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# SEPP HOUSING ASSESSMENT REPORT

<b>PROJECT:</b>	142-146 Pitt Road North Curl Curl NSW 2099
<b>STAGE:</b>	Development Application Phase
<b>REFERENCE:</b>	23200.2-SEPP
<b>DATE:</b>	13 <sup>th</sup> August 2024
<b>CLIENT:</b>	Balito 1 Pty Ltd

## Document Information

Issue	Description	Date
1	Preliminary Issue	29 <sup>th</sup> July 2024
2	Report updated to assess revised architectural documentation and issued as final to accompany the Development Application submission.	13 <sup>th</sup> August 2024

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# 1. Introduction

## 1.1 Project Description

The proposed development is understood to include the construction of a mixed-use building comprising five (5) retail tenancies, eleven (11) residential sole occupancy units and associated car parking located at 142-146 Pitt Road North Curl Curl NSW 2099.

It is understood that the proposed development is to include the provision of three (3) independent living units for seniors housing designed in accordance with Schedule 4 of the State Environmental Planning Policy (Housing) 2021, located on the ground floor storey.

## 1.2 Intent of Report

The purpose of this report is to provide an assessment of the proposed scope of works against the standards set out within Schedule 4 of State Environmental Planning Policy (Housing) 2021.

Where non-compliances are identified, recommendations for resolution are to be provided in the form of a deemed to satisfy solution and/or performance-based solution, as applicable.

## 1.3 Limitations

This report does not include nor imply that an assessment of the following has been completed for the proposed works -

- (a) Structural Adequacy, Design & Performance;
- (b) Fire, Mechanical, Hydraulic and Electrical Services Design & Performance;
- (c) Work Health & Safety Act 2011;
- (d) Work Cover Authority Requirements;
- (e) Service & Utilities Authority Requirements;
- (f) The Disability Discrimination Act (DDA) 1992;
- (g) The National Construction Code Volume 1 2022;
- (h) The National Construction Code Volume 2 2022;
- (i) The National Construction Code Volume 3 2022 (Plumbing Code of Australia 2022);
- (j) Livable Housing Australia (LHA) Design Guidelines Fourth Edition;
- (k) AS4299-1995 – Adaptable Housing.

## 1.4 Documentation Assessed

The assessment is based upon the architectural documentation referenced within **Annexure 1** of this report.

## 2. Assessment – Schedule 4 of SEPP (Housing) 2021

A detailed assessment of the proposed scope of works in the context of the standards set out in Schedule 4 of the State Environmental Planning Policy (Housing) 2021 has been undertaken, as outlined below.

The status of compliance against each applicable element assessed has adopted the following abbreviations-

<b>C</b>	Complies. The proposed design satisfies the requirements of the standard/s set out in Schedule 4 of the State Environmental Planning Policy (Housing) 2021.
<b>CRA</b>	Compliance readily achievable. There is insufficient information to determine that the proposed design satisfies all requirements of the standard/s set out in Schedule 4 of the State Environmental Planning Policy (Housing) 2021, however, may be satisfied by minor design amendments and/or design development.
<b>DNC</b>	Does not Comply. The proposed design does not satisfy the requirements of the standard/s set out in Schedule 4 of the State Environmental Planning Policy (Housing) 2021.
<b>FIR</b>	Further Information Required. There is insufficient information to undertake a detailed assessment of the proposed design against the relevant standard/s set out in Schedule 4 of the State Environmental Planning Policy (Housing) 2021.
<b>Note</b>	Information is provided to guide the reader and not as specific assessment of the relevant standard/s set out in Schedule 4 of the State Environmental Planning Policy (Housing) 2021.
<b>N/A</b>	Not applicable. The requirements of the relevant standard/s set out in Schedule 4 of the State Environmental Planning Policy (Housing) 2021 do not apply.

### 2 – SITING STANDARDS

Item	Requirement/s	Comment/s	Status
1	If the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous accessible path of travel to an adjoining public road.	<p>The site is noted as having a gradient of less than 1:10, with 100% of the dwellings located on the ground level storey, demonstrated as being provided with wheelchair access to/from an adjoining public road.</p> <p>The path of travel extending from the adjoining public road (at Pitt Road) to the ground floor dwellings is to be provided in accordance with the requirements of AS1428.1-2009.</p>	CRA
2	<p>If the whole of the site does not have a gradient of less than 1:10 –</p> <p>(a) the percentage of dwellings that must have wheelchair access must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and</p> <p>(b) the wheelchair access provided must be by a continuous accessible path of travel to an adjoining public road or an internal road or a driveway that is accessible to all residents.</p>	Not applicable.	N/A

## 2 – SITING STANDARDS

Item	Requirement/s	Comment/s	Status
3	Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.	<p>Accessways complying with AS1428.1-2009 are to be provided from each of the required dwellings to any common areas and common facilities associated with the development.</p> <p>It is noted that the proposed development is to include common facilities to the waste rooms and an external communal space at the ground floor storey as well as storage areas within the basement storey.</p>	CRA

## 3 - LETTERBOXES

Item	Requirement/s	Comment/s	Status
1	Letterboxes— (a) must be located on a hard standing area, and (b) must have wheelchair access by a continuous accessible path of travel from the letterbox to the relevant dwelling, and (c) must be lockable by a lock that faces a wheelchair accessible path.	The letterboxes associated with the proposed independent living units – (a) must be located on a hard standing area, and (b) must have wheelchair access by a continuous accessible path of travel from the letterbox to the relevant dwelling, and (c) must be lockable by a lock that faces a wheelchair accessible path.	CRA
2	If a structure contains multiple letterboxes, the structure must be in a prominent location.	The proposed letterboxes are noted as being located adjacent to the main entrance to the building at the ground floor, which is considered to be in a prominent location.	C
3	At least 20% of the letterboxes on the site must be more than 600mm and less than 1,200mm above ground level (finished).	Details are to be provided to indicate that at least 20% of the letterboxes on the site are located more than 600mm and less than 1,200mm above the finished ground level.	CRA

#### 4 – CAR PARKING

Item	Requirement/s	Comment/s	Status
1	<p>If parking spaces associated with a class 1, 2 or 3 building under the Building Code of Australia are provided in a common area for use by occupants who are seniors or people with a disability, the following applies—</p> <ul style="list-style-type: none"> <li>(a) for a parking space not in a group— the parking space must comply with AS/NZS 2890.6,</li> <li>(b) for a group of 2–7 parking spaces— <ul style="list-style-type: none"> <li>(i) at least 1 of the parking spaces must comply with AS/NZS 2890.6, and</li> <li>(ii) 50% of the parking spaces must— <ul style="list-style-type: none"> <li>(A) comply with AS/NZS 2890.6, or</li> <li>(B) be at least 3.2m wide and have a level surface with a maximum gradient of 1:40 in any direction,</li> </ul> </li> </ul> </li> <li>(c) for a group of 8 or more parking spaces— <ul style="list-style-type: none"> <li>(i) at least 15% of the parking spaces must comply with AS/NZS 2890.6, and</li> <li>(ii) at least 50% of the parking spaces must— <ul style="list-style-type: none"> <li>(A) comply with AS/NZS 2890.6, or</li> <li>(B) be at least 3.2m wide and have a level surface with a maximum gradient of 1:40 in any direction.</li> </ul> </li> </ul> </li> </ul> <p>NOTE/S –</p> <ul style="list-style-type: none"> <li>(a) To avoid doubt, a parking space that complies with AS/NZS 2890.6 is only counted toward 1 of the requirements in (b)(i) or (ii) or (c)(i) or (ii).</li> <li>(b) A parking space required by this section to comply with AS/NZS 2890.6, other than a visitor parking space, is not required to include the international symbol of access.</li> </ul>	<p>It is identified that the two car spaces associated with the independent living units are proposed to be configured as follows –</p> <ul style="list-style-type: none"> <li>(a) Car space 2 – demonstrated to comply with AS/NZS 2890.6-2009.</li> <li>(b) Car space 3 – at least 3.2m wide.</li> </ul>	CRA

#### 4 – CAR PARKING

Item	Requirement/s	Comment/s	Status
2	<p>At least 5% of any visitor parking spaces must comply with AS/NZS 2890.6.</p> <p>NOTE - A parking space required by this section to comply with AS/NZS 2890.6, other than a visitor parking space, is not required to include the international symbol of access.</p>	<p>It is noted that the development is proposed to be provided with 2 visitor car spaces, with 5% of the visitor car parking spaces requiring 0.1 or 10% of a visitor parking space to comply with AS/NZS 2890.6.</p> <p>Hence for the purposes of this subsection, the number of required parking spaces has been rounded down to 0.</p>	Note
3	<p>If multiple parking spaces are accessible by a common access point, the access point must be secured by a power-operated garage door, vehicle gate, vehicle barrier or similar device.</p> <p>A parking space, other than a parking space as described above, must be—</p> <ul style="list-style-type: none"> <li>(a) secured by a power-operated door, or</li> <li>(b) capable of accommodating the installation of a power-operated door, including by having— <ul style="list-style-type: none"> <li>(i) access to a power point, and</li> <li>(ii) an area for motor or control rods for a power-operated door.</li> </ul> </li> </ul>	<p>The access point to the carpark in the basement storey must be secured by a power-operated garage door, vehicle gate, vehicle barrier or similar device.</p>	CRA



## 5 – ACCESSIBLE ENTRY

Item	Requirement/s	Comment/s	Status
1	<p>The main entrance to a dwelling must have -</p> <p>(a) a clear opening that complies with AS 1428.1, and</p> <p>(b) a circulation space in front of the door and behind the door that complies with AS 1428.1.</p>	<p>The unit entry doors to the independent living units must comply with the following –</p> <p>(a) Clause 13.2 of AS1428.1-2009 - The minimum clear opening of a doorway on a continuous accessible path of travel shall be 850 mm when measured from the face of the opened door to the doorstep. Where double doors are used, the 850 mm minimum clear opening shall apply to the active leaf.; and</p> <p>(b) Clause 13.3.1 of AS1428.1-2009 - Circulation spaces shall be provided at every doorway, gate, or similar entry way, on a continuous accessible path of travel.</p> <p>Circulation spaces at doorways shall have a gradient and crossfall not steeper than 1 in 40.</p> <p>Doorway circulation spaces shall be used in combination to allow access through doorways in both directions, as shown in Figures 31 and 32 of AS1428.1-2009.</p>	CRA

## 6 – INTERIORS

Item	Requirement/s	Comment/s	Status
1	An internal doorway must have an unobstructed opening that complies with AS 1428.1.	The internal doorways serving the kitchen, laundry, bathroom, a toilet, main bedroom, living area and main area of private open space within the proposed independent living units must be provided with 920mm door leaves to achieve a clear opening width of 850mm.	CRA
2	An internal corridor must have an unobstructed width of at least 1,000mm.	The internal corridors within the independent living units are indicated as having a minimum unobstructed width of not less than 1m.	C

## 6 – INTERIORS

Item	Requirement/s	Comment/s	Status
3	<p>The circulation spaces in front of and behind an internal doorway in the following areas must comply with AS 1428.1—</p> <ul style="list-style-type: none"> <li>(i) a kitchen,</li> <li>(ii) a laundry,</li> <li>(iii) a bathroom,</li> <li>(iv) a toilet,</li> <li>(v) a bedroom,</li> <li>(vi) a living area,</li> <li>(vii) the main area of private open space.</li> </ul> <p>NOTE - To avoid doubt, (b) does not apply to laundry facilities in a cupboard.</p>	<p>The circulation space at approaches to internal doorways serving the kitchen, laundry, bathroom, a toilet, main bedroom, living area and main area of private open space within the proposed independent living units are to be provided in accordance with Clause 13.3 of AS1428.1-2009.</p>	CRA

## 7 - BEDROOM

Item	Requirement/s	Comment/s	Status
1	<p>At least one bedroom in a dwelling must have the following—</p> <ul style="list-style-type: none"> <li>(a) a clear area, not including a circulation space, sufficient to accommodate— <ul style="list-style-type: none"> <li>(i) for a hostel—a wardrobe and a single-size bed, or</li> <li>(ii) for an independent living unit—a wardrobe and a queen-size bed,</li> </ul> </li> <li>(b) a clear area around the area for the bed of at least— <ul style="list-style-type: none"> <li>(i) 1,200mm at the foot of the bed, and</li> <li>(ii) 1,000mm on each side of the bed,</li> </ul> </li> <li>(c) at least 2 double general power outlets on the wall where the head of the bed is likely to be,</li> <li>(d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be.</li> </ul>	<p>At least one bedroom within each of the proposed independent living units must have -</p> <ul style="list-style-type: none"> <li>(a) an area sufficient to accommodate a wardrobe and queen size bed (i.e. 1530mm x 2030mm); and</li> <li>(b) a clear area for the bed of at least 1200mm wide at the foot of the bed and 1000mm each side of the bed; and</li> <li>(c) at least 2 double general power outlets on the wall where the head of the bed is likely to be,</li> <li>(d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be.</li> </ul>	CRA

## 8 - BATHROOM

Item	Requirement/s	Comment/s	Status
1	<p>At least one bathroom in a dwelling must be located on—</p> <ul style="list-style-type: none"> <li>(a) the same floor as the entry to the dwelling, or</li> <li>(b) a floor serviced by a private passenger lift accessible only from inside the dwelling.</li> </ul>	<p>At least one bathroom in each independent living units is identified a being located on the same floor as the entry to the dwelling.</p>	C

## 8 - BATHROOM

Item	Requirement/s	Comment/s	Status
2	<p>The bathroom must have the following -</p> <ul style="list-style-type: none"> <li>(a) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586—2013,</li> <li>(b) a washbasin with tap ware capable of complying with AS 1428.1, including by future adaptation if the washbasin and tap ware continue to use existing hydraulic lines.</li> <li>(c) a shower that— <ul style="list-style-type: none"> <li>(i) is accessible without a shower-hob or step, and</li> <li>(ii) complies with the requirements of AS 1428.1 for the entry, circulation space, floor gradient to the wastewater outlet and location of the mixer tap, and</li> <li>(iii) is in the corner of a room, and</li> <li>(iv) has a wall capable of accommodating the installation of a grab rail, portable shower head with supporting grab rail and shower seat, in accordance with AS 1428.1,</li> </ul> </li> <li>(d) a wall cabinet with shelving illuminated by an illumination level of at least 300 lux,</li> <li>(e) a double general power outlet in an accessible location, in accordance with AS 1428.1.</li> </ul> <p>NOTE - (c) does not prevent the installation of a shower screen that can easily be removed to enable compliance with that paragraph.</p>	<p>The bathroom to each independent living unit must have -</p> <ul style="list-style-type: none"> <li>(a) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586—2013,</li> <li>(b) a washbasin with tap ware capable of complying with AS 1428.1, including by future adaptation if the washbasin and tap ware continue to use existing hydraulic lines.</li> <li>(c) a shower that— <ul style="list-style-type: none"> <li>(i) is accessible without a shower-hob or step, and</li> <li>(ii) complies with the requirements of AS 1428.1 for the entry, circulation space, floor gradient to the wastewater outlet and location of the mixer tap, and</li> <li>(iii) is in the corner of a room, and</li> <li>(iv) has a wall capable of accommodating the installation of a grab rail, portable shower head with supporting grab rail and shower seat, in accordance with AS 1428.1,</li> </ul> </li> <li>(d) a wall cabinet with shelving illuminated by an illumination level of at least 300 lux,</li> <li>(e) a double general power outlet in an accessible location, in accordance with AS 1428.1.</li> </ul>	CRA

## 9 - TOILET

Item	Requirement/s	Comment/s	Status
1	At least one toilet in a dwelling must be located on— (a) the same floor as the entry to the dwelling, or (b) a floor serviced by a private passenger lift accessible only from inside the dwelling.	At least one toilet in each independent living units is identified a being located on the same floor as the entry to the dwelling.	C
2	The toilet must have the following— (a) a water closet pan— (i) in the corner of the room, and (ii) with a centreline set-out in accordance with AS 1428.1, (b) a circulation space in front of the water closet pan that is— (i) at least 1,200mm long and at least 900mm wide, and (ii) clear of door swings and fixtures, other than a toilet paper dispenser or grab rails, (c) a circulation space around the water closet pan that complies with AS 1428.1, (d) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586—2013, (e) a wall capable of accommodating the installation of a back rest and grab rail that will comply with AS 1428.1.  NOTE - A removable shower screen may be located in the circulation space specified in (c).	A toilet within each independent living unit must have the following— (a) a water closet pan— (i) in the corner of the room, and (ii) with a centreline set-out in accordance with AS 1428.1, (b) a circulation space in front of the water closet pan that is— (i) at least 1,200mm long and at least 900mm wide, and (ii) clear of door swings and fixtures, other than a toilet paper dispenser or grab rails, (c) a circulation space around the water closet pan that complies with AS 1428.1, (d) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586—2013, (e) a wall capable of accommodating the installation of a back rest and grab rail that will comply with AS 1428.1.	CRA

## 10 – SURFACES OF BALCONIES AND EXTERNAL PAVED AREAS

Item	Requirement/s	Comment/s	Status
1	Balconies and external paved areas must have surfaces that are slip resistant and comply with— (a) the Building Code of Australia, or (b) the Standards Australia Handbook SA HB 198:2014, Guide to the specification and testing of slip resistance of pedestrian surfaces, published on 16 June 2014.	Details are to be provided and documented to ensure the balconies and external paved areas are provided with slip-resistant surfaces in accordance with the Standards Australia Handbook SA HB 198:2014, Guide to the specification and testing of slip resistance of pedestrian surfaces, published on 16 June 2014.	CRA

## 11 - DOOR HARDWARE

Item	Requirement/s	Comment/s	Status
1	<p>Door handles and hardware for all doors, including entry doors and external doors, must comply with AS 1428.1.</p> <p>NOTE – To avoid doubt, (1) does not apply to cabinetry.</p>	<p>Details are to be provided and documented to ensure the door handle and hardware for all doors (including entry doors and other external doors) are provided in accordance with AS1428.1-2009.</p>	CRA

## 12 – SWITCHES AND POWER POINTS

Item	Requirement/s	Comment/s	Status
1	<p>Switches and power points must—</p> <ul style="list-style-type: none"><li>(a) comply with AS 1428.1, or</li><li>(b) be capable of complying with AS 1428.1 through future adaptation.</li></ul> <p>NOTE - (1) does not apply to—</p> <ul style="list-style-type: none"><li>(a) remote controls, or</li><li>(b) power points likely to serve appliances that are not regularly moved or turned off.</li></ul>	<p>Switches and power points must be provided in accordance with –</p> <ul style="list-style-type: none"><li>(a) Clause 14 of AS1428.1-2009; or</li><li>(b) be capable of complying with Clause 14 of AS 1428.1-2009 through future adaptation.</li></ul>	CRA

## 13 – PRIVATE PASSENGER LIFTS

Item	Requirement/s	Comment/s	Status
1	<p>This section applies to a private passenger lift that is required by this schedule to be accessible only from inside a particular dwelling.</p>	<p>Not applicable.</p>	N/A

### 13 – PRIVATE PASSENGER LIFTS

Item	Requirement/s	Comment/s	Status
2	<p>The private passenger lift must—</p> <p>(a) be at least 1,100mm wide and at least 1,400mm long, measured from the lift car floor, and</p> <p>(b) have a clear indoor landing on all floors serviced by the lift, other than the floor on which the main area of private open space is located, at least 1,540mm long and at least 2,070mm wide, and</p> <p>(c) have controls that comply with—</p> <p>(i) AS 1735.12:2020, Lifts, escalators and moving walks, Part 12: Facilities for persons with disabilities, published on 26 June 2020, or</p> <p>(ii) AS 1735.15:2021, Lifts, escalators and moving walks, Part 15: Safety rules for the construction and installation of lifts — Special lifts for the transport of persons and goods — Vertical lifting platforms intended for use by persons with impaired mobility, published on 23 July 2021.</p>	Not applicable.	N/A
3	The width of the door opening of the private passenger lift must be at least 900mm.	Not applicable.	N/A
4	The private passenger lift must not be a stairway platform lift.	Not applicable.	N/A

### 15 - BEDROOM

Item	Requirement/s	Comment/s	Status
1	<p>At least one bedroom in an independent living unit that complies with this schedule, section 7 must be located on—</p> <p>(a) the same floor as the entry to the unit, or</p> <p>(b) a floor serviced by a private passenger lift accessible only from inside the unit.</p>	At least one bedroom in the independent living units is identified as being located on the same floor as the entry to the unit.	C

## 16 – LIVING ROOM

Item	Requirement/s	Comment/s	Status
1	A living room in an independent living unit must be located on— (a) the same floor as the entry to the dwelling, or (b) a floor serviced by a private passenger lift accessible only from inside the dwelling.	The living room in the independent living units is identified as being located on the same floor as the entry to the unit.	C
2	The living room must have— (a) a circulation space that— (i) is clear of all fixtures, and (ii) has a diameter of at least 2,250mm, and (b) a telecommunications or data outlet adjacent to a general power outlet.	Each living room in the independent living units is to be provided with – (a) a circulation space that— (i) is clear of all fixtures, and (ii) has a diameter of at least 2,250mm, and (b) a telecommunications or data outlet adjacent to a general power outlet.	CRA

## 17 – MAIN AREA OF PRIVATE OPEN SPACE

Item	Requirement/s	Comment/s	Status
1	The main area of private open space for an independent living unit must be located on - (a) the same floor as the entry to the dwelling, or (b) a floor serviced by a private passenger lift accessible only from inside the dwelling.	The main area of private open space in the independent living units is identified as being located on the same floor as the entry to the unit.	C

## 18 - KITCHEN

Item	Requirement/s	Comment/s	Status
1	<p>A kitchen in an independent living unit must be located on—</p> <ul style="list-style-type: none"> <li>(a) the same floor as the entry to the dwelling, or</li> <li>(b) a floor serviced by a private passenger lift accessible only from inside the dwelling.</li> </ul>	<p>The kitchen in the independent living units is identified as being located on the same floor as the entry to the unit.</p>	C
2	<p>The kitchen must have a circulation space with a diameter of at least 1,200mm between each bench top, cupboard or large appliance and each other bench top, cupboard or large appliance.</p> <p>NOTE - Each circulation space specified in above must be capable of being increased to a diameter of 1,550mm without—</p> <ul style="list-style-type: none"> <li>(a) relocating the sink, or</li> <li>(b) moving a load-bearing wall, or</li> <li>(c) breaching another circulation requirement.</li> </ul>	<p>The kitchen in each independent living unit is identified as having a diameter of at least 1,200mm between each bench top, cupboard or large appliance and each other bench top, cupboard or large appliance, must be capable of being increased to a diameter of 1,550mm without—</p> <ul style="list-style-type: none"> <li>(a) relocating the sink, or</li> <li>(b) moving a load-bearing wall, or</li> <li>(c) breaching another circulation requirement.</li> </ul>	C
3	<p>The kitchen must have the following fittings—</p> <ul style="list-style-type: none"> <li>(a) a bench that includes at least one work surface that is— <ul style="list-style-type: none"> <li>(i) at least 800mm long, and</li> <li>(ii) clear of obstructions, and</li> <li>(iii) not in the corner of the room,</li> </ul> </li> <li>(b) a lever tap set with the lever and water source that is within 300mm of the front of the bench,</li> <li>(c) a cooktop next to the work surface,</li> <li>(d) an isolating switch for the cooktop,</li> <li>(e) an oven that— <ul style="list-style-type: none"> <li>(i) has operative elements between 450mm and 1,250mm above the finished floor level, and</li> <li>(ii) is next to the work surface,</li> </ul> </li> <li>(f) at least one double general power outlet located within 300mm of the front of a work surface.</li> </ul>	<p>The kitchen within each independent living unit must be provided with the following –</p> <ul style="list-style-type: none"> <li>(a) a bench that includes at least one work surface that is— <ul style="list-style-type: none"> <li>(i) at least 800mm long, and</li> <li>(ii) clear of obstructions, and</li> <li>(iii) not in the corner of the room,</li> </ul> </li> <li>(b) a lever tap set with the lever and water source that is within 300mm of the front of the bench,</li> <li>(c) a cooktop next to the work surface,</li> <li>(d) an isolating switch for the cooktop,</li> <li>(e) an oven that— <ul style="list-style-type: none"> <li>(i) has operative elements between 450mm and 1,250mm above the finished floor level, and</li> <li>(ii) is next to the work surface,</li> </ul> </li> <li>(f) at least one double general power outlet located within 300mm of the front of a work surface.</li> </ul>	CRA
4	<p>The cupboards must—</p> <ul style="list-style-type: none"> <li>(a) not be entirely located in the corner of the bench or the corner of the room, and</li> <li>(b) face where the user of the fixture is likely to be.</li> </ul>	<p>The kitchen cupboards within the independent living units must –</p> <ul style="list-style-type: none"> <li>(a) not be entirely located in the corner of the bench or the corner of the room, and</li> <li>(b) face where the user of the fixture is likely to be.</li> </ul>	CRA



## 18 - KITCHEN

Item	Requirement/s	Comment/s	Status
5	An overhead cupboard in the kitchen must be capable of being fitted with "D" pull cupboard handles towards the bottom of the cupboard.	An overhead cupboard in the kitchen of the independent living units must be capable of being fitted with "D" pull cupboard handles towards the bottom of the cupboard.	CRA
6	A below-bench cupboard in the kitchen must be capable of being fitted with "D" pull cupboard handles towards the top of the cupboard.	A below-bench cupboard in the kitchen of the independent living units must be capable of being fitted with "D" pull cupboard handles towards the top of the cupboard.	CRA
7	The lever tap set, cooktop, isolating switch, oven and double general power outlet must—  (a) not be in the corner of the bench or the corner of the room, and (b) face where the user of the fixture is likely to be.	The lever tap set, cooktop, isolating switch, oven and double general power outlet in the kitchen of the independent living units must—  (a) not be in the corner of the bench or the corner of the room, and (b) face where the user of the fixture is likely to be.	CRA
8	Cabinetry below a work surface must be able to be easily removed to allow wheelchair access to the work surface.	Cabinetry below a work surface in the kitchen of the independent living units must be able to be easily removed to allow wheelchair access to the work surface.	CRA

## 19 – LAUNDRY

Item	Requirement/s	Comment/s	Status
1	A laundry in an independent living unit must be located on—  (a) the same floor as the entry to the dwelling, or (b) a floor serviced by a private passenger lift accessible only from inside the dwelling.	The laundry in the independent living units is identified as being located on the same floor as the entry to the unit.	C

## 19 – LAUNDRY

Item	Requirement/s	Comment/s	Status
2	<p>The laundry must have the following—</p> <ul style="list-style-type: none"> <li>(a) a circulation space that complies with AS 1428.1 at the approach to any external doors,</li> <li>(b) an appropriate space for an automatic washing machine and a clothes dryer,</li> <li>(c) a clear space in front of each appliance of at least 1,550mm,</li> <li>(d) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586—2013,</li> <li>(e) a continuous accessible path of travel to the main area of private open space or any clothes line provided for the dwelling.</li> </ul> <p>NOTE - The space specified in (c) may overlap with a door swing or the circulation space for a door.</p>	<p>The laundry within each independent living unit must have the following -</p> <ul style="list-style-type: none"> <li>(a) a circulation space that complies with AS 1428.1 at the approach to any external doors,</li> <li>(b) an appropriate space for an automatic washing machine and a clothes dryer,</li> <li>(c) a clear space in front of each appliance of at least 1,550mm,</li> <li>(d) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586—2013,</li> <li>(e) a continuous accessible path of travel to the main area of private open space or any clothesline provided for the dwelling.</li> </ul>	CRA
3	<p>For laundry facilities in a cupboard, the cupboard must be capable of being fitted with “D” pull cupboard handles in the following locations—</p> <ul style="list-style-type: none"> <li>(a) for below-bench cupboards—towards the top,</li> <li>(b) for overhead cupboards—towards the bottom,</li> <li>(c) for floor-to-ceiling doors—between 900mm and 1,100mm above the finished floor level.</li> </ul>	<p>The laundry facilities in the independent living units are to be capable of being fitted with “D” pull cupboard handles in the following locations—</p> <ul style="list-style-type: none"> <li>(a) for below-bench cupboards—towards the top,</li> <li>(b) for overhead cupboards—towards the bottom,</li> <li>(c) for floor-to-ceiling doors—between 900mm and 1,100mm above the finished floor level.</li> </ul>	CRA

## 20 – LINEN STORAGE

Item	Requirement/s	Comment/s	Status
1	<p>An independent living unit must have a floor-to-ceiling linen storage cupboard that—</p> <ul style="list-style-type: none"> <li>(a) is at least 600mm wide, and</li> <li>(b) has adjustable shelving.</li> </ul>	<p>The independent living units must be provided with a floor-to-ceiling linen storage cupboard that is at least 600mm wide, and that has adjustable shelving.</p>	CRA

## 21 – LIFT ACCESS IN MULTI-STOREY BUILDINGS

Item	Requirement/s	Comment/s	Status
1	<p>An independent living unit on a storey above the ground storey must be accessible by a lift that complies with the Building Code of Australia, Volume 1, Part E3.</p>	Not applicable.	N/A

## 22 – GARBAGE AND RECYCLING

Item	Requirement/s	Comment/s	Status
1	A garbage storage area and a recycling storage area provided for an independent living unit must be accessible by a continuous accessible path of travel from the dwelling entrance.	An accessway complying with AS1428.1-2009 from all independent living units to the waste storage areas is to be provided.	CRA

### 3. Conclusion

In concluding the review undertaken, it is considered that based on the documentation provided (as referenced in Annexure 1), the proposed scope of works is capable of complying with Schedule 4 of the State Environmental Planning Policy (Housing) 2021.



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## ANNEXURE 1 – Documentation Assessed

This assessment is based on the following documentation –

<b>Discipline</b>	Architectural
<b>Organisation</b>	Warren and Mahoney
<b>Documentation Type</b>	Plans

Plan No.	Title	Revision	Date
A00.005	SITE PLAN_PROPOSED	A	12.08.2024
A10.100	Ground Level	A	12.08.2024
A10.101	Level 01	A	12.08.2024
A10.102	Level 02	A	12.08.2024
A10.103	Roof Level	A	12.08.2024
A10.B01	B01	A	12.08.2024
A18.100	Unit Plans 1	A	12.08.2024
A20.205	ELEVATION 1 - SOUTH	A	12.08.2024
A20.206	ELEVATION 2 - WEST	A	12.08.2024
A20.207	ELEVATION 3 - NORTH	A	12.08.2024
A20.208	ELEVATION 4 – EAST	A	12.08.2024
A30.301	SECTION – AA BB	A	12.08.2024

## ANNEXURE 2 – Summary of Technical Requirements

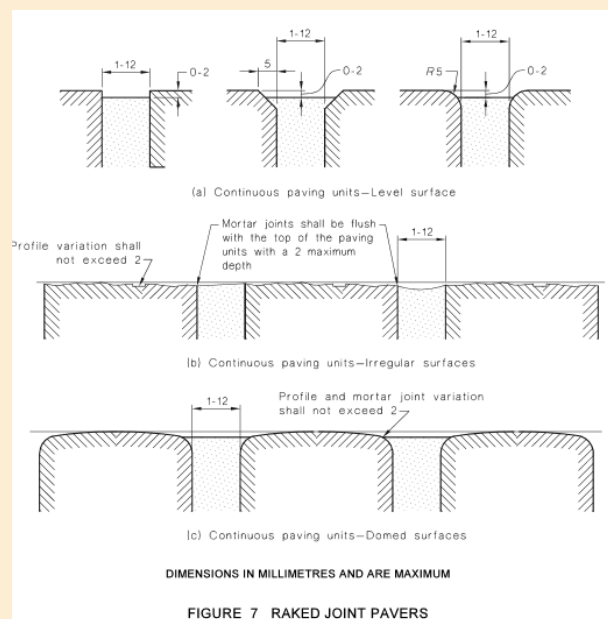
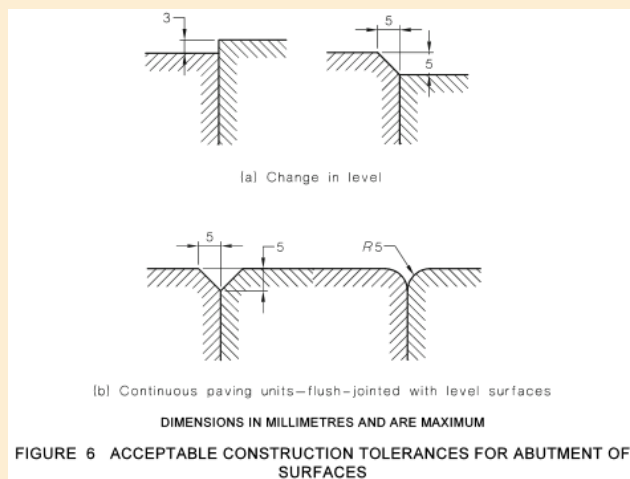
### REQUIREMENTS

#### CONTINUOUS ACCESSIBLE PATHS OF TRAVEL

- (a) The minimum unobstructed height of a continuous accessible path of travel shall be 2000 mm or 1980 mm at doorways.
- (b) Unless otherwise specified (such as at doors, curved ramps and similar), the minimum unobstructed width of a continuous accessible path of travel shall be 1000 mm.

#### FLOOR OR GROUND SURFACES ON CONTINUOUS ACCESSIBLE PATHS OF TRAVEL AND CIRCULATION SPACES

- (a) Abutment of surfaces shall have a smooth transition. Design transition shall be 0 mm. Construction tolerances shall be as follows:
  - (i)  $0 \pm 3$  mm vertical, as shown in Figure 6(a) of AS1428.1-2009.
  - (ii)  $0 \pm 5$  mm, provided the edges have a bevelled or rounded edge to reduce the likelihood of tripping, as shown in Figure 6(b) of AS1428.1-2009.
- (b) Tolerances for raked joint pavers shall be as shown in Figure 7 of AS1428.1-2009.



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

## REQUIREMENTS

(e) Grates shall comply with the following:

- (i) Circular openings shall be not greater than 13 mm in diameter.
- (ii) Slotted openings shall be not greater than 13 mm wide and be oriented so that the long dimension is transverse to the dominant direction of travel.

NOTE: Where slotted openings are less than 8 mm, the length of the slots may continue across the width of paths of travel.

## WALKWAYS, RAMPS AND LANDINGS

(a) Walkways, ramps and landings that are provided on a continuous accessible path of travel shall be as follows:

- (i) Sharp transitions shall be provided between the planes of landings and ramps.
- (ii) Landings shall be provided at all changes in direction in accordance with Clause 10.8 of AS1428.1-2009.
- (iii) Landing or circulation space shall be provided at every doorway, gate, or similar opening.
- (iv) For walkways and landings having gradients in the direction of travel shallower than 1 in 33, a camber or crossfall shall be provided for shedding of water and shall be no steeper than 1 in 40, except that bitumen surfaces shall have a camber or crossfall no steeper than 1 in 33.

## WALKWAYS

(a) Walkways shall comply with the following –

- (i) The floor or ground surface abutting the sides of the walkway shall provide a firm and level surface of a different material to that of the walkway at the same level of the walkway, follow the grade of the walkway and extend horizontally for a minimum of 600 mm unless one of the following is provided:
  - (A) Kerb in accordance with Figure 18 of AS1428.1-2009.
  - (B) Kerb rail and handrail in accordance with Figure 19 of AS1428.1-2009.
  - (C) A wall not less than 450 mm in height.
- (ii) Walkways shall be provided with landings, as specified in Clause 10.8 of AS1428.1-2009, at intervals not exceeding the following:
  - (A) For walkway gradients of 1 in 33, at intervals no greater than 25 m.
  - (B) For walkway gradients of 1 in 20, at intervals no greater than 15 m.
  - (C) For walkway gradients between 1 in 20 to 1 in 33, at intervals that shall be obtained by linear interpolation.

NOTE: For walkways shallower than 1 in 33, no landings are required.

- (iii) The intervals specified above may be increased by 30% where at least one side of a walkway is bounded by—
  - (A) a kerb or kerb rail as specified in Clause 10.3(j) of AS1428.1-2009 and a handrail as specified in Clause 12 of AS1428.1-2009; or
  - (B) a wall and a handrail as specified in Clause 12 of AS1428.1-2009.

## RAMPS

(a) Ramps shall comply with the following –

- (i) The maximum gradient of a ramp exceeding 1900 mm in length shall be 1 in 14.
- (ii) The gradient of a ramp shall be constant throughout its length with a maximum allowable tolerance of 3% provided no section of the ramp is steeper than 1 in 14.

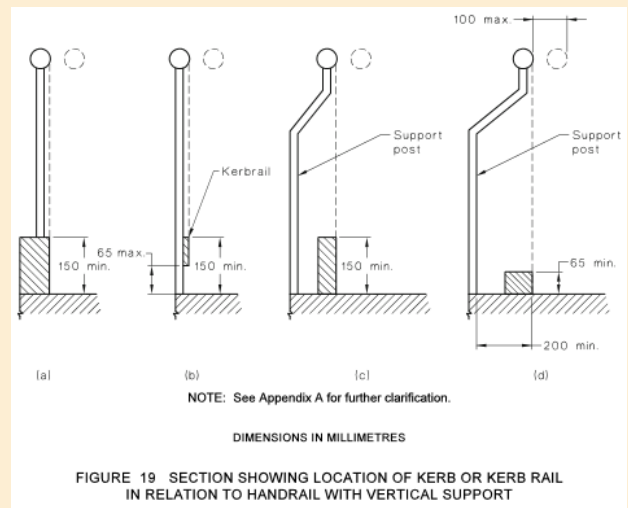
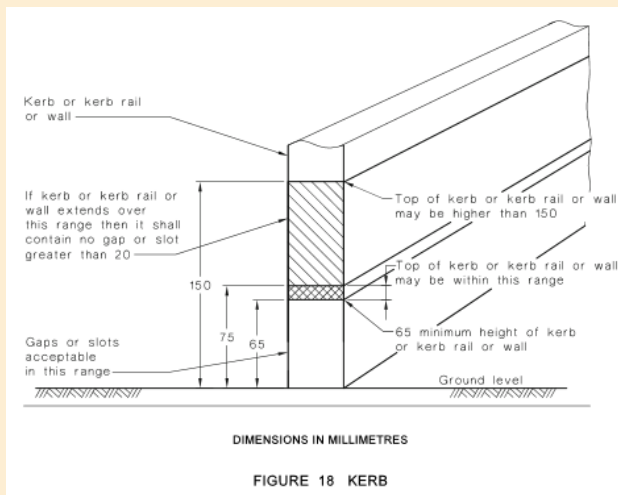
## REQUIREMENTS

- (iii) Ramps shall be provided with landings, as specified in Clause 10.8, at the bottom and at the top of the ramp and at intervals not exceeding the following:
  - (A) For ramp gradients of 1 in 14, at intervals not greater than 9 m.
  - (B) For ramp gradients steeper than 1 in 20, at intervals not greater than 15 m.
  - (C) For ramp gradients between 1 in 14 and steeper than 1 in 20, at intervals that shall be obtained by linear interpolation.
- (iv) Where ramps are constructed with a change in direction, the angle of approach shall create a 90° angle to the line of transition between the ramp surface and the landing surface.
- (v) Ramps shall have a handrail complying with Clause 12 on each side of the ramp.
- (vi) Where the intersection is at the property boundary, the ramp shall be set back by a minimum of 900 mm so that the handrail (complying with Clause 12 of AS1428.1-2009) and TGSIs do not protrude into the transverse path.
- (vii) TGSIs shall be installed in accordance with AS 1428.4.1-2009.
- (viii) Where the intersection is at an internal corridor, the ramp shall be set back by a minimum of 400 mm so that the handrail complying with Clause 12 of AS1428.1-2009 does not protrude into the transverse path of travel.
- (ix) The handrail shall extend a minimum of 300 mm horizontally past the transition point at the top and bottom of the ramp except where the inner handrail is continuous at an intermediate landing.
- (x) Ramps and intermediate landings shall have kerbs or kerb rails on both sides that comply with the following:
  - (A) The minimum height above the finished floor shall be 65 mm.
  - (B) The height of the top of the kerb or kerb rail shall not be within the range 75 mm to 150 mm above the finished floor, as shown in Figure 18 of AS1428.1-2009.
  - (C) There shall be no longitudinal gap or slot greater than 20 mm in the kerb or kerb rail within the range 75 mm to 150 mm above the finished floor.
- (xi) Kerbs or kerb rails shall—
  - (A) be located so that the ramp-side face is either flush with the ramp-side face of the handrail or no greater than 100 mm away from the ramp-side face of the handrail, as shown in Figure 19 of AS1428.1-2009;
  - (B) where the handrail is supported on a vertical post, the height of the top of the kerb or kerb rail shall be not less than 150 mm above the finished floor, as shown in Figures 19(a), 19(b) or 19(c) of AS1428.1-2009; and
  - (C) where the kerb is at a height of 65 mm to 75 mm, the support posts shall be set back a minimum of 200 mm from the face of the kerb or kerb rail, as shown in Figure 19(d) of AS1428.1-2009.
- (b) Threshold ramps at doorways on a continuous accessible path of travel shall have –
  - (i) a maximum rise of 35 mm;
  - (ii) a maximum length of 280 mm;
  - (iii) a maximum gradient of 1:8; and
  - (iv) be located within 20 mm of the door leaf which it serves,
- (c) Step ramps shall have –
  - (i) A maximum rise of 190mm;
  - (ii) A length not greater than 1900mm; and
  - (iii) A gradient not steeper than 1 in 10.



## REQUIREMENTS

- (d) The edges of step ramp shall have a 45° splay where there is pedestrian cross-traffic. Otherwise, it shall be protected by a suitable barrier, such as –
- (i) A wall or suitable barrier with a minimum height of 450mm; or
  - (ii) Where an open balustrade is provided a kerb or kerb rail shall be provided.
- (e) Kerb ramps shall have –
- (i) A maximum rise of 190mm;
  - (ii) A length not greater than 1520mm;
  - (iii) A gradient not steeper than 1 in 8, located within or attached to a kerb.
- (f) The length of landings at walkways (up to a gradient of 1 in 33) and ramps shall comply with one of the following –
- (i) Where there is no change in direction, the length shall be not less than 1200 mm, as shown in Figure 25(A).
  - (ii) Where there is a change of direction not exceeding 90°, the landing shall be not less than 1500 mm. The internal corner shall be truncated for a minimum of 500 mm in both directions.
  - (iii) For a 180° turn, the landing shall be not less than 1540mm x 2070mm.
- (g) The length of landings at step ramps shall be not less than 1200 mm in the direction of travel. Where a change in direction is required, the length of step ramp landings shall be a minimum of 1500 mm. Where doorways are at landings, the dimensions of the landings shall be in accordance with the requirements of Clause 13.3 of AS1428.1-2009 for circulation spaces at doorways.
- (h) The length of landings at kerb ramps shall be not less than 1200 mm in the direction of travel. Where a 'T' junction occurs, the kerb ramp landing shall be a minimum of 1500 x 2000 mm. Where a single change in direction is required, the ramp landings shall be a minimum of 1500 mm x 1500 mm.



## STAIRWAYS

- (a) Where the intersection is at the property boundary, the stair shall be set back by a minimum of 900 mm so that the handrail and TGSIs do not protrude into the transverse path of travel.
- (b) Where the intersection is at an internal corridor, the stair shall be set back.
- (c) Stairs shall have opaque risers.
- (d) Stair nosings shall not project beyond the face of the riser and the riser may be vertical or have a splay backwards up to a maximum 25 mm.

## REQUIREMENTS

- (e) Stair nosing profiles shall—
- (i) have a sharp intersection;
  - (ii) be rounded up to 5 mm radius; or
  - (iii) be chamfered up to 5 mm × 5 mm.
- (f) At the nosing, each tread shall have a strip not less than 50 mm and not more than 75 mm deep across the full width of the path of travel. The strip may be set back a maximum of 15 mm from the front of the nosing. The strip shall have a minimum luminance contrast of 30% to the background. Where the luminous contrasting strip is affixed to the surface of the tread, any change in level shall comply with Clause 7.2 and Clause 7.3 of AS1428.1-2009.
- (g) Where the luminance contrasting strip is not set back from the front of the nosing then any area of luminance contrast shall not extend down the riser more than 10 mm.

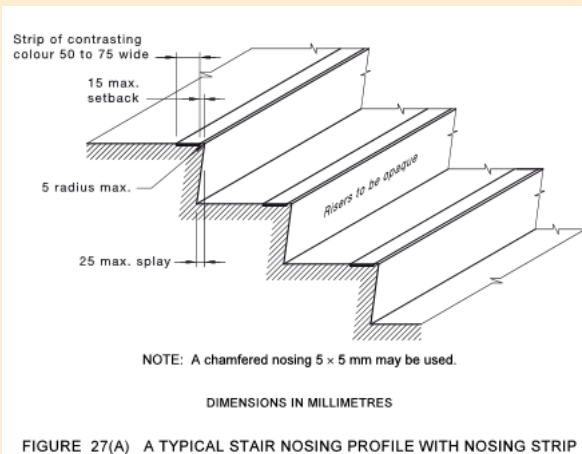


FIGURE 27(A) A TYPICAL STAIR NOSING PROFILE WITH NOSING STRIP

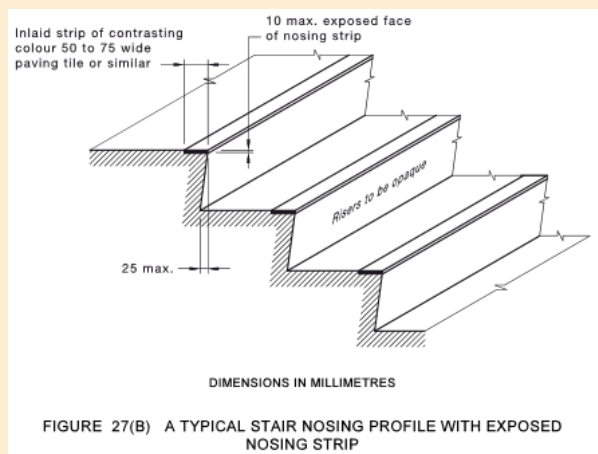


FIGURE 27(B) A TYPICAL STAIR NOSING PROFILE WITH EXPOSED NOSING STRIP

- (h) TGSIs shall be installed in accordance with AS 1428.4.1-2009.

## HANDRAILS

- (a) Handrails shall be continuous throughout the stair flight and, where practicable, around landings and have no obstruction on or above up to a height of 600 mm and as follows –
- (i) Installed on both sides of the stairs.
  - (ii) Handrails shall have no vertical sections and shall follow the angle of the stairway nosings.
  - (iii) Where a handrail terminates at the bottom of a flight of stairs, the handrail shall extend at least one tread depth parallel to the line of nosings plus minimum of 300 mm horizontally from the last riser.
  - (iv) The handrail shall extend a minimum of 300 mm horizontally past the nosing on the top riser.
  - (v) Where the handrail is continuous, the 300 mm extension is not required in the inner handrail at intermediate landings.
  - (vi) The dimensions indicating the heights of handrails shall be taken vertically from the nosing of the tread to the top of the handrail or from the landing to the top of the handrail.

## REQUIREMENTS

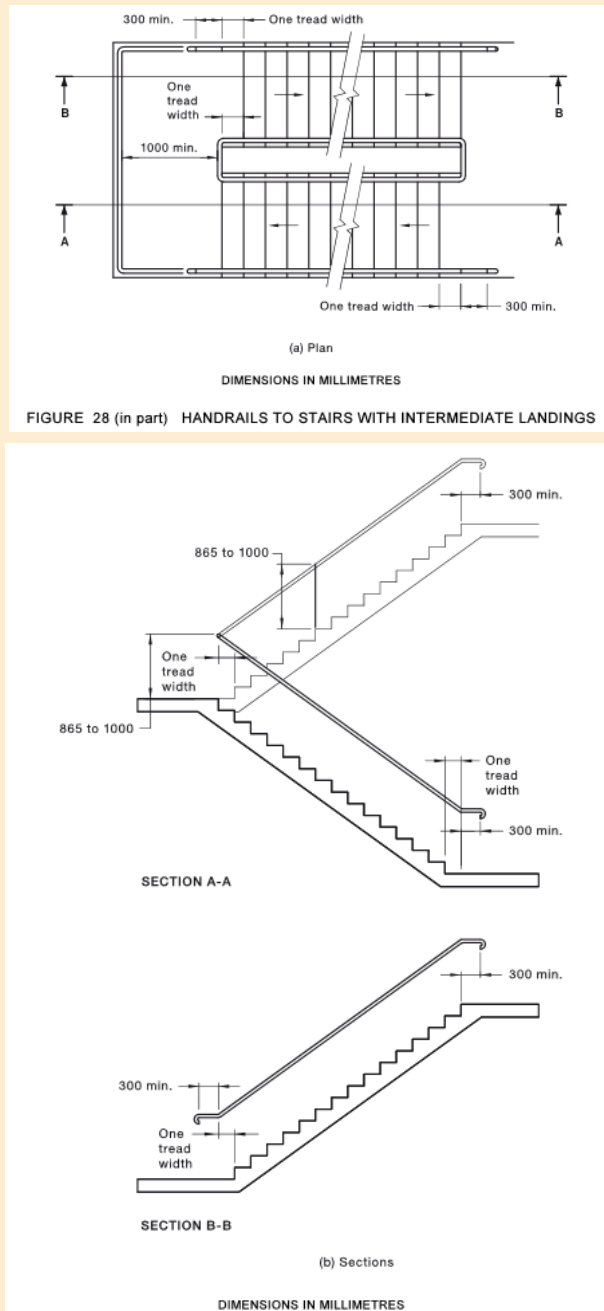


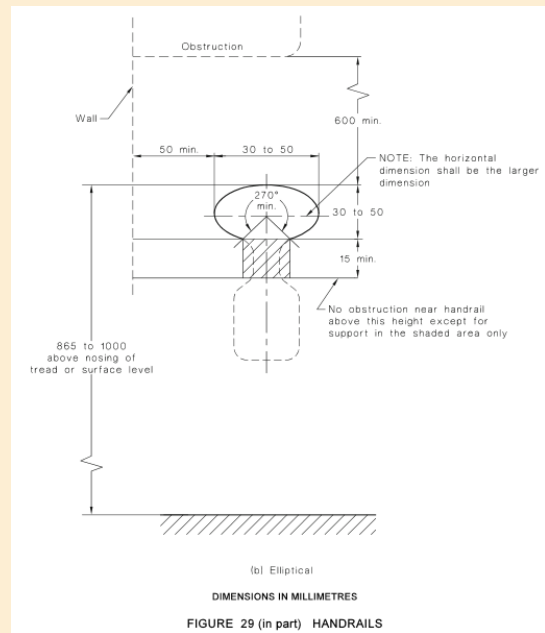
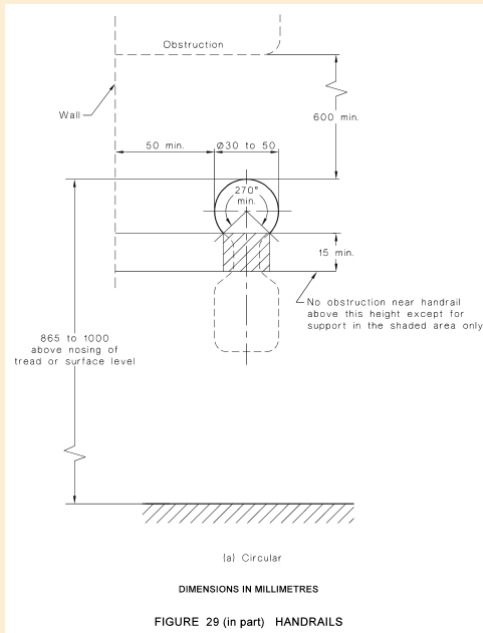
FIGURE 28 (in part) HANDRAILS TO STAIRS WITH INTERMEDIATE LANDINGS

FIGURE 28 (in part) HANDRAILS TO STAIRS WITH INTERMEDIATE LANDINGS

- (b) Handrails and balustrades shall not encroach into required circulation spaces.
- (c) The cross-section of handrails shall be circular or elliptical, not less than 30 mm or greater than 50 mm in height or width for not less than 270° around the uppermost surface. Elliptical handrails shall have the greater dimension in the horizontal axis.
- (d) Exposed edges at ends and corners of handrails shall have a radius of not less than 5 mm.
- (e) The top of handrails shall be not less than 865 mm nor more than 1000 mm above the nosing of stairway tread or the plane of the finished floor of the walkway, ramp or landing.
- (f) The height of the top of the handrail, measured in accordance with Item (d), shall be consistent through the ramp (or stairs) and any landings.

## REQUIREMENTS

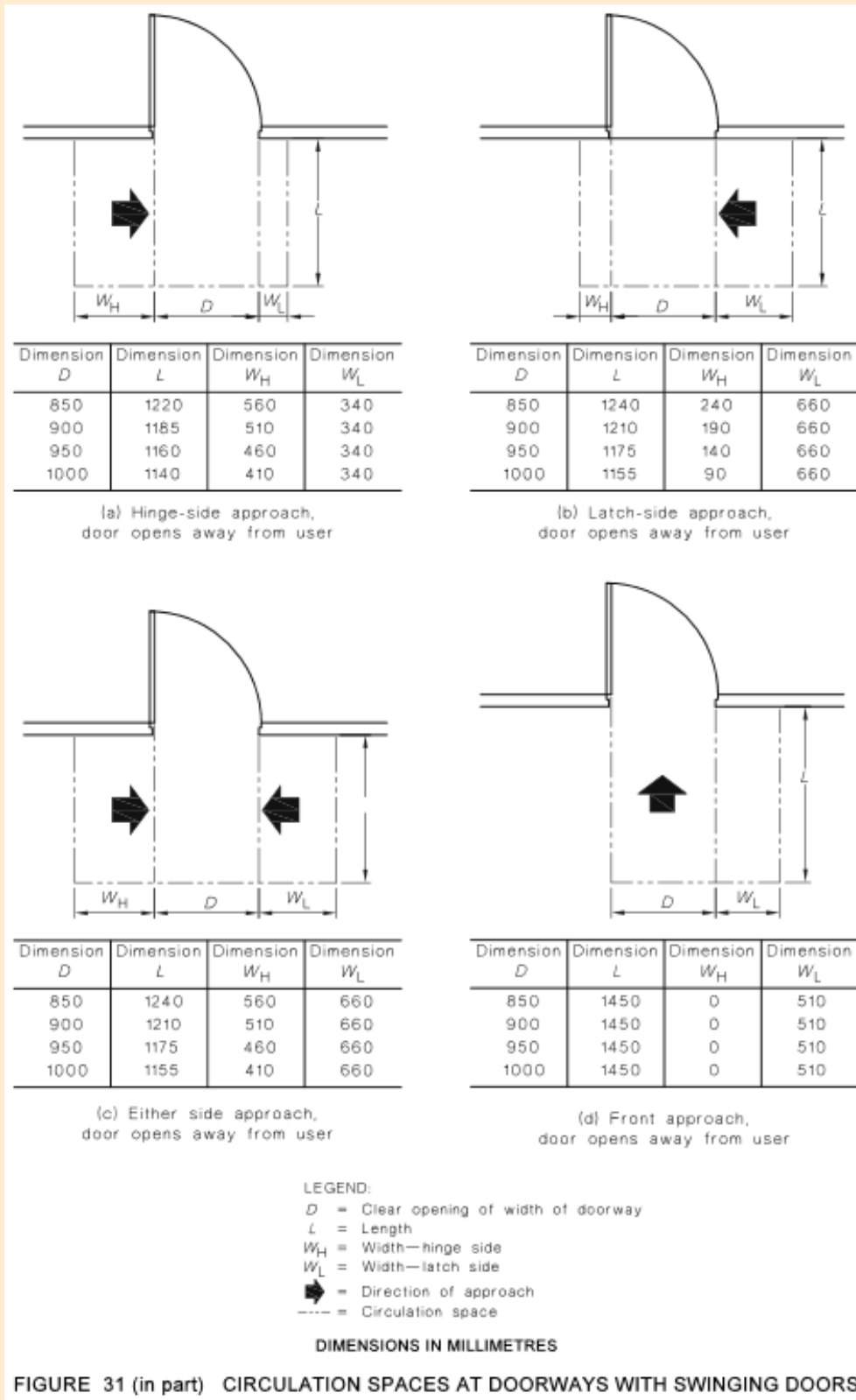
- (g) If a balustrade is required at a height greater than the handrail, both shall be provided.
- (h) Handrails shall be securely fixed and rigid, and their ends shall be turned through a total of 180°, or to the ground, or returned fully to end post or wall face.
- (i) The clearance between a handrail and an adjacent wall surface or other obstruction shall be not less than 50 mm. This clearance shall extend above the top of the handrail by not less than 600 mm.
- (j) Handrails shall have no obstruction to the passage of a hand along the rail.
- (k) The inside handrail at landings shall always be continuous.



## DOORWAYS, DOORS AND CIRCULATION SPACE AT DOORWAYS

- (a) All doorways on a continuous accessible path of travel shall have a minimum luminance contrast of 30% over a minimum width of not less than 50mm, between –
  - (i) door leaf and door jamb;
  - (ii) door leaf and adjacent wall;
  - (iii) architrave and wall;
  - (iv) door leaf and architrave; or
  - (v) door jamb and adjacent wall.
- (b) The minimum clear opening of a doorway on a continuous accessible path of travel shall be 850 mm when measured from the face of the opened door to the doorstep. Where double doors are used, the 850 mm minimum clear opening shall apply to the active leaf.
- (c) Circulation spaces at doorways shall have a gradient and crossfall not steeper than 1 in 40.
- (d) Doorway circulation spaces shall be used in combination to allow access through doorways in both directions, as shown in Figures 31 and 32.

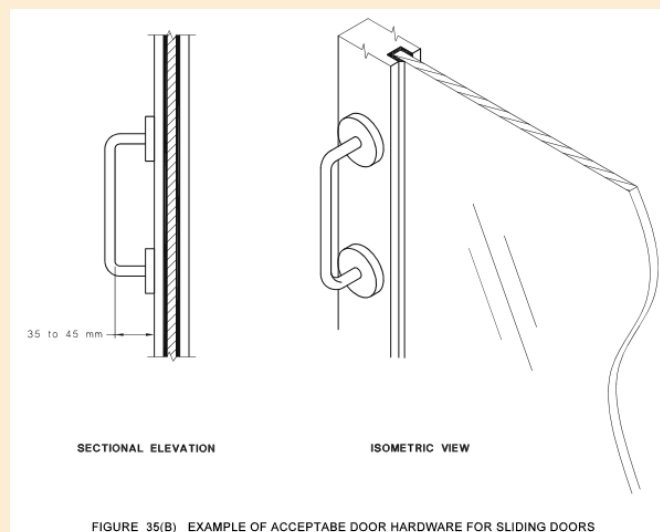
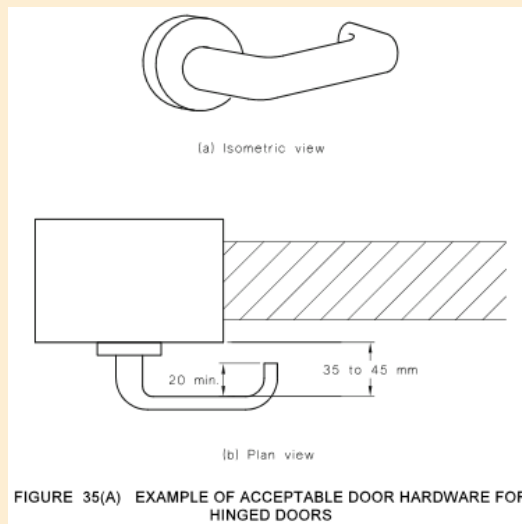
## REQUIREMENTS



**FIGURE 31 (in part) CIRCULATION SPACES AT DOORWAYS WITH SWINGING DOORS**

## REQUIREMENTS

- (e) Door handles and related hardware and accessories shall comply with the following:
- (i) The door handle and related hardware shall be of the type that allows the door to be unlocked and opened with one hand. The handle shall be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch.
  - (ii) The clearance between the handle and the back plate or door face at the centre grip section of the handle shall be not less than 35 mm and not more than 45 mm.
  - (iii) 'D' type handles shall be provided on sliding doors.
  - (iv) Where snibs are installed, they shall have a lever handle of a minimum length of 45 mm from the centre of the spindle.
  - (v) For doors other than fire doors and smoke doors where a door closer is fitted, the force required at the door handle to operate the door shall not exceed the following:
    - (A) To initially open the door..... 20 N
    - (B) To swing or slide the door .....20 N.
    - (C) To hold the door open between 60° and 90° .....20 N.
  - (vi) Where an outward opening door is not self-closing, a horizontal handrail or pull bar shall be fixed on the closing face of a side-hung door, as shown in Figure 36 of AS1428.1-2009.

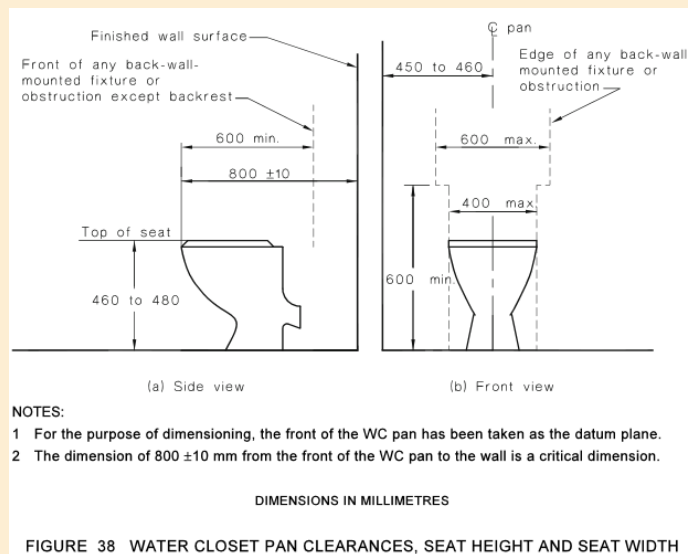


## REQUIREMENTS

- (f) Controls that need to be grasped or turned shall be not less than 900 mm and not more than 1100 mm above the plane of the finished floor.
- (g) Controls that only need to be pushed, such as panic bars on egress routes, shall be not less than 900 mm, and not greater than 1200 mm above the plane of the finished floor.
- (h) Controls that only need to be touched shall be not less than 900 mm, and not greater than 1250 mm above the plane of the finished floor, and not less than 500 mm from an internal corner except as specified in AS 1735.12-1999.
- (i) Handles on sliding doors shall be not less than 60 mm from the door jamb or doorstop when in the open or closed position.
- (j) Manual controls to power-operated doors shall be located on the continuous accessible path of travel no closer than 500 mm from an internal corner and between 1000 mm to 2000 mm from the hinged door leaf in any position or clear of a surface-mounted sliding door in the open position.

## SANITARY FACILITIES

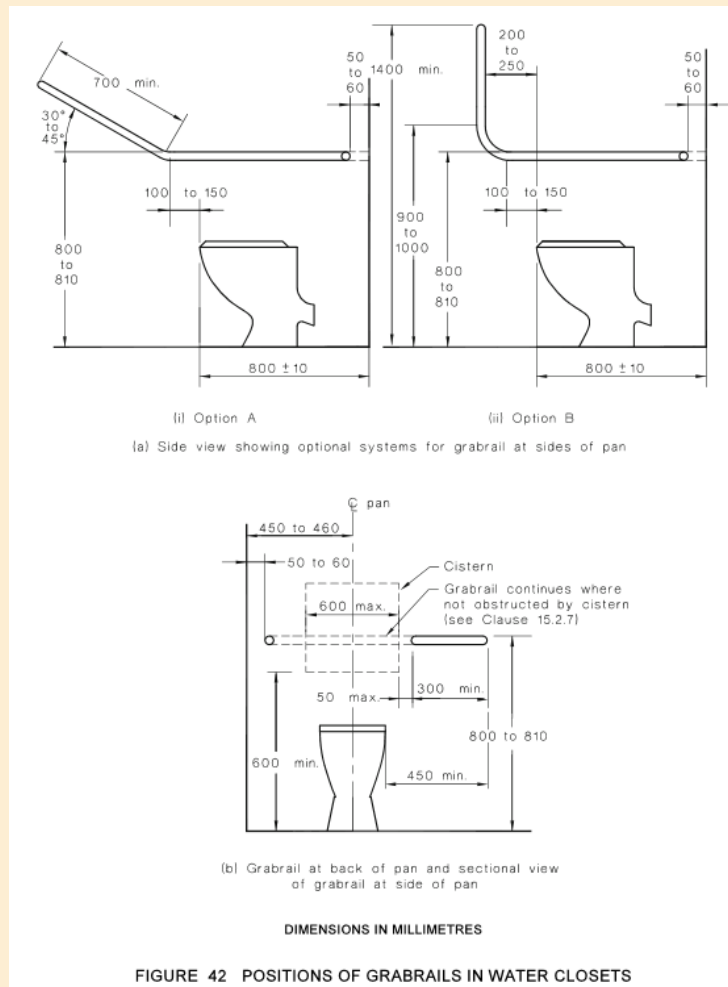
- (a) Water taps shall comply with the following:
  - (i) Taps shall have lever handles, sensor plates, or other similar controls.
  - (ii) Lever handles shall have not less than 50 mm clearance from an adjacent surface.
  - (iii) Where separate taps are provided for hot and cold water, the hot water tap shall be placed to the left of the cold water tap for horizontal configurations, or above the cold water tap for vertical configurations.
  - (iv) Where hot water is provided, the water shall be delivered through a mixing spout.
- (b) WC pan clearances, including set-out, seat height and seat width shall be as shown in Figure 38 of AS1428.1-2009.



- (c) A toilet seat shall be provided on accessible toilets. The toilet seat shall-
  - (i) be of the full-round type, (i.e., not open fronted) and with minimal contours to
  - (ii) the top surface;
  - (iii) be securely fixed in position when in use;
  - (iv) have seat fixings that create lateral stability for the seat when in use;
  - (v) be load-rated to 150 kg; and
  - (vi) have a minimum luminance contrast of 30% with the background (e.g., pan, wall or floor against which it is viewed).

## REQUIREMENTS

- (d) A backrest shall be provided on accessible toilets. The backrest shall—
- (i) be capable of withstanding a force in any direction of 1100 N;
  - (ii) have a height, at the lower edge of backrest to the top of the WC seat, of 120 mm to 150 mm;
  - (iii) have a vertical height of 150–200 mm and a width of 350–400 mm; and
  - (iv) the front edge of the centre of the backrest be positioned to achieve an angle of between 95° to 100° back from the seat hinge.
- (e) Flushing controls shall be user activated, either hand operated or automatic. Where hand-operated flushing controls are used, they shall be located within the zone shown in Figure 40 of AS1428.1-2009 or centred on the centre-line of the toilet, wholly within the vertical limits of that zone. The position of the flushing control within this zone shall not be within the area required for any grabrails or backrest. The flushing control shall be proud of the surface and shall activate the flush before the button becomes level with the surrounding surface.
- (f) The outlet for the toilet paper dispenser shall be located within the zone specified in Figure 41 of AS1428.1-2009. The toilet paper dispenser shall not encroach upon the clearance space required around the grabrail specified in Clause 15.2.7 of AS1428.1-2009.
- (g) Where a concealed or high-level cistern or flush valve is used, a continuous grabrail, as specified in Clause 17 of AS1428.1-2009, shall be provided across the rear wall and side wall nearest the WC pan, as shown in Figure 42 of AS1428.1-2009. Where a low-level non-concealed cistern or flush valve is used, the grabrail shall be terminated at each side of the cistern, as shown in Figure 42 of AS1428.1-2009.

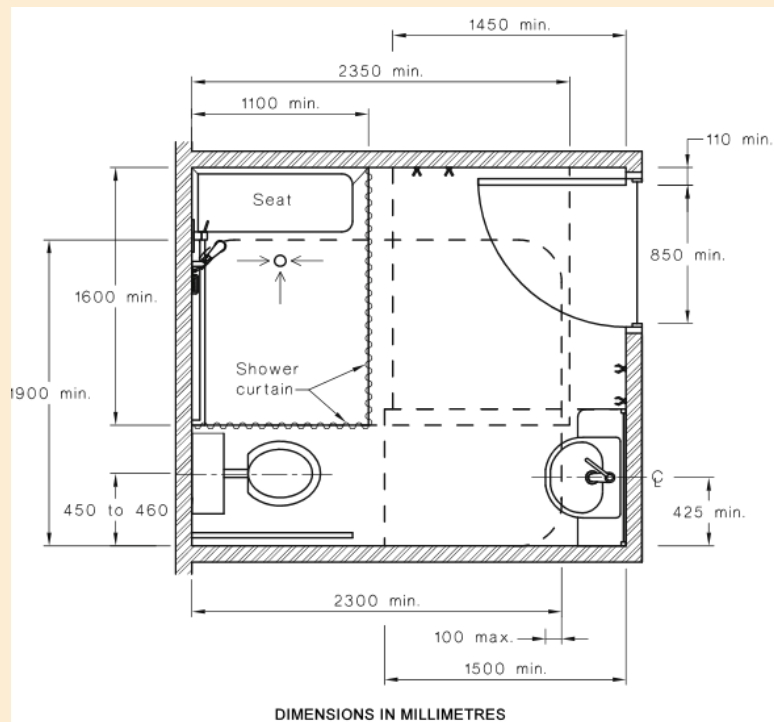




## REQUIREMENTS

- (h) For each WC, the unobstructed circulation space from the finished floor to a height of not less than 2000 mm shall be as shown in Figure 43 of AS1428.1-2009, except for the following, which are allowed to intrude into the circulation space:
- (i) The toilet paper dispenser - see Clause 15.2.6 of AS1428.1-2009.
  - (ii) Grabrails - see Clause 15.2.7 of AS1428.1-2009.
  - (iii) Washbasin limited to 100 mm intrusion as shown in Figure 43 of AS1428.1-2009.
  - (iv) Hand dryers and towel dispensers.
  - (v) Soap dispensers - Clause 15.4.3 of AS1428.1-2009.
  - (vi) Shelves - Clause 15.4.2 of AS1428.1-2009.
  - (vii) Wall cabinets, where provided, which shall not protrude more than 150 mm into the circulation space. The mounting of wall cabinets shall be at least 900 mm above floor level and the top shelf shall be a maximum of 1250 mm above floor level.
  - (viii) Clothes hanging devices - see Clause 15.4.4 of AS1428.1-2009.
  - (ix) Portable sanitary disposal unit as shown in Figure 43 of AS1428.1-2009.
  - (x) Other wall mounted fixtures, such as dispensing units and sharps disposal units, which shall have 900 mm minimum height clearance from the finished floor level and a maximum projection of 150 mm from finished wall surface.

The overlapping of circulation spaces shall be in accordance with Clause 15.6 of AS1428.1-2009.



**FIGURE 50 SANITARY COMPARTMENT SHOWING OVERLAP OF WASHBASIN FIXTURE INTO SHOWER CIRCULATION SPACE**

- (i) Where installed, baby change tables shall—
  - (i) not encroach into the circulation space of any other toilet facility when in the folded up position; and
  - (ii) have a maximum height of 820 mm and a minimum clearance underneath of 720 mm when in the open position.

## REQUIREMENTS

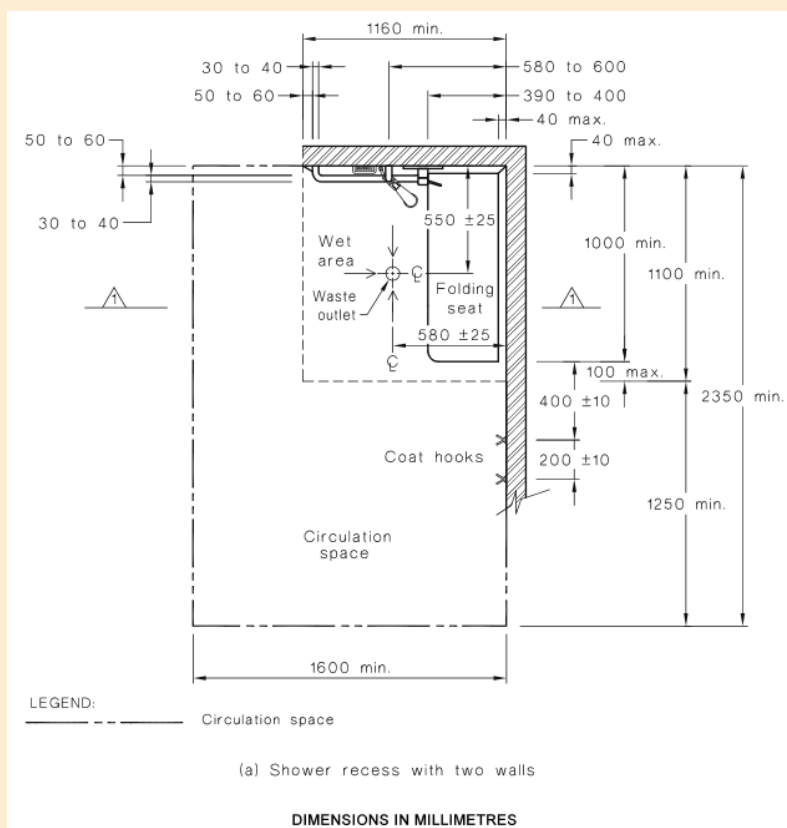
- (j) WC doors may be either hinged or sliding. WC doors shall comply with the following:
  - (i) Outward-opening doors shall have a mechanism that holds the door in a closed position without the use of a latch.
  - (ii) Doors shall be provided with an in-use indicator and a bolt or catch. Where a snib catch is used, the snib handle shall have a minimum length of 45 mm from the centre of the spindle. In an emergency, the latch mechanism shall be openable from the outside.
  - (iii) The force required to operate the door shall be in accordance with Clause 13.5.2(e) of AS1428.1-2009.
  - (iv) Door handles and hardware shall be in accordance with Clause 13.5 of AS1428.1-2009.
- (k) A hand-washing facility shall be provided inside the toilet cubicle and shall form part of the accessible unisex facility.
- (l) The installation of washbasins shall comply with the following:
  - (i) The washbasin shall be outside the pan circulation space as shown in Figure 43 of AS1428.1-2009.
  - (ii) Water taps shall comply with Clause 15.2.1 of AS1428.1-2009.
  - (iii) Exposed hot water supply pipes shall be insulated or located so as not to present a hazard.
  - (iv) The projection of the washbasin from the wall and the position of taps, bowl and drain outlet shall be determined in accordance with Figures 44(A) and 44(B) of AS1428.1-2009; except in sole-occupancy units, where Figure 45 of AS1428.1-2009 shall apply.
  - (v) Water supply pipes and waste outlet pipes shall not encroach on the required clear space under the washbasin.

For each washbasin fixture, the unobstructed circulation space shall be as shown in Figure 46 of AS1428.1-2009; except in sole occupancy units, where Figure 45 of AS1428.1-2009 shall apply. The washbasin fixture and its fittings are the only fixtures permitted in this space.
- (m) In all sanitary facilities, the mirror shall be located either above or adjacent to the washbasin.

Where provided, a vertical mirror with a reflective surface not less than 350 mm wide shall extend from a height of not more than 900 mm to a height of not less than 1850 mm above the plane of the finished floor. Where provided, a second vertical mirror shall extend from a height of not less than 600 mm to a height of not less than 1850 mm above the plane of the finished floor.
- (n) Shelf space shall be provided adjacent to the washbasin in one of the following ways:
  - (i) As a vanity top at a height of 800 mm to 830 mm and a minimum width of 120 mm and depth of 300 mm to 400 mm without encroaching into any circulation space.
  - (ii) As a separate fixture—
    - (A) within any circulation space at a height of 900 mm to 1000 mm with a width of 120 mm to 150 mm and length of 300 mm to 400 mm; and
    - (B) external to all circulation spaces at a height of 790 mm to 1000 mm with a minimum width of 120 mm and minimum length of 400 mm.
- (o) Where provided, soap dispensers, towel dispensers, hand dryers and similar fittings shall be operable by one hand, and shall be installed with the height of their operative component or outlet not less than 900 mm and not more than 1100 mm above the plane of the finished floor, and no closer than 500 mm from an internal corner.
- (p) A clothes-hanging device shall be installed 1200 mm to 1350 mm above the plane of the finished floor and not less than 500 mm out from any internal corner.
- (q) Where provided, the sanitary disposal unit shall be located as a portable unit as shown in Figure 43 of AS1428.1-2009 or as a recessed unit within 500 mm from the pan.
- (r) Where provided near the washbasin, switches and general purpose outlets shall be located in accordance with Clause 14 of AS1428.1-2009 and as close to the shelf or worktop as practicable.

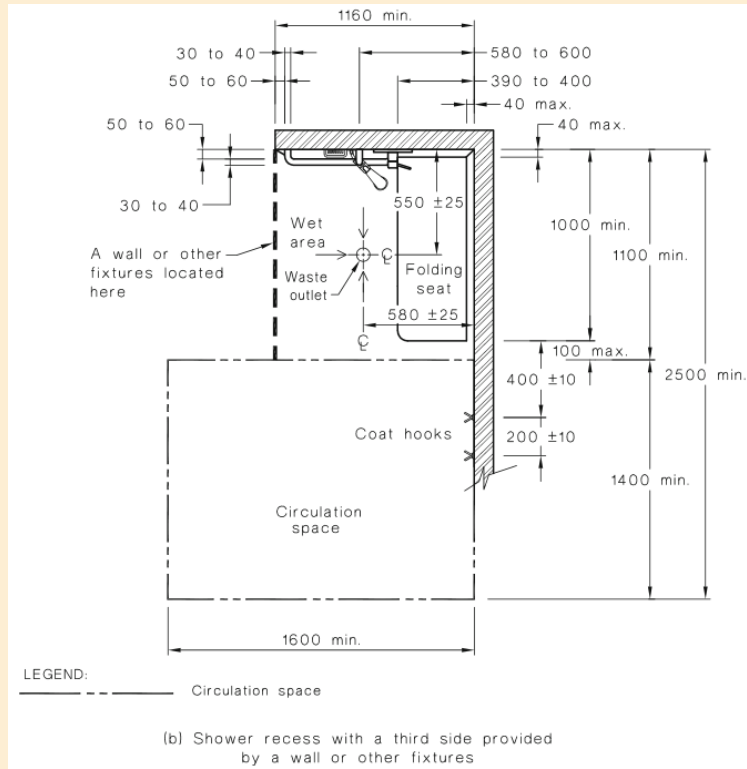
## REQUIREMENTS

- (s) Shower recesses and the circulation space for each shower recess from the finished floor to a height of not less than 900 mm shall be as shown in Figure 47 of AS1428.1-2009. Grabrails, shower hose fittings; taps, soap holder, shelf (if provided) and the folding seat are the only fixtures permitted in these spaces.
- (t) Shower recess fittings shall be provided as shown in Figures 47 and 48 of AS1428.1-2009. Not less than two clothes-hanging devices, as specified in Clause 15.4.4 of AS1428.1-2009, shall be fitted outside the shower recess. One such device shall be located within 400 ±10 mm and the other within 600 ±10 mm of the folding seat.
- (u) The requirements for the floor and waste outlet are as follows:
  - (i) The floor of the shower recess and associated circulation space shall be self- draining and without a step-down, raised step kerb or hob at the entry to the recess.
  - (ii) The waste outlet for the shower shall be provided in accordance with Figure 47 of AS1428.1-2009.
  - (iii) The slope of the floor of the shower recess shall have a gradient between 1 in 60 and 1 in 80, as shown in Figure 49 of AS1428.1-2009.
  - (iv) The slope of floor of the remainder of the sanitary facility shall have a gradient between 1 in 80 and 1 in 100, as shown in Figure 49 of AS1428.1-2009.

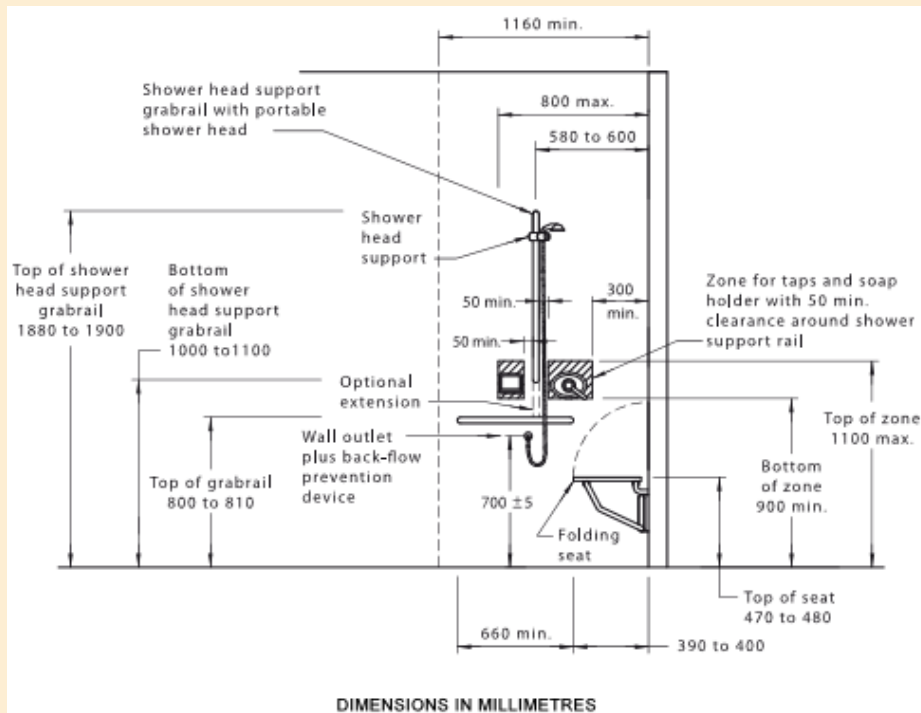


**FIGURE 47 (in part) SHOWER RECESS AND CIRCULATION SPACE—PLAN**

## REQUIREMENTS

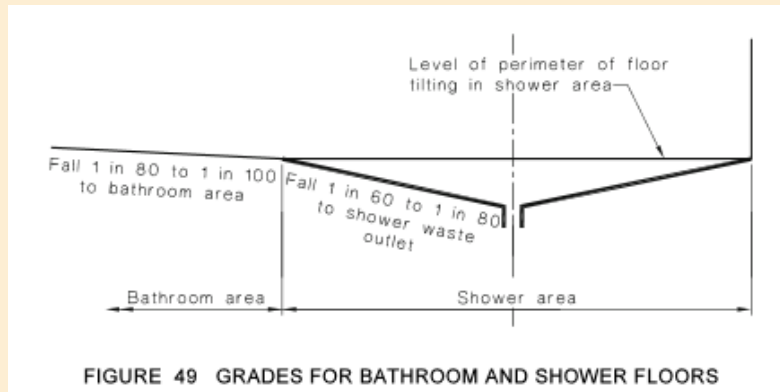


**FIGURE 47 (in part) SHOWER RECESS AND CIRCULATION SPACE—PLAN**

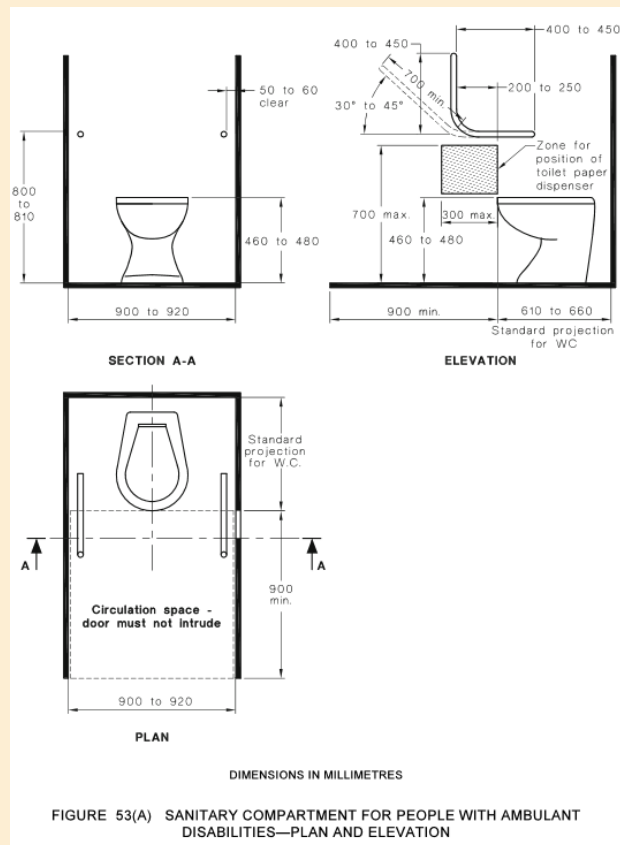


**FIGURE 48 SHOWER RECESS FITTINGS—ELEVATION**

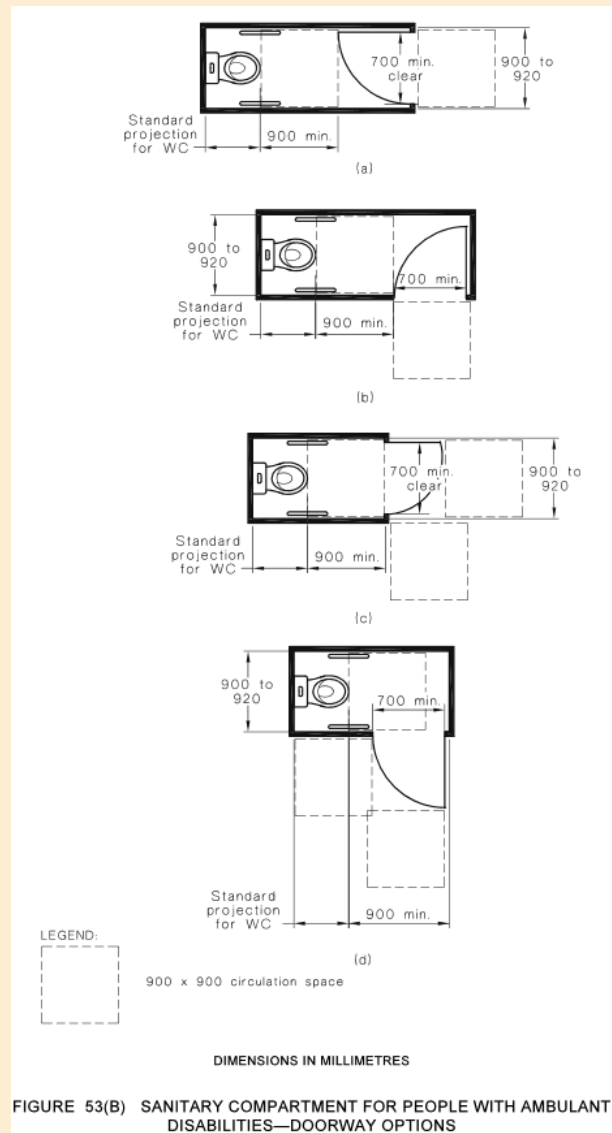
## REQUIREMENTS



- (v) The circulation spaces in accessible sanitary facilities shall be in accordance with Clause 15.2.8 and Figures 43 to 47 and 50 of AS1428.1-2009.
- (w) Sanitary compartments for people with ambulant disabilities shall be in accordance with Figures 53(A) and 53(B) of AS1428.1-2009, with grabrails shall be installed in accordance with Clause 17 and Figure 53(A).
- (x) Doors to sanitary compartments for people with ambulant disabilities shall have –
  - (i) openings with a minimum clear width of 700 mm, and shall comply with Figure 53(B); and
  - (ii) an in-use indicator and a bolt or catch. Where a snib catch is used, the snib handle shall have a minimum length of 45 mm from the centre of the spindle. In an emergency, the latch mechanism shall be openable from the outside.
- (y) A coat hook shall be provided within the sanitary compartment and at a height between 1350 mm to 1500 mm from the floor.



## REQUIREMENTS



### GRABRAILS

- (a) Grabrails shall be not less than 30 mm and not more than 40 mm outside diameter; or they shall have a sectional shape within the limits of 30 mm to 40 mm diameter.
- (b) Exposed edges and corners of grabrails shall have a radius of not less than 5 mm.
- (c) The fastenings and the materials and construction of grabrails shall be able to withstand a force of 1100 N applied at any position and in any direction without deformation or loosening or rotation of the fastenings or fittings.
- (d) The clearance between a grabrail and the adjacent wall surface or other obstruction shall be not less than 50 mm and not more than 60 mm. The clearance above a horizontal grabrail shall extend above the top of the grabrail by not less than 600 mm. The clearance below a horizontal or angled rail shall be a minimum of 50 mm except at fixing points.
- (e) Grabrails shall be fixed so that there is no obstruction to the passage of the hand along the top 270° arc of horizontal and angled grabrails. There shall be no obstruction to the passage of the hand for the full length of vertical grabrails.