs servicing upper residential levels.</p> <p>The fire isolated stairways shall include contrast non-slip nosings to each tread in accordance with clause 11.1(f) and (g) of AS 1428.1</p> <p>Note all stairs must comply with the remaining parts of BCA Section D not covered by this report. Refer to BCA report by others.</p> <p>Further detail of all stairs is required at CC stage to demonstrate compliance.</p>	CC
D4D4	(b)	every passenger lift must comply with E3D7 and E3D8; and	<p>CAN READILY COMPLY</p> <p>Refer to detailed assessment at Part E3D7</p>	CC

Clause	Subclause	Requirement	Comments	Complies
D4D4	(c)	<p>accessways must have—</p> <p>(i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and</p> <p>(ii) turning spaces complying with AS 1428.1—</p> <p>(A) within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and</p> <p>(B) at maximum 20 m intervals along the accessway; and</p>	<p>COMPLIES</p> <p>(i) Accessways are generally greater than 1800mm wide, permitting passing at various locations.</p> <p>(ii)(A) Turning space of 1540 x 2070mm is provided within 2m of the end of accessways</p> <p>(ii)(B) There are turning and passing spaces at less than 20m intervals along all accessways.</p>	Y
D4D4	(d)	an intersection of accessways satisfies the spatial requirements for a passing and turning space; and	<p>COMPLIES</p> <p>Intersections of accessways comply with this clause.</p>	Y
D4D4	(e)	a passing space may serve as a turning space; and	<p>COMPLIES</p> <p>Note only.</p>	Y
D4D4	(f)	<p>a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building—</p> <p>(i) containing not more than 3 storeys; and</p> <p>(ii) with a floor area for each storey, excluding the entrance storey, of not more than 200 m²; and</p>	<p>NOT APPLICABLE</p> <p>Lifts are provided to serve all floors for all users of the development.</p>	NA
D4D4	(g)	clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm'; and	<p>CAN READILY COMPLY</p> <p>Architect to nominate carpet selection and provide datasheet at CC Stage.</p>	CC
D4D4	(h)	the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.	<p>CAN READILY COMPLY</p> <p>Architect to nominate carpet selection and provide datasheet at CC Stage.</p>	CC

D4D5 Exemptions

Clause	Subclause	Requirement	Comments	Complies
D4D5		<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> <p>(c) Any path of travel providing access only to an area exempted by (a) or (b).</p>	<p>COMPLIES</p> <p>The following areas are not required to be accessible under this clause:</p> <ul style="list-style-type: none"> - GREASE ARRESTOR - MISC BASEMENT SERVICES ROOMS, FAN ROOMS AND THE LINK - SUBSTATION - MSR - WASTE ROOMS AT BASE OF CHUTES - WINE CELLARS FOR EXCLUSIVE USE BY ONE SOLE OCCUPANCY UNIT - FIRE WATER TANKS - FIRE PUMP ROOM - DOMESTIC HOT WATER PLANT - COLD WATER PLANT - RAINWATER TANK <p>Access to these areas is inappropriate due to the specialised purposes and potential risks for people with a disability.</p>	Y

D4D6 Accessible carparking				
D4D6	(1)	<p>Accessible carparking spaces—</p> <p>(a) subject to (b), must be provided in accordance with (2) in—</p> <p>(i) a Class 7a building required to be accessible; and</p> <p>(ii) a carparking area on the same allotment as a building required to be accessible; and</p>	<p>COMPLIES</p> <p>Accessible parking is provided to service building 4N retail.</p>	Y
D4D6	(1)	<p>(b) need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public; and</p>	<p>NOT APPLICABLE</p> <p>There is no parking service provided.</p>	NA
D4D6	(1)	<p>(c) subject to (d), must comply with AS/NZS 2890.6; and</p>	<p>COMPLIES</p> <p>Refer to detailed parking assessment</p>	Y
D4D6	(1)	<p>(d) need not be identified with signage where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability.</p>	<p>NOT APPLICABLE</p> <p>There are more than 5 carparking spaces in the development.</p>	NA
D4D6	(2)	<p>For each class of building to which the carpark or carparking area is associated, the number of accessible carparking spaces required is as follows:</p>	<p>COMPLIES</p> <p>Refer below.</p>	Y

Clause	Subclause	Requirement	Comments	Complies
D4D6	(2)	<p>(a) Class 1b and 3 buildings:</p> <p>(i) For a boarding house, guest house, hostel, lodging house, backpackers' accommodation or the residential part of a hotel or motel, the number of accessible carparking spaces required is to be calculated by multiplying the total number of carparking spaces by the percentage of —</p> <p>(A) accessible sole-occupancy units to the total number of sole-occupancy units; or</p> <p>(B) accessible bedrooms to the total number of bedrooms.</p> <p>(ii) For the purposes of (i), the calculated number is taken to the next whole figure.</p> <p>(iii) For a residential part of a school, accommodation for the aged, disabled or children, residential part of a health-care building which accommodates members of staff or the residential part of a detention centre — 1 accessible space for every 100 carparking spaces or part thereof.</p>	NOT APPLICABLE	NA
D4D6	(2)	(b) Class 5, 7, 8 or 9c buildings — 1 accessible space for every 100 carparking spaces or part thereof.	NOT APPLICABLE	NA
D4D6	(2)	<p>(c) Class 6 buildings—</p> <p>(i) with up to 1000 carparking spaces — 1 accessible space for every 50 carparking spaces or part thereof; and</p> <p>(iii) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces — 1 accessible space.</p>	<p>CAN READILY COMPLY</p> <p>There is approximately 548m2 of retail NSA within building 4N.</p> <p>Less than 50 carparking spaces are required for the retail component. 1 Accessible car space shall be provided within building 3E to service building 4N. No retail parking proposed within building 4S.</p>	CC
D4D6	(2)	<p>(d) Class 9a buildings:</p> <p>(i) For a hospital (non-outpatient area) — 1 accessible space for every 100 carparking spaces or part thereof.</p> <p>(ii) For a hospital (outpatient area)—</p> <p>(A) with up to 1000 carparking spaces — 1 accessible space for every 50 carparking spaces or part thereof; and</p> <p>(B) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces — 1 accessible space.</p> <p>(iii) For a nursing home — 1 accessible space for every 100 carparking spaces or part thereof.</p> <p>(iv) For a clinic or day surgery not forming part of a hospital — 1 accessible space for every 50 carparking spaces or part thereof.</p>	NOT APPLICABLE	NA

Clause	Subclause	Requirement	Comments	Complies
D4D6	(2)	(e) Class 9b buildings: (i) For a school — 1 accessible space for every 100 carparking spaces or part thereof. (ii) For other assembly buildings— (A) with up to 1000 carparking spaces — 1 accessible space for every 50 carparking spaces or part thereof; and (B) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces — 1 accessible space	NOT APPLICABLE	NA

Clause	Subclause	Requirement	Comments	Complies
D4D7 Signage				
In a building required to be accessible—				
D4D7	(1)	<p>(a) braille and tactile signage complying with <i>Specification 15</i> must—</p> <p>(i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each—</p> <p>(A) sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or a sole-occupancy unit in a Class 3 or Class 9c building; and</p> <p>(B) space with a hearing augmentation system; and</p> <p>(ii) identify each door required by E4D5 to be provided with an exit sign and state—</p> <p>(A) “Exit”; and</p> <p>(B) “Level”; and</p> <p>(C) the floor level number or floor level descriptor, or a combination of the two.</p>	<p>CAN READILY COMPLY</p> <p>Provide signage to all accessible sanitary facilities, and fire isolated exits.</p> <p>Provide details of signage at CC Stage for assessment.</p>	CC
D4D7	(1)	<p>(b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying—</p> <p>(i) the type of hearing augmentation; and</p> <p>(ii) the area covered within the room; and</p> <p>(iii) if receivers are being used and where the receivers can be obtained;</p>	<p>NOT APPLICABLE</p> <p>No rooms proposed that require hearing augmentation.</p>	NA
D4D7	(1)	<p>(c) signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and</p>	<p>CAN READILY COMPLY</p> <p>Provide details of accessible WC signage for assessment at CC stage.</p>	CC
D4D7	(1)	<p>(d) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and</p>	<p>CAN READILY COMPLY</p> <p>Provide details of ambulant WC signage for assessment at CC stage.</p>	CC
D4D7	(1)	<p>(e) where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1, must be provided to direct a person to the location of the nearest accessible pedestrian entrance; and</p>	<p>NOT APPLICABLE</p> <p>All pedestrian entrances the subject of this application are accessible.</p>	NA
D4D7	(1)	<p>(f) where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.</p>	<p>NOT APPLICABLE</p> <p>All banks of sanitary facilities include an accessible unisex sanitary facility.</p>	NA

Clause	Subclause	Requirement	Comments	Complies
D4D7	(2)	<p>In a building that is subject to F4D12 and is required to be accessible, directional signage complying with <i>Specification 15</i> to direct a person to the location of the nearest accessible adult change facility within that building must be provided at the location of each—</p> <p>(a) bank of sanitary facilities; and</p> <p>(b) accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility.</p>	<p>NOT APPLICABLE</p> <p>F4D12 Accessible adult change facilities does not apply to this project.</p>	NA

D4D8 Hearing augmentation

D4D8	(1)	<p>A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed—</p> <p>(a) in a room in a Class 9b building; or</p> <p>(b) in an auditorium, conference room, meeting room or room for judicatory purposes; or</p> <p>(c) at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.</p>	<p>NOT APPLICABLE</p> <p>No hearing augmentation proposed or required.</p>	NA
D4D8	(2)	<p>If a hearing augmentation system required by (1) is—</p> <p>(a) an induction loop, it must be provided to not less than 80% of the floor area of the room or space served by the inbuilt amplification system; or</p> <p>(b) a system requiring the use of receivers or the like, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must not be less than—</p> <p>(i) if the room or space accommodates up to 500 persons, 1 receiver for every 25 persons or part thereof, or 2 receivers, whichever is the greater; and</p> <p>(ii) to (iv) not applicable.</p>	<p>NOT APPLICABLE</p> <p>No hearing augmentation proposed or required.</p>	NA
D4D8	(3)	<p>The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to D2D18.</p>	<p>NOT APPLICABLE</p> <p>No hearing augmentation proposed or required.</p>	NA
D4D8	(4)	<p>Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.</p>	<p>NOT APPLICABLE</p> <p>No hearing augmentation proposed or required.</p>	NA

D4D9 Tactile indicators

Clause	Subclause	Requirement	Comments	Complies
D4D9	(1)	<p>For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching—</p> <p>(a) a stairway, other than a fire-isolated stairway; and</p> <p>(b) an escalator; and</p> <p>(c) a passenger conveyor or moving walk; and</p> <p>(d) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and</p> <p>(e) in the absence of a suitable barrier—</p> <p>(i) an overhead obstruction less than 2 m above floor level, other than a doorway; and</p> <p>(ii) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D4D5, if there is no kerb or kerb ramp at that point,</p> <p>except for areas exempted by D4D5.</p>	<p>CAN READILY COMPLY</p> <p>Tactile indicators to be installed to all non-fire-isolated stairs including:</p> <ul style="list-style-type: none"> - Pedestrian link between Laing St & Newcommment St - Stair from upper ground to lower ground adjoining pedestrian link. - Spiral stair from upper ground to Level 02. <p>Tactile indicators or a suitable barrier to be provided to warn people of overhead obstruction for the lower portion of the curved stair connecting Upper Ground to Level 02.</p> <p>Details and specifications of tactile indicators and barriers to be provided at CC stage to verify compliance.</p>	CC
D4D9	(2)	Tactile ground surface indicators required by (1) must comply with sections 1 and 2 of AS/NZS 1428.4.1.	<p>CAN READILY COMPLY</p> <p>Details and specifications of tactile indicators and barriers to be provided at CC stage to verify compliance.</p>	CC
D4D9	(3)	A hostel for the aged, nursing home for the aged, a residential aged care building, Class 3 accommodation for the aged, Class 9a health-care building or a Class 9c aged care building need not comply with (1)(a) and (d) if handrails incorporating a raised dome button in accordance with AS/NZS 1428.4.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp.	NOT APPLICABLE	NA

D4D10 Wheelchair seating spaces in Class 9b assembly buildings

D4D10		Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with AS 1428.1 must be provided in accordance with the following:	<p>NOT APPLICABLE</p> <p>Not a 9b Assembly building.</p>	NA
D4D10	(a)	The number and grouping of wheelchair seating spaces must be in accordance with Table D4D10.	NOT APPLICABLE	NA
D4D10	(b)	<p>In a cinema—</p> <p>(i) with not more than 300 seats — wheelchair seating spaces must not be located in the front row of seats; and</p> <p>(ii) with more than 300 seats — not less than 75% of required wheelchair seating spaces must be located in rows other than the front row of seats.</p>	NOT APPLICABLE	NA

Clause	Subclause	Requirement	Comments	Complies
D4D11 Swimming pools				
D4D11	(1)	Not less than 1 means of accessible water entry/exit in accordance with Specification 16 must be provided for each swimming pool required by D4D2 to be accessible.	NOT APPLICABLE Lower Ground Pool less than 40m perimeter. D4D2 does not require the pool to be accessible.	NA
D4D11	(2)	An accessible entry/exit must be by means of— (a) a fixed or movable ramp and an aquatic wheelchair; or (b) a zero depth entry and an aquatic wheelchair; or (c) a platform swimming pool lift and an aquatic wheelchair; or (d) a sling-style swimming pool lift.	NOT APPLICABLE	NA
D4D11	(3)	Where a swimming pool has a perimeter of more than 70 m, at least one accessible water entry/exit must be provided by a means specified in (2)(a), (b) or (c).	NOT APPLICABLE	NA
D4D11	(4)	Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS 1428.1.	NOT APPLICABLE	NA

D4D12 Ramps				
D4D12		On an accessway— (a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and (b) a landing for a step ramp must not overlap a landing for another step ramp or ramp.	NOT APPLICABLE There are no relevant ramps proposed.	NA

D4D13 Glazing on an accessway				
D4D13		On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	CAN READILY COMPLY Decals must be applied to all shopfront glazing and glazed doors capable of being mistaken for a doorway or opening in accordance with AS1428.1 Further details to be provided at CC Stage	CC

BCA Part E3 - Lift Installations

Assessment against Deemed-to-Satisfy provisions E3D7 and E3D8

E3D7 Passenger lift types and their limitations

Clause	Subclause	Requirement	Comments	Complies
E3D7	(1)	In an accessible building, every passenger lift must be one of the following lift types, subject to the limitations (if any) of each lift type: (a) There are no limitations on the use of electric passenger lifts, electrohydraulic passenger lifts or inclined lifts. (b) to (e) are not applicable to this development.	COMPLIES The proposed lifts will be electric or electrohydraulic passenger lifts serving all levels.	Y
E3D7	(2)	A passenger lift referred to in (1) must not rely on a constant pressure device for its operation if the lift car is fully enclosed.	COMPLIES The proposed lifts will be fully automatic using single button press.	Y

E3D8 Accessible features required for passenger lifts

E3D8	(a)	In an accessible building, every passenger lift must have the following features where applicable: (a) A handrail complying with the provisions for a mandatory handrail in AS 1735.12 for all lifts except— (i) a stairway platform lift; and (ii) a low-rise platform lift.	CAN READILY COMPLY Details of handrail to be provided at CC stage and compliance with AS1735.12 verified by Lift Supplier and Access Consultant	CC
E3D8	(b)	Lift floor dimensions of not less than 1400 mm wide x 1600 mm deep for all lifts which travel more than 12 m.	CAN READILY COMPLY The architectural drawings indicate lift car sizes larger than 1400mm x 1600mm. Details & shop drawings of lift cars to be provided at CC stage for verification.	CC
E3D8	(c)	Lift floor dimensions of not less than 1100 mm wide x 1400 mm deep for all lifts which travel not more than 12 m, except a stairway platform lift.	CAN READILY COMPLY The architectural drawings indicate the thru-site link lift size is larger than 1100mm x 1400mm. Details & shop drawings of lift cars to be provided at CC stage for verification.	CC
E3D8	(d)	Lift floor dimensions of not less than 810 mm wide x 1200 mm deep for a stairway platform lift.	NOT APPLICABLE No stairway platform lift proposed.	NA
E3D8	(e)	Minimum clear door opening complying with AS 1735.12 for all lifts except a stairway platform lift.	CAN READILY COMPLY The architectural drawings indicate compliance with this requirement. Lift supplier to verify compliance with AS1735.12 at CC Stage.	CC
E3D8	(f)	Passenger protection system complying with AS 1735.12 for all lifts with power-operated doors.	CAN READILY COMPLY Lift supplier to verify compliance with AS1735.12 at CC Stage.	CC

Clause	Subclause	Requirement	Comments	Complies
E3D8	(g)	Lift landing doors at the upper landing for all lifts except a stairway platform lift.	CAN READILY COMPLY Lift landing doors shall be provided at every level served.	CC
E3D8	(h)	Lift car and landing control buttons complying with AS 1735.12 for all lifts except— (i) a stairway platform lift; and (ii) a low-rise platform lift.	CAN READILY COMPLY The architectural drawings indicate compliance with this requirement. Ensure landing controls are located 500mm from any internal corner. Details of controls within lift cars and landings to be provided at CC stage to demonstrate compliance.	CC
E3D8	(i)	Lighting in accordance with AS 1735.12 for all enclosed lift cars.	CAN READILY COMPLY Lift supplier to verify compliance with AS1735.12 at CC Stage.	CC
E3D8	(j)	For all lifts serving more than 2 levels— (i) automatic audible information within the lift car to identify the level each time the car stops; and (ii) audible and visual indication at each lift landing to indicate the arrival of the lift car; and (iii) audible information and audible indication required by (i) and (ii) is to be provided in a range of between 20 - 80 dB(A) at a maximum frequency of 1500 Hz.	CAN READILY COMPLY Lift supplier to verify compliance with AS1735.12 at CC Stage.	CC
E3D8	(k)	Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received, for all lifts except a stairway platform lift.	CAN READILY COMPLY Lift supplier to verify compliance with AS1735.12 at CC Stage.	CC

BCA Section E4

Assessment against Deemed-to-Satisfy provisions E4D5

E4D5 Exit signs				
E4D5		An exit sign must be clearly visible to persons approaching the exit, and must be installed on, above or adjacent to each—	CAN READILY COMPLY Signage details to be provided for assessment at CC stage.	CC
E4D5	(a)	door providing direct egress from a storey to— (i) an enclosed stairway, passageway or ramp serving as a required exit; and (ii) an external stairway, passageway or ramp serving as a required exit; and (iii) an external access balcony leading to a required exit; and	CAN READILY COMPLY Signage details to be provided for assessment at CC stage.	CC
E4D5	(b)	door from an enclosed stairway, passageway or ramp at every level of discharge to a road or open space; and	CAN READILY COMPLY Signage details to be provided for assessment at CC stage.	CC

Clause	Subclause	Requirement	Comments	Complies
E4D5	(c)	horizontal exit; and	CAN READILY COMPLY Signage details to be provided for assessment at CC stage.	CC
E4D5	(d)	door serving as, or forming part of, a required exit in a storey required to be provided with emergency lighting in accordance with E4D2.	CAN READILY COMPLY Signage details to be provided for assessment at CC stage.	CC

BCA Section F

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

F4D3 Calculation of number of occupants and facilities				
F4D3	(1)	The number of persons accommodated must be calculated according to D2D18 if it cannot be more accurately determined by other means.	NOT APPLICABLE The population calculations do not apply to Class 2 Parts.	NA
F4D3	(2)	Unless the premises are used predominantly by one sex, sanitary facilities must be provided on the basis of equal numbers of males and females.	NOT APPLICABLE This assessment considers only the disability access requirements. It is noted equal facilities are provided for males & females. Refer to BCA Report for assessment.	NA
F4D3	(3)	In calculating the number of sanitary facilities to be provided under F4D2 and F4D4, a unisex facility required for people with a disability (other than a facility provided under F4D12) may be counted once for each sex.	COMPLIES The proposed unisex accessible sanitary facility is counted towards the total provision of male & female facilities.	Y
F4D3	(4)	For the purposes of this Part, a unisex facility comprises one closet pan, one washbasin and means for the disposal of sanitary products.	COMPLIES The proposed unisex accessible sanitary facility includes one closet pan and one washbasin. Means for disposal of sanitary products to be demonstrated at CC stage.	CC

F4D5 Accessible sanitary facilities				
F4D5		In a building <i>required</i> to be accessible —		Y
F4D5	(a)	accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with F4D6; and	COMPLIES F4D6 requires accessible unisex sanitary compartments. Refer to F4D6 for detailed assessment.	Y
F4D5	(b)	accessible unisex showers must be provided in accordance with F4D7; and	COMPLIES F4D7 requires an accessible unisex shower. Refer to F4D7 for detailed assessment.	Y

Clause	Subclause	Requirement	Comments	Complies
F4D5	(c)	at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, not less than one sanitary compartment suitable for a person with an ambulant disability for use by males and not less than one sanitary compartment suitable for a person with an ambulant disability for use by females, each in accordance with AS 1428.1, must be provided; and	COMPLIES There is a bank of toilets located beneath the thru-site link between Necommen St and Morgan St. Refer to Appendix C Building 4N for assessment.	Y
F4D5	(d)	an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products; and	CAN READILY COMPLY The design indicates general circulation space can comply with this part. Further interior details required to verify compliance with AS1428.1 for handrails, fixtures and other items.	CC
F4D5	(e)	the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with F4D6 and F4D7 must comply with the requirements of AS 1428.1; and	CAN READILY COMPLY The door circulation outside the accessible unisex sanitary facility generally complies with the required dimensions of AS1428.1 The interior of the accessible unisex sanitary facility generally complies with AS1428.1. Further details to be provided at CC stage to verify compliance.	CC
F4D5	(f)	an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and	COMPLIES All accessible unisex sanitary facilities are located in accordance with this part.	Y
F4D5	(g)	where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and	Not applicable. Only 1 facility proposed in any tenancy.	NA
F4D5	(h)	where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and	Note only.	NA
F4D5	(i)	an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D4D4(f) to be provided with a passenger lift or ramp complying with AS 1428.1.	Not applicable.	NA

F4D6 Accessible unisex sanitary compartments

Clause	Subclause	Requirement	Comments	Complies
F4D6	(1)	<p>Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows:</p> <p>(a) For a Class 1b building—</p> <p>(i) not less than 1; and</p> <p>(ii) where private accessible unisex sanitary compartments are provided for every accessible bedroom, common accessible unisex sanitary compartments need not be provided.</p> <p>(b) For a Class 2 building, where sanitary compartments are provided in common areas, not less than 1.</p> <p>(c) For Class 3 and Class 9c buildings—</p> <p>(i) in every accessible sole-occupancy unit provided with sanitary compartments within the accessible sole-occupancy unit, not less than 1; and</p> <p>(ii) at each bank of sanitary compartments containing male and female sanitary compartments provided in common areas, not less than 1.</p> <p>(d) For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires closet pans—</p> <p>(i) 1 on every storey containing sanitary compartments; and</p> <p>(ii) where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.</p> <p>(e) For a Class 10a building, at each bank of sanitary compartments containing male and female sanitary compartments, not less than 1.</p>	<p>COMPLIES</p> <p>(b) Unisex accessible sanitary compartments are provided in the following locations:</p> <ul style="list-style-type: none"> - Communal Gym (also servicing communal pool). <p>It is noted there are no sanitary facilities provided to the rooftop communal area. No additional accessible facilities are required.</p> <p>(d) Clause F4D4 requires closet pans to service Class 6 tenancies. A bank of sanitary compartments is provided under the thru-site link between Newcommen St and Morgan St to service retail parts of building 4N.</p> <p>Refer to Appendix C for assessment of building 4N.</p>	Y
F4D6	(2)	The requirements of (1)(d) do not apply within a ward area of a Class 9a health-care building.		NA
F4D6	(3)	<p>The requirements of (1)(e) do not apply to—</p> <p>(a) a Class 10a appurtenant to another class of building; or</p> <p>(b) a sanitary compartment dedicated to a single caravan/camping site.</p>		NA

F4D7 Accessible unisex showers

Clause	Subclause	Requirement	Comments	Complies
F4D7	(1)	<p>Where required by F4D5(b), the minimum number of accessible unisex showers for each class of building is as follows:</p> <p>(a) For a Class 1b building— (i) not less than 1; and (iii) where private accessible unisex showers are provided for every accessible bedroom, common accessible unisex showers need not be provided.</p> <p>(b) For a Class 2 building, where showers are provided in common areas, not less than 1.</p> <p>(c) For Class 3 and 9c buildings— (i) in every accessible sole-occupancy unit provided with showers within the accessible sole-occupancy unit, not less than 1; and (ii) 1 for every 10 showers or part thereof provided in common areas.</p> <p>(d) For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires 1 or more showers, not less than 1 for every 10 showers or part thereof.</p> <p>(e) For a Class 10a building, where showers are provided, 1 for every 10 showers or part thereof.</p>	<p>COMPLIES</p> <p>A unisex accessible shower is provided in the following locations: - Communal Gym (also servicing communal pool).</p> <p>There are no other accessible showers required.</p>	Y
F4D7	(2)	The requirements of (1)(d) do not apply within a ward area of a Class 9a health-care building.		NA
F4D7	(3)	<p>The requirements of (1)(e) do not apply to—</p> <p>(a) a Class 10a appurtenant to another class of building; or</p> <p>(b) a sanitary compartment dedicated to a single caravan/camping site.</p>		NA

PARKING ASSESSMENT

Assessment of parking provisions against AS2890.6

Clause	Requirement	Comments	Complies
AS2890.6 - Parking facilities - Off-street parking for people with disabilities			
2.2.1	Angle Parking Spaces <ul style="list-style-type: none"> - Dedicated space 2.4m x 5.4m - Shared space 2.4m x 5.4m on one side - Shared space 2.4m x 2.4m on one end - All spaces at the same level - Bollard in shared space as per Figure 2.2 - Angle parking between 45-90 degrees 	CAN READILY COMPLY The proposed accessible parking spaces are 2.4m x 5.4m, and a shared space 2.4m x 5.4m in accordance with this clause. The 2.4m x 2.4m shared space is located within the parking aisle. A bollard shall be located within the shared space. Parking is angled at 90 degrees. Details of linemarking and bollards shall be provided at CC stage.	CC
2.2.2	Parallel Parking Spaces <ul style="list-style-type: none"> - Dedicated space 3.2m wide x 7.8m long - Shared area on non-traffic side 1.6m x 7.8m - Shared area may be at higher level - If higher, provide kerb ramp to AS1428.1 Refer Figure 2.4 to 2.6	NOT APPLICABLE There are no parallel accessible parking spaces proposed.	NA
2.3	Pavement slope and surface <ul style="list-style-type: none"> - 1:40 max fall - 1:33 max fall if outdoor bituminous surface - Slip resistant surface 	CAN READILY COMPLY The architectural plans indicate a level surface to the parking level. Details of levels and gradients to be provided at CC stage.	CC
2.4	Headroom <ul style="list-style-type: none"> - 2.2m minimum from carpark entry to space - 2.5m above space and shared zone - front of space reduce for services to Figure 2.7 	CAN READILY COMPLY The architectural plans indicate headroom of 2.5m over the space with provision for additional headroom for services. Verification of all height clearances clear of services shall be provided at CC stage.	CC
2.5	Kerb ramps (if required) <ul style="list-style-type: none"> - Placed at front or rear corner of space - Detailed to AS1428.1 	NOT APPLICABLE There are no kerb ramps proposed to service parking spaces.	NA
3.1	Space identification <ul style="list-style-type: none"> - White Universal Symbol of Access to AS1428.1 800-1000mm high on blue background no more than 1.2m x 1.2m - Symbol located between 500-600mm from entry to space - Not required to privately owned spaces (e.g. Class 2 adaptable) 	CAN READILY COMPLY The architectural plans indicate a universal symbol of access. Detailed linemarking design to be provided at CC stage to verify compliance.	CC

3.2	<p>Space delineation</p> <ul style="list-style-type: none"> - Outline spaces with solid lines 80-100mm wide - Shared area diagonal stripes 150-200mm wide with 200-300mm spacing between stripes - Stripes angled 45deg +/- 10deg - No shared markings in traffic areas 	<p>CAN READILY COMPLY</p> <p>The architectural plans indicate space outline and generic hatch pattern to shared spaces.</p> <p>Detailed linemarking design to be provided at CC stage to verify compliance.</p>	CC
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AS4299-1995 Adaptable Housing

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

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

Clause	Subclause	Comments	Complies
	1	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages	Y
	3	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS1428.1	Y
	11	Letterboxes to be on hard standing area connected to accessible pathway	Y
	14	Carparking space or garage min. area 6.0 m × 3.8 m	Y
	20	Accessible entry At least one accessible entry door complying with AS 1428.2 shall be provided.	CC
	22	Accessible entry to be level (i.e. max. 1:40 slope)	Y
	23	Threshold to be low-level	CC
	24	Landing to enable wheelchair manoeuvrability	CC
	25	Accessible entry door to have 850 mm min. clearance	Y
	27	Door lever handles and hardware to AS1428.1	CC
	32	Internal doors to have 820 mm min. clearance	CC
	33	Internal corridors min. width of 1000 mm	Y
	34	Provision for compliance with AS1428.1 for door approaches	Y
	36	Provision for circulation space of min. 2250 mm diameter	Y
	38	Telephone adjacent to GPO	CC
	41	Potential illumination level min. 300 lux	CC

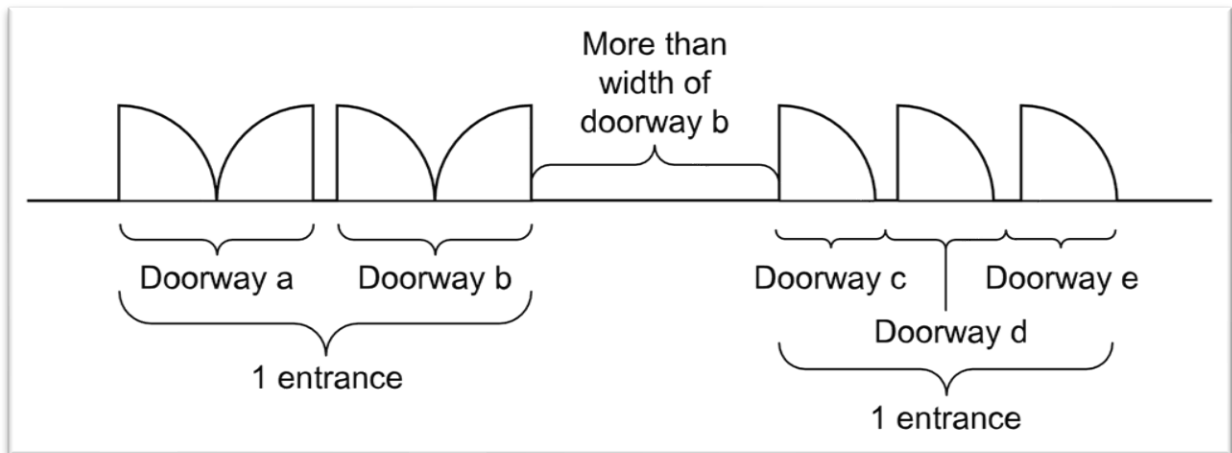
Clause	Subclause	Comments	Complies
42	Kitchen minimum width 2.7 m (1550 mm clear between benches)	Post-adapted plans indicate 1550mm diameter circulation between benchtops. This is achievable with only minor movement of joinery and no relocation of cast-in plumbing elements.	Y
43	Kitchen - Provision for circulation at doors to comply with AS 1428.1	Note only. Kitchens are open plan with no doors. Circulation of 1550mm is provided to all joinery doors.	Y
44	Provision for benches planned to include at least one worksurface of 800 mm length, adjustable in height from 750 mm to 850 mm or replaceable. Refer to Figure 4.8	800mm wide worksurface nominated on post-adapted drawings.	Y
45	Refrigerator adjacent to work surface	Post-adapted plans indicate refrigerators adjacent to work surface.	Y
46	Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable	Can readily comply. Sink surface to be replaced during adaptation.	CC
47	Kitchen sink bowl max. 150 mm deep	Can readily comply. Sink selection to be confirmed at CC stage.	CC
48	Tap set capstan or lever handles or lever mixer	Can readily comply. Tap selection to be confirmed at CC stage or adapted later.	CC
49	Tap set located within 300 mm of front of sink	Can readily comply. Tap selection to be confirmed at CC stage or adapted later.	CC
51	Cooktops to include either front or side controls with raised cross bars	Can readily comply. Cooktop selection to be confirmed at CC stage or adapted later.	CC
52	Cooktops to include isolating switch	Can readily comply. Details of power & data to be provided at CC stage.	CC
53	Work surface min. 800 mm length adjacent to cooktop at same height	800mm wide worksurface nominated on post-adapted drawings.	CC
54	Oven located adjacent to an adjustable height or replaceable work surface	Can readily comply. Oven location & type selection to be confirmed at CC stage or adapted later.	CC
59	GPOs to comply with AS 1428.1. At least one double GPO within 300 mm of front of worksurface	Can readily comply. Details of power & data to be provided at CC stage.	CC
60	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	Can readily comply. Details of power & data to be provided at CC stage.	CC
61	Slip-resistant floor surface	Can readily comply. Details of floor surface selection to be provided at CC stage.	CC
62	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2	At least one bedroom in each apartment post-adapted plan demonstrates circulation in accordance with this clause.	Y
75	Provision for bathroom area to comply with AS 1428.1	Post-adapted plans indicate compliant layouts. Detailed plans required at CC stage.	CC
76	Slip-resistant floor surface	Can readily comply. Details of floor surface selection to be provided at CC stage.	CC

Clause	Subclause	Comments	Complies
77	Shower recess- no hob. Minimum size 1160 × 1100 to comply with AS 1428.1. (Refer Figures 4.6 and 4.7)	Post-adapted plans indicate compliance	Y
78	Shower area waterproofed to AS 3740 with floor to fall to waste	Can readily comply. Details of waterproofing including rebates, falls, and drainage to be confirmed at CC stage.	CC
79	Recessed soap holder	Can readily comply. Details of recessed soap holder to be confirmed at CC stage.	CC
80	Shower taps positioned for easy reach to access side of shower sliding track	Can readily comply. Tap selection & location setout to be confirmed at CC stage.	CC
82	Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall – strengthening provision)	Can readily comply. Details of provisional supports to be provided at CC stage.	CC
83	Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS1428.1	Can readily comply. Details of provisional supports to be provided at CC stage.	CC
86	Tap sets to be capstan or lever handles with single outlet	Can readily comply. Tap selection to be confirmed at CC stage or adapted later.	CC
88	Provision for washbasin with clearances to comply with AS 1428.1	Post-adapted plans indicate compliance	Y
90	Double GPO beside mirror	Can readily comply. Details of power & data to be provided at CC stage.	CC
92	Toilet - Provision of either 'visitable toilet' or accessible toilet	Post-adapted plans indicate compliance	Y
93	Toilet - Provision to comply with AS 1428.1	Post-adapted plans indicate compliance	Y
94	Location of WC pan at correct distance from fixed walls	Post-adapted plans indicate compliance	Y
95	Provision for grab rail zone. (Refer Figure 4.6)	Can readily comply. Details of provisional supports to be provided at CC stage.	CC
96	Slip resistant floor surf ace. (Vitreous tiles or similar)	Can readily comply. Details of floor surface selection to be provided at CC stage.	CC
98	Laundry - Circulation at doors to comply with AS1428.1	Post-adapted plans indicate compliance	Y
99	Provision for adequate circulation space in front of or beside laundry appliances(min. 1550 mm depth)	Post-adapted plans indicate compliance	Y
100	Provision for automatic washing machine	Washing machines are indicated to laundries.	Y
102	Where clothes line is provided, an accessible path of travel to this	NA - No clothes line provided.	NA
105	Double GPO	Can readily comply. Details of power & data to be provided at CC stage.	CC

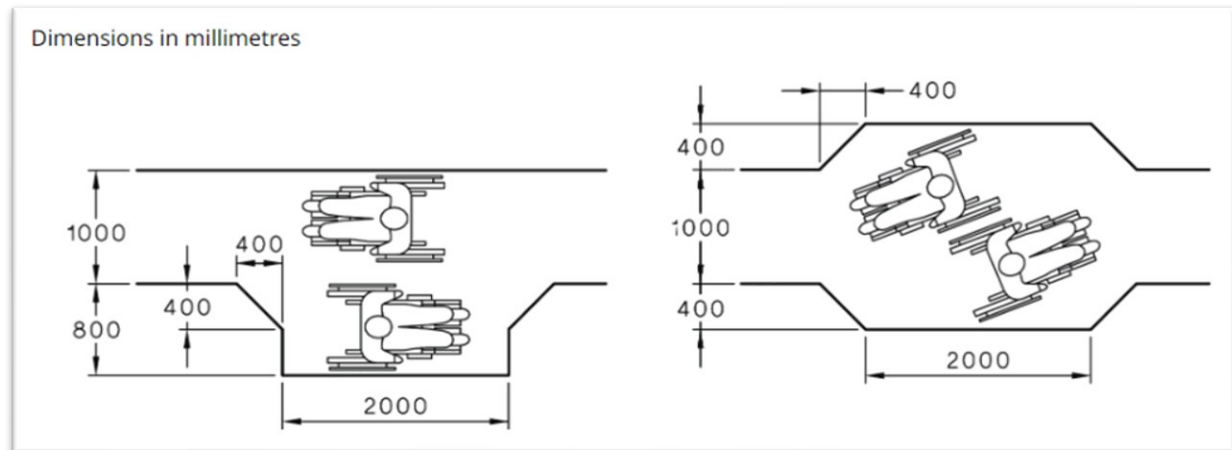
Clause	Subclause	Comments	Complies
108	Slip-resistant floor surface	Can readily comply. Details of floor surface selection to be provided at CC stage.	CC
110	Door hardware operable with one hand, located 900–1100 mm above floor	Can readily comply. Details of door hardware to be provided at CC stage.	CC

Appendix E – Figures and diagrams

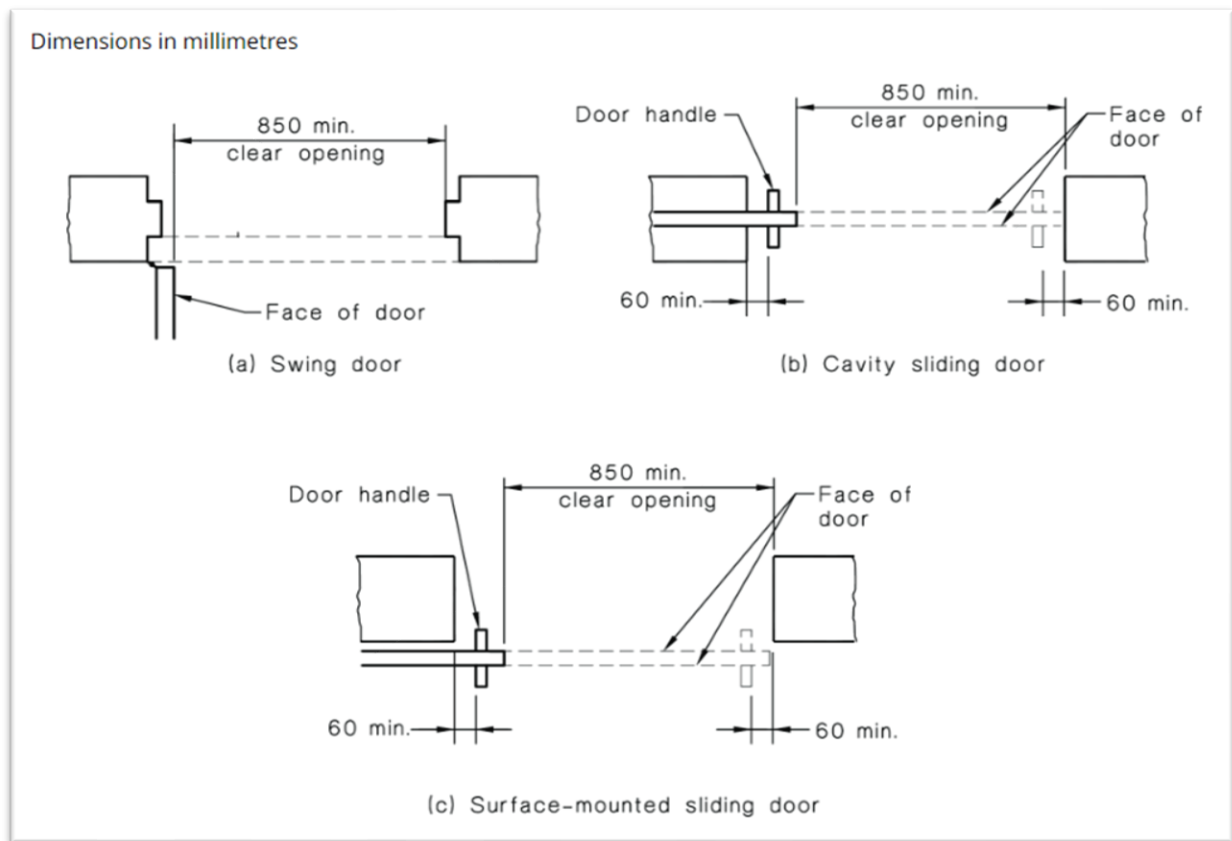
NCC2019 - Figure D3.2 Doorways and pedestrian entrances for access purposes



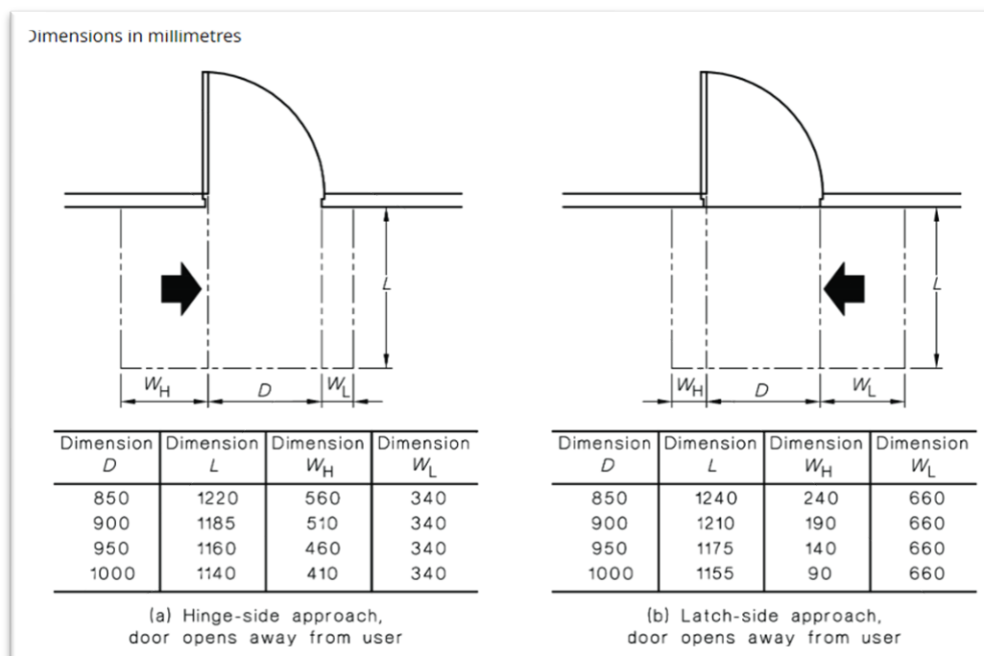
AS1428.1-2009 - Figure 3 – Examples of passing space for wheelchairs

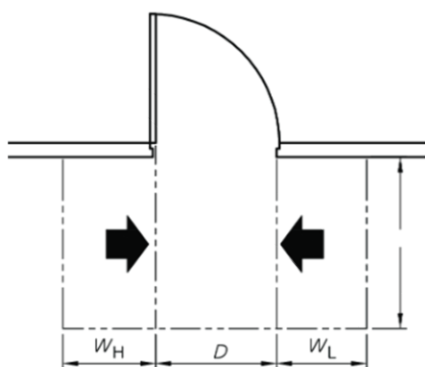


AS1428.1-2009 - Figure 30 – Clear opening of doorways



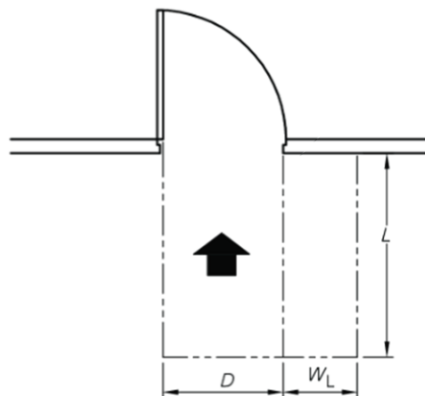
AS1428.1-2009 - Figure 31 – Circulation spaces at doorways with swinging doors





Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1240	560	660
900	1210	510	660
950	1175	460	660
1000	1155	410	660

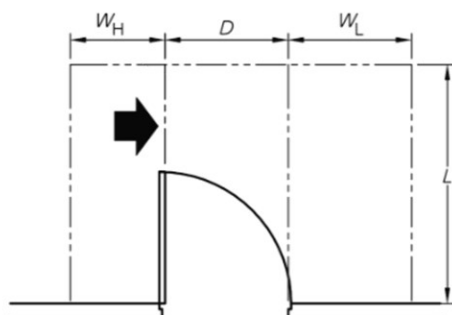
(c) Either side approach,
door opens away from user



Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1450	0	510
900	1450	0	510
950	1450	0	510
1000	1450	0	510

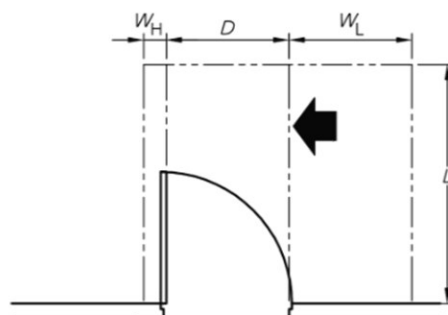
(d) Front approach,
door opens away from user

LEGEND:
 D = Clear opening of width of doorway
 L = Length
 W_H = Width—hinge side
 W_L = Width—latch side
 = Direction of approach
 ---- = Circulation space



Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1670	660	900
900	1670	610	900
950	1670	560	900
1000	1670	510	900

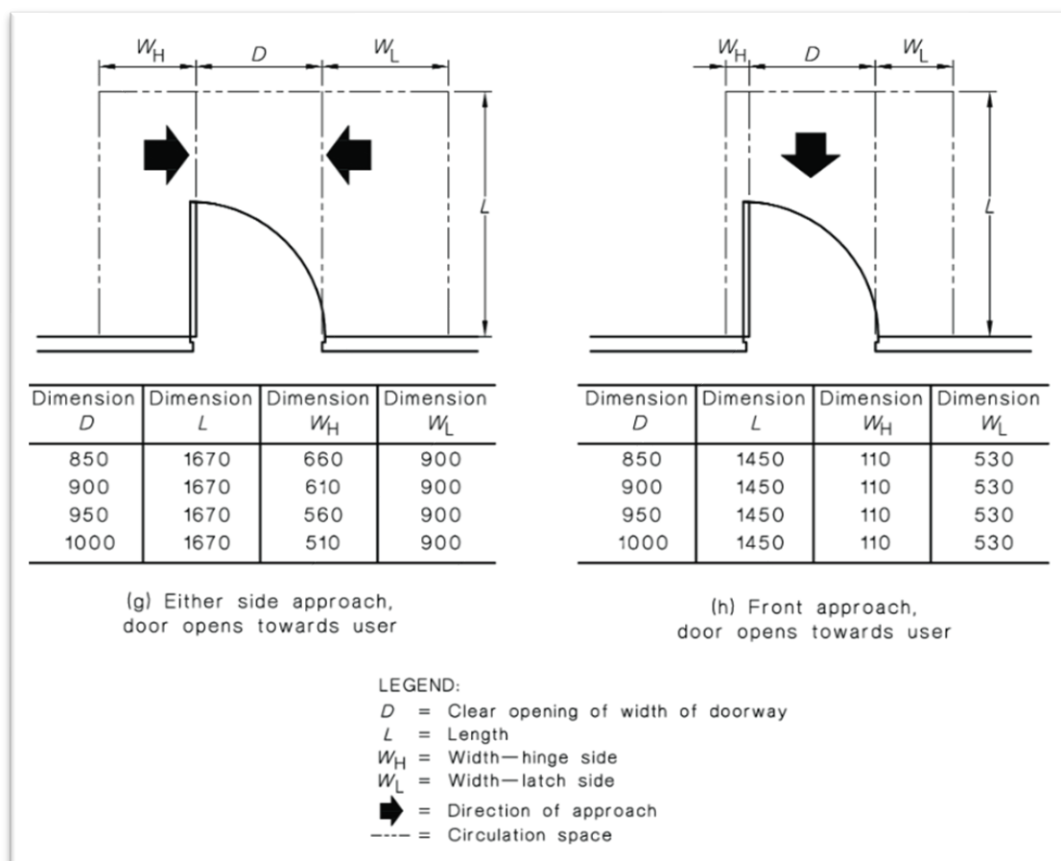
(e) Hinge-side approach,
door opens towards user



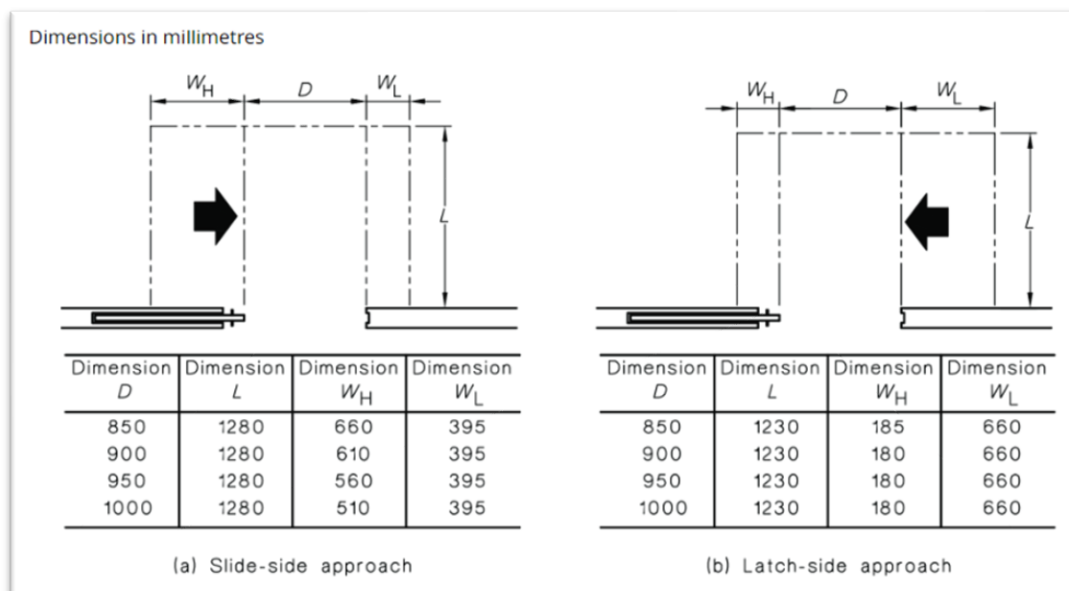
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1670	110	900
900	1670	110	900
950	1670	110	900
1000	1670	110	900

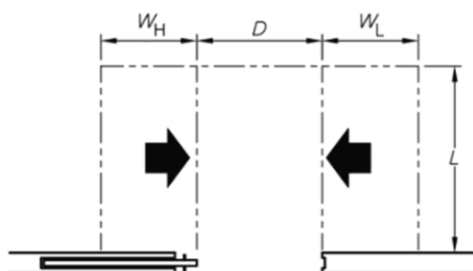
(f) Latch-side approach,
door opens towards user





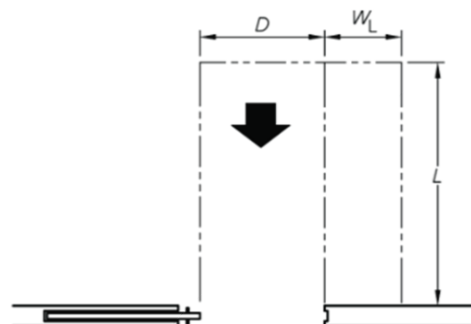
AS1428.1-2009 - Figure 32 – Circulation spaces at doorways with sliding doors





Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1280	660	660
900	1280	610	660
950	1280	560	660
1000	1280	510	660

(c) Either side approach



Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1450	0	530
900	1450	0	530
950	1450	0	530
1000	1450	0	530

(d) Front approach

LEGEND:

- D = Clear opening of width of doorway
- L = Length
- W_H = Width—hinge side
- W_L = Width—latch side
- ➡ = Direction of approach
- = Circulation space



Appendix F – Drawing References

Building 3W

Architectural Drawings by SJB Architects

Sheet Number	Sheet Name	Revision
DA-3E-1001	FLOOR PLAN - 3E - BASEMENT 03	3
DA-3E-1002	FLOOR PLAN - 3E - BASEMENT 02	3
DA-3E-1003	FLOOR PLAN - 3E - BASEMENT 01	3
DA-3W-1001	FLOOR PLAN - 3W - BASEMENT 03	3
DA-3W-1002	FLOOR PLAN - 3W - BASEMENT 02	3
DA-3W-1003	FLOOR PLAN - 3W - BASEMENT 01	3
DA-3W-1004	FLOOR PLAN - 3W - GROUND	3
DA-3W-1005	FLOOR PLAN - 3W - LEVEL 01	3
DA-3W-1006	FLOOR PLAN - 3W - LEVEL 02	3
DA-3W-1007	FLOOR PLAN - 3W - LEVEL 03	3
DA-3W-1008	FLOOR PLAN - 3W - LEVEL 04	3
DA-3W-1009	FLOOR PLAN - 3W - LEVEL 05	3
DA-3W-1010	FLOOR PLAN - 3W - LEVEL 06	3
DA-3W-1011	FLOOR PLAN - 3W - LEVEL 07	3
DA-3W-1012	FLOOR PLAN - 3W - ROOF	3
DA-3W-1401	ELEVATIONS - 3W - NORTH	3
DA-3W-1402	ELEVATIONS - 3W - SOUTH	3
DA-3W-1403	ELEVATIONS - 3W - EAST	3
DA-3W-1404	ELEVATIONS - 3W - WEST	3
DA-3W-1501	SECTIONS - 3W - BUILDING SECTION A	2
DA-3W-1502	SECTIONS - 3W - BUILDING SECTION B	2
DA-3W-4051	ADAPTABLE APARTMENT - 3W 01.01-02.01-03.01	1
DA-3W-4052	ADAPTABLE APARTMENT - 3W 06.02	2
DA-3W-4053	ADAPTABLE APARTMENT - 3W 07.01	2
DA-3W-4054	ADAPTABLE APARTMENT - 3W 07.05	2

Building 3E (3N & 3S)

Architectural Drawings by Durbach Block Jagers

Sheet Number	Sheet Name	Revision
DA-3E-1001	FLOOR PLAN - 3E - BASEMENT 03	3
DA-3E-1002	FLOOR PLAN - 3E - BASEMENT 02	3
DA-3E-1003	FLOOR PLAN - 3E - BASEMENT 01	3
DA-3E-1004	FLOOR PLAN - 3E - GROUND	D
DA-3E-1005	FLOOR PLAN - 3E – LOADING LEVEL	D
DA-3E-1006	FLOOR PLAN - 3E - LEVEL 01	D
DA-3E-1007	FLOOR PLAN - 3E - LEVEL 02	D
DA-3E-1008	FLOOR PLAN - 3E - LEVEL 03	D
DA-3E-1009	FLOOR PLAN - 3E - LEVEL 04	D
DA-3E-1010	FLOOR PLAN - 3E - LEVEL 05	D
DA-3E-1011	FLOOR PLAN - 3E - LEVEL 06	D
DA-3E-1012	FLOOR PLAN - 3E - LEVEL 07	D
DA-3E-1012	FLOOR PLAN - 3E - LEVEL 08	D
DA-3E-1012	FLOOR PLAN - 3E - LEVEL 09	D
DA-3E-1012	FLOOR PLAN - 3E - LEVEL 10	D
DA-3E-1012	FLOOR PLAN - 3E - LEVEL 10 MEZZANINE PLAN	A
DA-3E-1017	FLOOR PLAN - 3E - LEVEL 11 PLANT ROOM	D
DA-3E-1018	FLOOR PLAN - 3E – ROOF PLAN	D
DA-3E-1401	ELEVATIONS - 3E - NORTH	C



DA-3E-1402	ELEVATIONS - 3E - SOUTH	C
DA-3E-1403	ELEVATIONS - 3E - EAST	C
DA-3E-1404	ELEVATIONS - 3E - WEST	C
DA-3E-1405	ELEVATIONS - 3E – LANEWAY NORTH ELEVATION	C
DA-3E-1406	ELEVATIONS - 3E – LANEWAY SOUTH ELEVATION	C
DA-3E-1501	SECTIONS - 3E - BUILDING SECTION A	B
DA-3E-1502	SECTIONS - 3E - BUILDING SECTION B	B
DA-3E-1503	SECTIONS - 3E - BUILDING SECTION C	B
DA-3E-4051	ADAPTABLE APARTMENT - 3E SHEET 1	C
DA-3E-4052	ADAPTABLE APARTMENT - 3E SHEET 2	C

Building 4N

Architectural Drawings by Curious Practice

Sheet Number	Sheet Name	Revision
DA-4N-1001	FLOOR PLAN - 4N - GROUND	B
DA-4N-1002	FLOOR PLAN - 4N - LEVEL 01	B
DA-4N-1003	FLOOR PLAN - 4N - LEVEL 02	B
DA-4N-1004	FLOOR PLAN - 4N - LEVEL 03	B
DA-4N-1005	FLOOR PLAN - 4N - LEVEL 04	B
DA-4N-1006	FLOOR PLAN - 4N - LEVEL 05	B
DA-4N-1007	FLOOR PLAN - 4N - LEVEL 06	B
DA-4N-1018	FLOOR PLAN - 4N - LEVEL 07	B
DA-4N-1019	FLOOR PLAN - 4N - LEVEL 08	B
DA-4N-1010	FLOOR PLAN - 4N - ROOF	B
DA-4N-1401	ELEVATIONS - 3E - NORTH ELEVATION	B
DA-4N-1402	ELEVATIONS - 3E - EAST ELEVATION	B
DA-4N-1403	ELEVATIONS - 3E - EAST SECTIONAL	B
DA-4N-1404	ELEVATIONS - 3E - SOUTH ELEVATION	B
DA-4N-1405	ELEVATIONS - 3E - WEST ELEVATION	B
DA-4N-1406	ELEVATIONS - 3E - WEST SECTIONAL	B
DA-4N-1501	SECTIONS - 4N - BUILDING SECTION A	B
DA-4N-1502	SECTIONS - 4N - BUILDING SECTION B	B
DA-4N-4051	ADAPTABLE APARTMENT TYPE 1 PRE	3
DA-4N-4052	ADAPTABLE APARTMENT TYPE 1 POST	4
DA-4N-4053	ADAPTABLE APARTMENT TYPE 2	4
DA-4N-4054	ADAPTABLE APARTMENT TYPE 3 PRE	4
DA-4N-4055	ADAPTABLE APARTMENT TYPE 3 POST	4

Building 4S

Architectural Drawings by SJB Architects

Sheet Number	Sheet Name	Revision
DA-4S-1001	FLOOR PLAN - 4S - BASEMENT 03	8
DA-4S-1002	FLOOR PLAN - 4S - BASEMENT 02	11
DA-4S-1003	FLOOR PLAN - 4S - BASEMENT 01	11
DA-4S-1004	FLOOR PLAN - 4S - LOWER GROUND	10
DA-4S-1005	FLOOR PLAN - 4S - UPPER GROUND	9
DA-4S-1006	FLOOR PLAN - 4S - LEVEL 01	9
DA-4S-1007	FLOOR PLAN - 4S - LEVEL 02 (KING ST)	9
DA-4S-1008	FLOOR PLAN - 4S - LEVEL 03	9
DA-4S-1009	FLOOR PLAN - 4S - LEVEL 04	8
DA-4S-1010	FLOOR PLAN - 4S - LEVEL 05	9
DA-4S-1011	FLOOR PLAN - 4S - LEVEL 06	9



DA-4S-1012	FLOOR PLAN - 4S - LEVEL 07	9
DA-4S-1013	FLOOR PLAN - 4S - LEVEL 08	9
DA-4S-1014	FLOOR PLAN - 4S - LEVEL 09	9
DA-4S-1015	FLOOR PLAN - 4S - ROOF	9
DA-4S-1401	ELEVATIONS - 4S - SHEET 1	5
DA-4S-1402	ELEVATIONS - 4S - SHEET 2	5
DA-4S-1403	ELEVATIONS - 4S - SHEET 3	5
DA-4S-1404	ELEVATIONS - 4S - SHEET 4	5
DA-4S-1501	SECTIONS - 4S - SHEET 01	5
DA-4S-1502	SECTIONS - 4S - SHEET 02	5
DA-4S-1503	SECTIONS - 4S - SHEET 03	3
DA-4S-4051	ADAPTABLE APARTMENT TYPE 1	3
DA-4S-4051	ADAPTABLE APARTMENT TYPE 1	4
DA-4S-4052	ADAPTABLE APARTMENT TYPE 2	4
DA-4S-4053	ADAPTABLE APARTMENT TYPE 3	4
DA-4S-4054	ADAPTABLE APARTMENT TYPE 3	4
DA-4S-4055	ADAPTABLE APARTMENT TYPE 4	4
DA-4S-4056	ADAPTABLE APARTMENT TYPE 4	4
DA-4S-4057	ADAPTABLE APARTMENT TYPE 5	4
DA-4S-4058	ADAPTABLE APARTMENT TYPE 5	4
DA-4S-4059	ADAPTABLE APARTMENT TYPE 6	4
DA-4S-4060	ADAPTABLE APARTMENT TYPE 6	4

Public Domain & Landscape

Landscape Drawings by COLA

Sheet Number	Sheet Name	Revision
L-PD-000	Cover Sheet	F
L-PD-010	Schedules + Site Calculation	F
L-PD-099	Masterplan	F
L-PD-100	General Arrangement Plan Public Domain 3W	F
L-PD-101	General Arrangement Plan Public Domain 3E	F
L-PD-102	General Arrangement Plan Public Domain 4N	F
L-PD-103	General Arrangement Plan Public Domain 4S	F
L-PD-110	General Arrangement Plan Public Domain [Awning]	F
L-PD-400	Planting Plan Public Domain 3W	F
L-PD-403	Planting Plan Public Domain 4S	F
L-PD-410	Planting Plan Public Domain [Awning]	F
L-PD-500	Landscape Sections	F
L-PD-503	Landscape Sections	F

Draft Strata Plans

Strata Plan drawings by LTS

Sheet Number	Sheet Name	Revision
51778 004SP-2	Basement 3 / Block 3	06/04/2023
51778 008SP-2	Building 4S – Basement 3	06/04/2023
51778 008SP-3	Building 4S – Basement 2	06/04/2023
51778 008SP-3	Building 4S – Basement 1	06/04/2023

