



ADAPTABLE HOUSING REPORT

AMOEBA ACCESS PTY LTD

APRIL. 2024

Project: Block 9 Section 132, Casey ACT 2913
Document Type: Adaptable Housing Assessment Report
Our Reference: P2024_1604-4 (Adaptable Housing Report) YW

The following report reflects the review of the DA architectural documentation of the proposed development and issue(s) of report(s) undertaken by [Amoeba Access Pty Ltd](#).

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Revision History—

REFERENCE	REMARKS	ISSUE DATE
P2023_2607-1 (Adaptable Housing Report) YW	Draft report issued to client	26 July 2023
P2023_1308-2 (Adaptable Housing Report) YW	Final report issued to client	13 August 2023
P2024_0904-3 (Adaptable Housing Report) YW & DC	Revised final report issued to client	09 April 2024
P2024_1604-4 (Adaptable Housing Report) YW & DC	Final report issued to client	16 April 2024

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1.0 INTRODUCTION

1.1 Disability Discrimination Act 1992 (DDA)

The accessibility assessment process covers all aspects of the infrastructure (premises), to the extent required to meet the objectives of the Disability Discrimination Act 1992 (Cth), including, however not limited to, Section 23 which relates to access to premises and facilities which the public may enter or use.

The Act is enforced primarily through a complaints mechanism, which allows individuals who have directly or indirectly experienced unlawful discrimination to seek a conciliated outcome through the Australian Human Rights Commission and, in the instance of unsuccessful conciliation, to bring an action in the Federal Magistrates Court or the Federal Court of Australia.

In contrast to building regulations, the DDA is not prescriptive and previously, there was a lack of uniformity between the building regulations in each State and Territory and the DDA. Since the DDA, it became evident that compliance with the Building Code of Australia (BCA) was insufficient to meet the objectives of the DDA. However, subsection 31(1) of the DDA permits the development of Disability Standards, leading to the implementation of the Disability (Access to Premises - Buildings) Amendment Standards 2020 (Premises Standards) and Disability Standards for Accessible Public Transport 2002 (DSAPT). It is unlawful to contravene the Disability Standards, however if the Disability Standards are met, those responsible for the building cannot be subject to a successful complaint for the matters covered by the Standards.

The implementation of the Premises Standards, and corresponding changes to the BCA, is a significant step towards achieving equal access to premises and is crucial to justice and social inclusion for people with disabilities. The Premises Standards will assist in the creation of a more sustainable built environment which is responsive to the changing circumstances of the wider Australian community.

It is noted that the Premises Standards are limited in scope, covering aspects of building compliance applicable under the BCA. It is acknowledged that the Premises Standards could address a broader range of accessibility issues including considerations to accessibility of the interior fit-out of buildings, and fixtures and fittings. As such, there are features which fall beyond the scope of the Standards which may be subject to the general complaints provisions of the DDA.

In this assessment, Amoeba Access will refer, not only to the Disability (Access to Premises - Buildings) Amendment Standards 2020, but to additional Accessibility Standards in draft and current Australian Standards, to meet the spirit and intent of the DDA and to ensure best practice principles are applied for this project. A full list of references for this report is available upon request.

1.2 Purpose of Report

This Adaptable Housing Assessment Report has been prepared by Amoeba Access at the request of the client, Worth Street P/L and relates to the proposed mixed use development located at Block 9 Section 132, Casey ACT.

This report is based on **Class C** essential provisions, as required by Australian Standard AS4299-1995 Adaptable Housing, Standards Australia, 1995.

The concept of The Adaptable Housing Code is to provide guidance for adaptable housing provisions that can be modified easily in the future to become accessible to both occupants and visitors at minimum cost.

1.3 Documentation Provided for Assessment

This adaptable housing assessment is based upon the DA architectural documentation prepared by COX Architecture and listed within **Appendix 1**.

1.4 Limitations

This report is based upon, and limited to, the information depicted in the documentation provided for assessment and does not make any assumptions regarding design intention or the like.

1.5 Report Exclusions

It is conveyed that this report should not be construed to infer that an assessment for compliance with the following has been undertaken—

- (i) The National Construction Code 2022, Volume One, Building Code of Australia Class 2 to Class 9 Buildings; and
- (ii) Work Health & Safety Act and Regulations; and
- (iii) Work Cover Authority requirements; and
- (iv) Structural and Services Design Documentation; and
- (v) The individual requirements of service authorities.

1.6 Assessment Overview and Interpretation

To provide the relevant stakeholders with additional context, the following information regarding assessment methodology used in this assessment is provided below—

- (i) Loose furniture is the ongoing responsibility of the occupants who should maintain appropriate circulation spaces between and around furnishings;

- (ii) For an assessment of the accessibility provisions as required by the BCA 2022 and ACT Access & Mobility Code, refer to the report prepared by Amoeba Access [reference P2024_1604-4 (DA) YW]

2.0 DEVELOPMENT PARTICULARS

2.1 Purpose of Adaptable Housing Provisions

The purpose of the adaptable housing is to set out a benchmark on which to develop the accommodation needs of users of all ages and abilities. Adaptable housing by incorporating sensible, functional design features often lacking in typical housing design, serves additional benefits to the owners and occupants.

The purpose of this report is to identify the extent to which the architectural design documentation complies with the provisions of the adaptable housing code, aka AS4299-1995, specifically the Class C requirements.

As stipulated by the AS4299-1995 Adaptable Housing code, the adaptable housing units shall be designed and constructed to meet the following Performance Requirements:

- (i) Visitability: to ensure there is at least one accessible entry and path of travel to the living area and to a toilet;
- (ii) Avoidance of level changes: to have no steps where possible;
- (iii) Manoeuvrability: to ensure suitable circulation to manoeuvre a wheelchair within the living area, kitchen, bedroom and bathroom/toilet;
- (iv) Ease of adaptation: to ensure any walls proposed to be demolished to be non-loadbearing and free of electrical and plumbing services;
- (v) Ease of reach: to ensure controls (such as light switches and taps) and shelves/cupboards at suitable levels for people who use wheelchairs; and
- (vi) Future laundry facilities: to ensure laundry facilities after adaptation will be accessible to people who use wheelchairs.

The ACT Planning Authority requires adaptable housing to be provided at a rate of 10% of the total number of units proposed in a development. The project Planning Consultant confirms that the types of units nominated as adaptable units in the development satisfy the planning provision.

2.2 Development Description

A total of 143 residential units are proposed within the subject development, with 16(10%) designated as adaptable units. The current types of units nominated as adaptable units are as follows:

Three types of Adaptable Housing are proposed, being one, two and three bedroom apartments, that are designed as Class C adaptable units as shown below in Figures 1, 2 and 3.

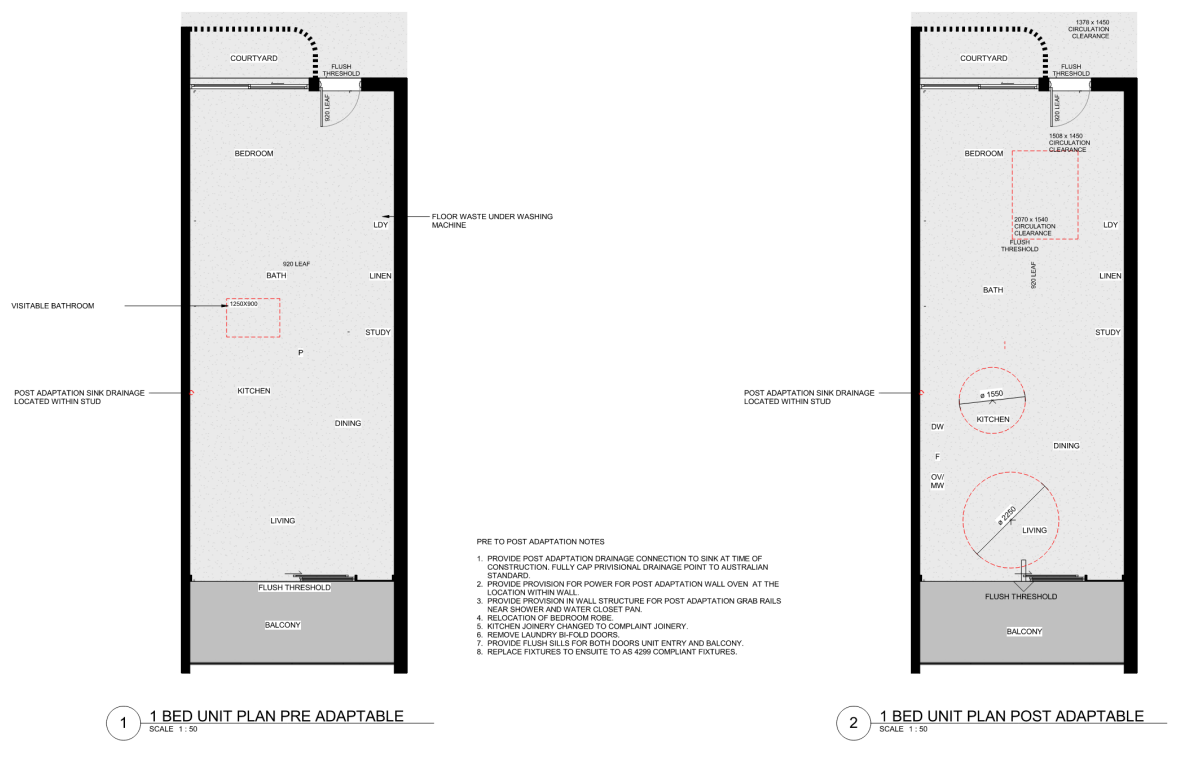


Figure 1 – One bedroom apartment type 1 (pre/post adaptation)

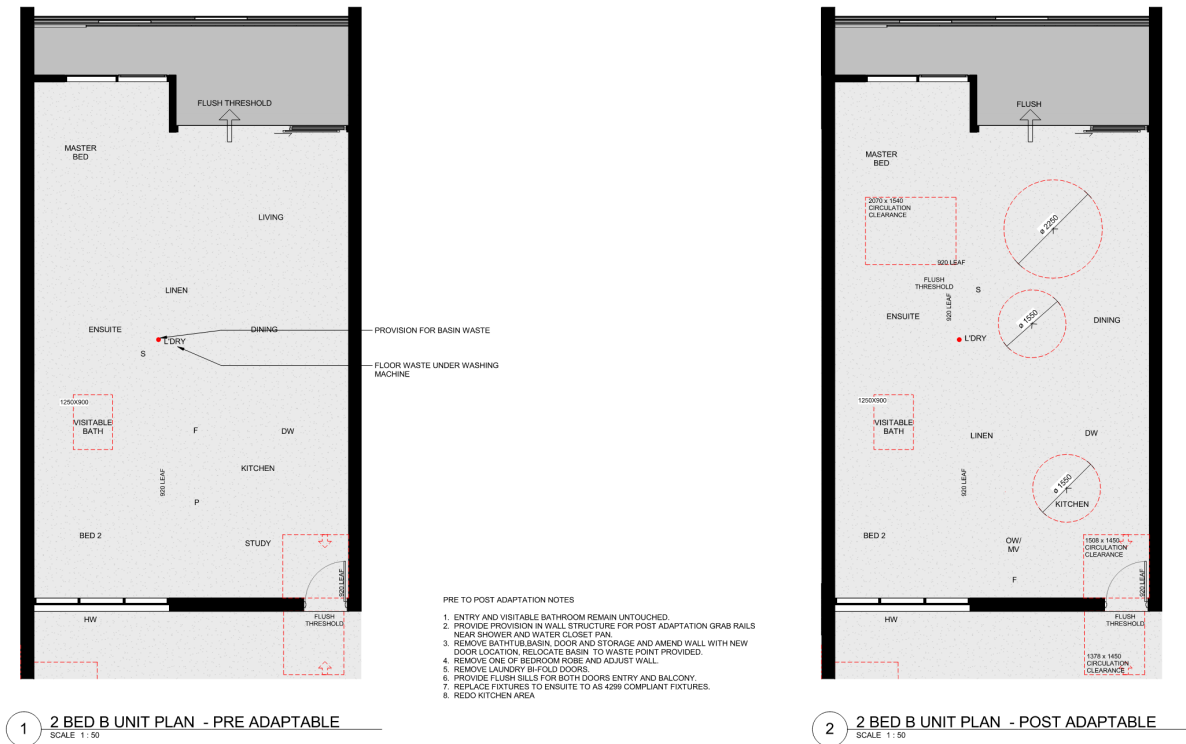


Figure 2 – Two bedroom apartment type 2 (pre/post adaptation)



Figure 3 – Three bedroom apartment type 3 (pre/post adaptation)

3.0 ADAPTABLE HOUSING ASSESSMENT SUMMARY

3.1 General

The following table summarises the compliance status of the architectural design in terms of the prescriptive provisions within AS4299 – 1995 and indicates a **capability for compliance** with Class C requirements.

A detailed analysis and commentary are provided in **Section 4.0** of this report in the instance that prescriptive non-compliance occurs ('DOES NOT COMPLY') or further 'DESIGN DETAIL' is required.

Such instances should not necessarily be considered design deficiencies, but rather matters which need to be considered by the design team, the certifying authority and all other relevant stakeholders as design progresses in to BA stage.

3.2 Schedule of Adaptable housing class C – All essential Features incorporated

	AS4299:1995 Clause	Capable of Compliance	Does Not Comply	Design Detail
2.3	Drawings	✓		
3.3.2	Sitting			✓
3.6	Security			✓
3.7.2	Private car accommodation			✓
3.8	Letterboxes			✓
4.3	Accessible entry			✓
4.3.4	Interior (general)	✓		
4.7	Living room & dining room	✓		
4.5	Kitchen			✓
4.6.1	Main bedroom	✓		
4.4.1	Bathroom	✓		
4.8	Laundry	✓		
4.11	Ancillary items			✓

4.0 AS4299-1995 DETAILED ASSESSMENT

4.1 General

With reference to the AS4299-1995 Assessment Summary contained in [Section 3.0](#) above, the following detailed analysis and commentary is provided.

The commentary is formulated to enable the DA design documentation to be further progressed for the purpose of demonstrating the realisation of compliance with the relevant provisions of AS4299-1995, specifically Class C Essential Features.

4.2 Detailed Provisions

4.2.1 Drawings

Specification shall detail the following—

Clause	Accessibility Requirements
2.3	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages

The following comments are provided in this regard:

Drawings have been provided for the three (3) types of adaptable apartment, being one, two and three bedroom apartments demonstrating that the post-adaptation layouts are in accordance with AS4299-1995.

4.2.2 Siting

Specification shall detail the following—

Clause	Accessibility Requirements
3.3.2	Siting specification shall detail the following—
-	
3.3.3	<ul style="list-style-type: none"> (i) A continuous accessible path of travel, in accordance with AS1428.1-2009 is to be provided from street frontage carparking area or drop off point to all adaptable housing units; and (ii) The accessible path of travel to the entrance of adaptable housing units shall be continuous, slip-resistant, hard-surfaced and shall not incorporate any step, stairway or other impediment, compliant with AS1428.1-2009.

There are two pedestrian access points to the development site: one is via Bentley Place, and the other connects Kingsland Parade to the northwest entrance of the development site via a new pedestrian accessway (as indicated by the red hatched area). Both pedestrian pathways provide direct access to the existing on grade parking and commercial premises, connecting to the upper ground level entry lobby A (as illustrated below).

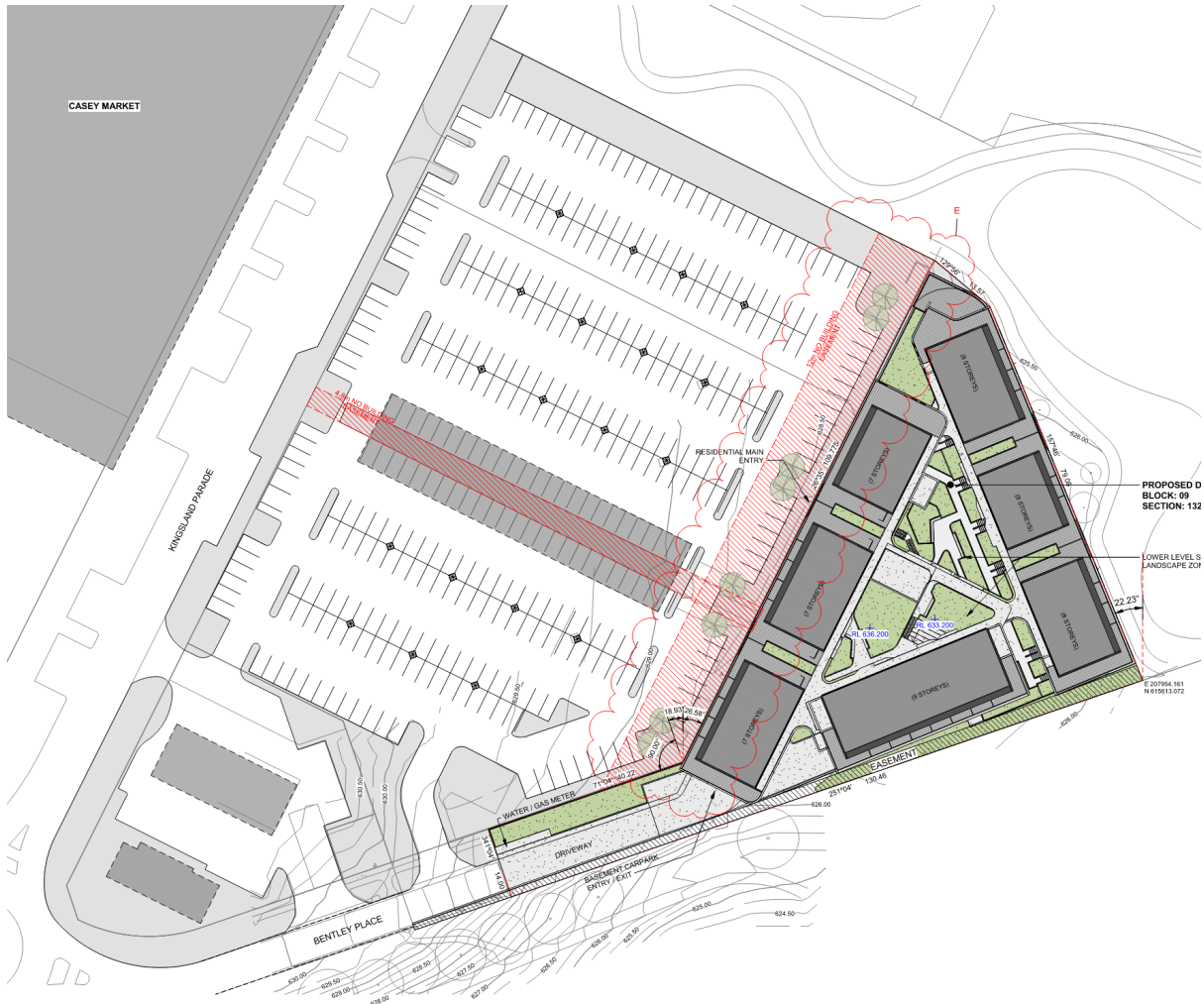


Figure 4 – Proposed continuous accessible pedestrian access route

The vertical transport by way of commercial passenger lifts is located adjacent to the entry lobby fronting the central courtyard landscaped area.

Vehicular access from Bentley Place to the commercial units located along the lakeside can be achieved from the lower ground floors parking leading to a 1:20-25 walkway that provides access to the secondary entrance to each premises as direct pedestrian access is not available on the lake side. As discussed with the client, architect and town planner and as agreed to by the project certifier, the main entrance to each individual commercial premises on the upper ground floor will be addressed as a performance-based solution due to the stepped access. Directional signage to direct pedestrian foot traffic to the commercial premises is required as direct access to and from the premises on the street level is not available.

General vehicular access to basement parking is located on the southwest side of the development site fronting Bentley Place. A concession can be provided as such that an accessible path of travel can be achieved by way of the vehicular access only to the location of the parking / garage and via lift access to all common corridors and doorways of the SOUs including the nominated adaptable unit entrances above upper ground floor.

At the current stage of the design development, it is unclear as to how the existing public council footpath merges with the new pedestrian entries of the development in regards to levels. Details are to be addressed as the development progresses to Building Approval stage noting that 1:20 gradient and crossfall of 1:40 shall be achieved.

4.2.3 Security

Specification shall detail the following—

Clause	Accessibility Requirements
3.6.1	(i) An even degree of light shall be provided along main accessible pathways; and
-	
3.6.2	(ii) A minimum lighting level of 50 lux at ground level shall be provided.

The following comments are provided in this regard:

The detailed information is not required at DA stage, but as the design progresses, detailed information shall be developed with relevant specialist consultants prior to, and at BA stage to satisfy the above code provisions.

4.2.4 Private car accommodation

Car parking accommodation shall detail the following—

Clause	Accessibility Requirements
3.7.2	(i) One car parking space per adaptable unit to be provided with dimensions in accordance with AS4299-1995 or AS/NZS 2890.6:2009;
-	
3.7.3 & 4.10	(ii) Adaptable car spaces and associated shared zone to have a minimum vertical clearance no less than 2500mm. The vertical clearance leading to the accessible car spaces may not be less than 2200mm; and
	(iii) Dedicated spaces and shared zones are to have space delineation in accordance with AS/NZS 2890.6:2009;

Clause	Accessibility Requirements
	(iv) The requirement for a symbol of access to be placed on the pavement shall not apply to any privately-owned parking space for people with disabilities associated with a single residence and intended primarily for use by occupants of that residence.

The following comments are provided in this regard:

All accessible parking and shared areas are located on the lower ground level and basement 1 within close proximity to the passenger lifts for ease of access.

Sixteen (16) car parking spaces with dimensions in accordance with AS/NZS2890.6:2009 are provided, hence meeting the requirement of one (1) car parking space and shared area to be allocated to each adaptable unit within the development in accordance with AS4299-1995 and town planning provisions.

4.2.5 Letterboxes

Specification shall detail the following—

Clause	Accessibility Requirements
3.8	(i) External letterboxes shall be located on a hard-standing area with a maximum grade of 1:40, connected to an accessible pathway to the adaptable housing unit, in accordance with AS4299-1995.

The following comments are provided in this regard—

Information provided at DA stage is adequate to satisfy the submission in respect of accessibility provisions.

4.2.6 Accessible entry

The accessible entry shall be detailed as follows—

Clause	Accessibility Requirements
4.3.1 - 4.3.5 & 4.10	(i) Entry door to have clear opening width and circulation space (hinge and latch side clearance) in accordance with AS1428.1-2009; (ii) Where exposed to the weather, the entry door to have a level landing (an area of 1550mm diameter with a maximum 1:40

Clause	Accessibility Requirements
	gradient) with a low threshold to exclude water, compliant with AS4299-1995;
	(iii) The operational force of entry doors to be lightweight in design to satisfy the operational requirements of AS1428.1-2009 (where provided, door closers to be adjusted to satisfy this requirement); and
	(iv) Door hardware to be operable with one hand and located at a suitable location in accordance with AS1428.1-2009—
	a. D-pull or D-lever type handles with a return;
	b. Have a minimum 35-45mm clearance between the handle and the backplate of the door face;
	c. Be located between 900-1100mm above FFL.

The following comments are provided in this regard:

At the current stage of the design development, only common area doorways/entrance doorways of the SOUs clearances are relevant to the DA submission. As the design further develops to BA stage, the above provisions shall be addressed in details.

4.2.7 Interior – General

The internal circulation areas shall be detailed as follows—

Clause	Accessibility Requirements
4.3.3	(i) Floor within units is to be level throughout, if split-levels are used, they are to either incorporate scope for a ramp compliant with AS1428.1, or all essential features are to be located on one level (i.e., entry, living area, kitchen and WC);
-	
4.3.7	
4.7.2	
4.6.2	(ii) Circulation spaces to be capable of modification to comply with AS1428.1-2009 as a minimum;
	(iii) Doors, other than the main bedroom, main bathroom, laundry and kitchen doors, to have clear opening width of 820mm at pre-adaptation;
	(iv) Internal corridors to have a minimum width of 1000mm at pre-adaptation;

Clause	Accessibility Requirements
	(v) Door hardware to be operable with one hand and located at a suitable location in accordance with AS1428.1-2009— a. D-pull or D-lever type handles with a return; b. Have a minimum 35-45mm clearance between the handle and the backplate of the door face; c. Be located between 900-1100mm above FFL.

The following comments are provided in this regard:

Information provided at DA stage is adequate to satisfy the submission in respect of accessibility provisions.

Detailed resolution such as fixture and fitting details for the common facilities and the nominated adaptable units will be required for review as the design development progresses to BA stage.

4.2.8 Living area

The Living Room plan and specification shall detail the following—

Clause	Accessibility Requirements
4.7.1 - 4.7.4 & 4.10	(i) Provision shall be made for a circulation space to enable a 360° wheelchair turn, after furniture has been placed (2250mm diameter turning space will satisfy this requirement); (ii) Indicate provision for a telephone outlet adjacent a power point; (iii) Full height glazed panels or door units where provided shall have a transom at 600-730mm above floor level. Glazing shall be of a safety glazing material; (iv) GPOs shall be located not less than 500mm horizontally from internal corners; and (v) Potential illumination level within living areas to be a minimum 300 lux.

The following comments are provided in this regard—

The overall circulation spaces proposed is capable of meeting the provisions specified above, and considered to be adequate for DA submission.

4.2.9 Kitchen

The kitchen plan and specification shall detail the following—

Clause	Accessibility Requirements
4.5.2 - 4.5.11 & 4.5.4	<ul style="list-style-type: none"> (i) A minimum clearance of 1550mm between all opposing base cabinets and walls to be provided at the outset, to allow for a 180° turn, in accordance with AS1428.1; (ii) Ensure at pre-adaptation continuous tiling / floor surface is provided under all base cabinets to allow for joinery to be reconfigured and that capped services are provided where required to ensure adaptation is at minimal cost and inconvenience. (iii) Kitchen door to have a clear opening width of 850mm and circulation spaces in accordance with AS1428.1-2009; (iv) Benches to include 800mm work surface adjacent to the sink and cooktop; (v) Provide a workspace adjacent to the refrigerator; (vi) Kitchen sink to be adjustable from 750mm-850mm in height, or replaceable as a unit, plumbing shall be installed to accept supply and drainage connections for sinks mounted at the heights specified; (vii) The tap set shall have levers or sensor plate controls located no greater than 300mm from the front of the bench; (viii) The cooktop shall be provided with an isolation switch and controls which do not require reaching over hotplates and controls shall have raised cross-bars for ease of grip; (ix) Elevation drawings to indicate location of oven to be located adjacent to a work surface (oven to be located underneath cooktop) Where oven doors are hinged, the clear work surface to be on the opposite side to the hinge; (x) Provision shall be made for a microwave shelf to be installed or replaced at any height between 750mm and 1200mm above FFL; (xi) At least one double power point outlet within 300mm of the front of a work surface, and one provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed; (xii) Hot water systems to be installed to deliver hot water at a maximum of 50°C at the hot water outlet;

Clause	Accessibility Requirements
	(xiii) Door pulls or handles for wall cabinets shall be capable of operation without a firm grip. A minimum 50mm clearance shall be provided between the handle and any obstruction; and
	(xiv) The floor surface shall have a slip resistance wet pendulum test rating of P2, in accordance with AS/NZS4586:2004 / SA HB 198:2004.

The following comments are provided in this regard—

The kitchen bench for the one bed and three bed units needs to be readjusted to allow a 800mm-900mm wide accessible bench top with oven and cooktop to be placed on either side of the accessible bench top, please refer to the markups for details.

Note that provisional plumbing is required for the relocation of the kitchen bench for both the 1 bedroom and 3 bedroom units.

4.2.10 Main bedroom

The accessible bedroom plan and specification shall detail the following—

Clause	Accessibility Requirements
4.6.1	(i) The main bedroom shall be capable of accommodating a queen size bed (1530 x 2030mm), a wardrobe and the circulation space requirements of AS1428.2, clear of wardrobe fixtures;
-	(ii) A minimum of two double socket general purpose outlets shall be provided on the wall of the bedroom where the bedhead is likely to be located; and
4.6.7 & 4.10	(iii) Main bedroom door to have 850mm clear opening width and circulation spaces in accordance with AS1428.1-2009.

The following comments are provided in this regard—

The overall circulation spaces proposed is capable of meeting the provisions specified above, and considered to be adequate for DA submission.

4.2.11 Sanitary facilities

The bathroom plan and specification shall detail the following—

Clause	Accessibility Requirements
4.1.1 - 4.4.4 (d) & 4.10	<ul style="list-style-type: none"> (i) All sanitary facilities and components shall be adaptable, at minimum cost, to potentially comply with AS1428.1 as a minimum. Any walls that are to be moved or demolished must non-loadbearing and free of electrical and plumbing services. (ii) Each housing unit shall be provided with either a visitable toilet or an accessible toilet, in accordance with AS1428.1. Where a separate toilet and bathroom are used with the intention of future unification, the WC pan shall initially be positioned at the correct distance from fixed walls; (iii) Main bathroom door to have 850mm clear opening width and circulation space in accordance with AS1428.1-2009. An exception can be made to the positioning of the washbasin, which can be located a minimum of 300mm clear of the swing of the door; (iv) A shower shall be provided in accordance with AS1428.1. Provide a shower recess with a level area (i.e. no hob) across the compartment and waterproofed to comply with AS3740; (v) The washbasin shall be located so that circulation space and knee clearance can achieve compliance with AS1428.1 at post adaptation; (vi) Where shower, bath and WC grabrails are not provided from the outset and framed walls are used, reinforced areas for secure fixing shall be provided to support future grabrails; (vii) Provide a double GPO beside the mirror (in the post-adapted location); (viii) Tap sets throughout shall have capstan or lever handles; (ix) Hot water systems to be installed to deliver hot water at a maximum of 50°C at the hot water outlet; and (x) The floor surface shall have a slip resistance wet pendulum test rating of P2, in accordance with AS/NZS4586:2004 / SA HB 198:2004.

The following comments are provided in this regard—

The general circulation spaces of the bathroom in the nominated adaptable housing types for post-adaptation stage are satisfactory for DA submission.

Note that provisional plumbing is required in the bathrooms for both 2 bedroom and 3 bedroom units.

4.2.12 Laundry

The Laundry plan and specification shall detail the following—

Clause	Accessibility Requirements
4.8	(i) Provision for adequate circulation space (1550mm diameter) shall be made in front of or beside appliances;
-	
4.9 & 4.10	(ii) If a separate room is provided for laundry, the door is to have 850mm clear opening width and circulation space in accordance with AS1428.1-2009;
	(iii) Provision to be made for an automatic washing machine;
	(iv) Provide a continuous accessible path of travel to a clothesline, where provided;
	(v) A double general power outlet shall be provided;
	(vi) Hot water systems to be installed to deliver hot water at a maximum of 50°C at the hot water outlet; and
	(vii) The floor surface shall have a slip resistance wet pendulum test rating of P2, in accordance with AS/NZS4586:2004 / SA HB 198:2004.

The following comments are provided in this regard—

The general circulation spaces of the laundry in the nominated adaptable housing types at post-adaptation stage are satisfactory for DA submission.

4.2.13 Ancillary items

Specification shall be detailed as follows—

Clause	Accessibility Requirements
4.11.1	(i) Light switches shall be located at a height not less than 900mm not more than 1100mm above FFL, and in line with door handles;
-	
4.11.4	(ii) Switches shall be located adjacent to door handles where practical;
	(iii) Except where elsewhere described (refer to kitchen and bathroom), GPOs shall be located at a height of not less than 600mm, with a preferred height of 1000mm above FFL, and in line with door handles; and

Clause	Accessibility Requirements
	(iv) GPOs shall be located not less than 500mm horizontally from internal corners.

The following comments are provided in this regard—

Information provided at DA stage is adequate to satisfy the submission in respect of accessibility provisions.

Detailed resolution will be required as the design development progresses to BA stage.

5.0 CONCLUSION

5.1 General

Our strategy for ensuring compliance is aligned with the design process in conjunction with the continual development of the architectural documentation, as required.

Based upon our assessment to date we are of the opinion that the subject development is capable of achieving compliance with the relevant Class C provisions of the Australian Standard AS4299-1995 Adaptable Housing, subject to the comments and the design detail outlined in [Section 4.0](#).

We trust that the above information is sufficient for the consent authority in assessing the merit of the architectural design from a planning perspective.

Report By



Yolanda Wang

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ACA Australia, Accredited Member: 600

APPENDIX 1 – Documentation Provided for Assessment

This adaptable housing assessment was based upon the architectural documentation prepared by COX Architecture namely—

DRAWING	REV	TITLE	DATE
D-51-10	5	ADAPTABLE UNITS - 01	21.07.2023
D-51-11	5	ADAPTABLE UNITS - 02	21.07.2023
D-51-12	5	ADAPTABLE UNITS - 03	21.07.2023

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