

Accessibility Compliance Report For DA Application

Project Address: 22-24 Raglan St, Manly NSW
Prepared For: Anderson Ave Pty Ltd

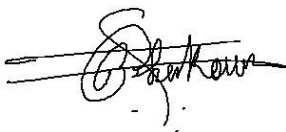
Issue No: B
Issue Date: 21/12/2022
Report No: DA-22284

Report Register:

The following report register documents the development and issue of this report as undertaken by Access Link Consulting Pty Ltd.

Report No.	Issue No.	Issue Date	Report Details
DA-22284	A	20/12/2022	DRAFT Issue
DA-22284	B	21/12/2022	Issue for DA

Yours Sincerely,



Rami Shakour
Director

Bachelor of Architecture Degree
Master of Project Management



Accredited Access Consultant – ACAA
(Association of Consultants in Access,
Australia, membership No. 488)



NDIS Accredited SDA Assessor
(Reg No: SDA00030)



Diploma of Access
Consulting



Livable Housing
Australia - LHA (Reg
No: 20157)



1.0 - Report Purpose:

This assessment has been undertaken to the necessary level to issue a DA “Development Application” under the environmental planning and assessment Act. based on the information provided.

The subject project achieves the spatial requirements to provide access for people with disability under the relevant standards and codes, it is required that a detailed assessment to be undertaken covering but not limited of internal fit-out, details for stairs, ramps, finishes, amenities and other features to occur at CC “Construction Certificate” stage.

By adopting the recommendation set in this report, compliance with the report basis will be achieved and equable and dignified access for all users of the building/facility will be provided.

2.0 – Project Description and Use:

The proposed project consists of a total of 10 residential units over one level of basement parking. A mix of units is provided as follows

- One bedroom units – 1 units
- Two bedroom units – 7 units
- Three bedroom units – 2 units

3.0 – Project Classification:

This accessibility compliance report for a proposed building with classification as set below:

- Class 2
- Class 5
- Class 7a

Note: The classification/s above is our understating of the relevant BCA classification/s. BCA consultant/certifier must confirm and determine the BCA classifications.

4.0 – Report Basis:

This report is based in the context of:

- National Construction Code, 2019 Amendment 1 Volume One – Building Code of Australia (BCA).
 - DP1, DP2, DP8, DP9
 - EP3.4
 - FP2.1
 - Parts of D2, D3, E3 and F2
- AS 1428.1 – 2009
- AS 1428.4.1 – 2009
- AS 4299 – 1995
- AS 1735.12 – 1999
- Disability (Access to Premises-Building) Amended Standards 2010
- Australian Human Rights Commission’s Guidelines on application of APS version 2.

5.0 – Assessed Drawings:

Drawing No.	Drawing Title	Issue	Issue Date
DA.02	Basement Floor	A	20/12/2022
DA.03	Ground Floor	A	20/12/2022
DA.04	First Floor	A	20/12/2022
DA.05	Second Floor	A	20/12/2022
DA.06	Third Floor	A	20/12/2022

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- 7.3 The client acknowledges the following:
 - 7.3.1 This report is solely for the purpose of reviewing, identifying and advising on Access issues/Access related provisions of the BCA.
 - 7.3.2 This report does not identify or cover any information, compliance matters or issues that are related to other services associated to this project.
The client is aware that it is the architect's responsibility to coordinate and check all services against the information and requirements provided in this report to ensure that compliance has been met and achieved.
 - 7.3.3 This report does not identify or cover any information, compliance matters or issues in relation to the construction stage of this project.
The client is aware that it is the builder's responsibility to coordinate and check that all the information and requirements provided in this report are met and achieved during the construction stage of this project.
 - 7.3.4 This report does not identify or cover checks for:
 - a) Slip resistance in surfaces such as set areas, parking areas, common spaces or stairs; and/or,
 - b) Wall reinforcement once the walls have already been constructed.*The client is aware that it is the builder's responsibility to ensure that the requirements are met as per AS 1428.1, AS 4299, AS 2890, AS 3661, AS 4586 and any other relevant codes that may arise.*
 - 7.3.5 Our Report does not assess compliance matters related to the following:
 - a. Work, Health and Safety;
 - b. Structural design;
 - c. Service Design; and/or,
 - d. Parts of the Disability Discrimination Act other than those that relate to the APS, Parts of BCA or Parts of AS other than those directly referenced in our Report.
 - 7.3.6 Access Link Consulting Pty Ltd does not guarantee or warrant that our Report is correct or complete and will not be liable for any losses arising from the reliance upon or use of our Report.
 - 7.3.7 Should the Client engage services with another certifier or access consultant, we are not liable if that certifier or access consultant comes to a different conclusion in their report.
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- 7.5 Except as required by law, Access Link Consulting Pty Ltd is not liable for any inaccurate or incorrect information in this report supplied by SAI Global Ltd.
- 7.6 This document/report is based on the classification of this project and the drawings set out in Clause 6.0 of this report. In the event that changes are made to the classification or drawings, this report will be deemed invalid and will be required to be updated accordingly.

Yours Sincerely,



Rami Shakour
Director

Checklist Assessment Related to the Requirements Set in the BCA

The extract clauses from the NCC, 2019 Amd. 1 Volume 1 – BCA below to be read in full format as set in the National Construction Code, 2019 Amd. 1 Volume 1 – Building Code of Australia.

Part D3 – Access For People With Disability

D3.1 General Building Access Requirements

ADR

N/A

C

Buildings and parts of buildings must be accessible:

Class 2

- I. From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units.
- II. To the entrance doorway of each sole-occupancy unit located on that level.
- III. To and within each type of room or space for use in common by the residents.
- IV. Where a floor is accessed via an AS 1428.1 Ramp or passenger lift, all entrance doors to sole occupancy units and common spaces used by residents located on the levels served by the lift or ramp.

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Reference: Figure 1, Figure 2, Figure 3, Figure 4

Notes: see Att.01 – Capable of compliance at CC stage

Class 6

- To and within all areas normally used by the occupants

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Reference: Figure 1, Figure 2, Figure 3, Figure 4

Notes: see Att.01 – Capable of compliance at CC stage

Class 7a

- To and within any level containing accessible car parking spaces.

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D3.2 Access To Buildings

ADR

N/A

C

(a) Access way must be provided to a building;

- I. From the main points of a pedestrian entry at the allotment boundary
- II. From another accessible building connected by a pedestrian link
- III. From any required accessible car parking space on the allotment

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Reference: Figure 6, Figure 7, Figure 9

Notes: see Att.01 – Capable of compliance at CC stage

(b) In a building required to be accessible,

- I. an accessway must be provided through the principal pedestrian entrance,
- II. through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and
- III. in a building with a total floor area more than 500 m², a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance.

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Notes: see Att.01 – Capable of compliance at CC stage

(c) Where a pedestrian entrance required to be accessible has multiple doorways —

- I. if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible;
- II. if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible

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(d) Access way must have a clear opening of 850mm in accordance with 1428.1

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Reference: Figure 23

Notes: see Att.01 – Capable of compliance at CC stage

D3.3 Access To Buildings

ADR

N/A

C

(a) every ramp and stairway must comply with;

- I. For a ramp, clause 10 of AS 1428.1
- II. For a stairway, clause 11 of AS 1428.1
- III. For a fire isolated stair, clause 11.1(f) and (g) of AS 1428.1

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Reference: Figure 4, Figure 5, Figure 6, Figure 7, Figure 8, Figure 9, Figure 10, Figure 11, Figure 12, Figure 13, Figure 14, Figure 15

Notes: see Att.01 – Capable of compliance at CC stage

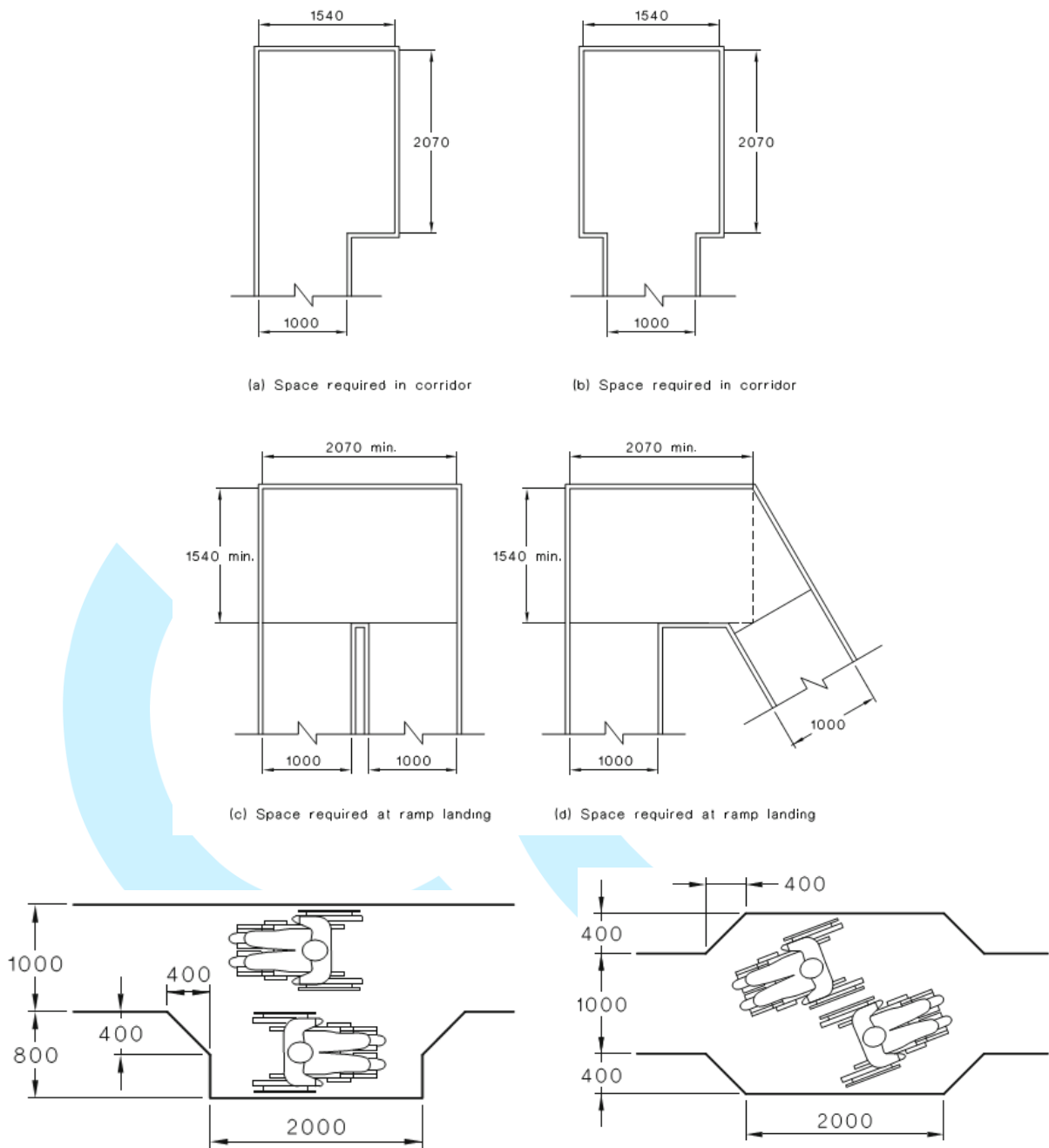
(b) every passenger lift must comply with E3.6 Notes: Can be complaint at CC stage – This has been assessed in further detail in Part E3 further in this report	<input type="checkbox"/>	<input type="checkbox"/>	✓															
(c) access ways must have; I. Passing spaces complying with AS 1428.1 II. Turning spaces complying with AS 1428.1 i. Within 2m of the end of access ways where it is not possible to continue. ii. at maximum 20m intervals along the access way Reference: Figure 1, Figure 2, Figure 3 Notes: see Att.01 – Capable of compliance at CC stage	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	✓ ✓ ✓															
(d) an intersection of access way satisfies the spatial requirements for a passing and turning space Reference: Figure 1 Notes: see Att.01 – Capable of compliance at CC stage	<input type="checkbox"/>	<input type="checkbox"/>	✓															
(e) a passing space may serve as a turning space Reference: Figure 1 Notes: see Att.01 – Capable of compliance at CC stage	<input type="checkbox"/>	<input type="checkbox"/>	✓															
(f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in class 5, 6, 7b or 8 I. Containing not more than 3 storeys and II. With a floor area for each storey, excluding the entrance storey, of not more than 200m ²	<input type="checkbox"/>	✓	<input type="checkbox"/>															
(g) Clause 7.4.1(a) of AS 1428.1 does not apply. Replaces with pile thickness not exceeding 11mm and carpet backing thickness not exceeding 4mm Notes: Notes to be added to the plans – Capable of compliance at CC stage	<input type="checkbox"/>	<input type="checkbox"/>	✓															
Slip Resistance Requirements as per the BCA BCA table D2.14 has the following slip resistance requirements/classification when tested in accordance with AS4586 Table D2.14 Slip-resistance classification <table><tr><th>Application</th><th>Dry surface conditions</th><th>Wet surface conditions</th></tr><tr><td>Ramp steeper than 1:14</td><td>P4 or R11</td><td>P5 or R12</td></tr><tr><td>Ramp steeper than 1:20 but not steeper than 1:14</td><td>P3 or R10</td><td>P4 or R11</td></tr><tr><td>Tread or landing surface</td><td>P3 or R10</td><td>P4 or R11</td></tr><tr><td>Nosing or landing edge strip</td><td>P3</td><td>P4</td></tr></table> Notes: Can be complaint at CC stage – the builder must provide a certificate stating that the slip resistance of all surfaces complies with the above table D2.14 when tested in accordance with AS4586	Application	Dry surface conditions	Wet surface conditions	Ramp steeper than 1:14	P4 or R11	P5 or R12	Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11	Tread or landing surface	P3 or R10	P4 or R11	Nosing or landing edge strip	P3	P4	<input type="checkbox"/>	<input type="checkbox"/>	✓
Application	Dry surface conditions	Wet surface conditions																
Ramp steeper than 1:14	P4 or R11	P5 or R12																
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11																
Tread or landing surface	P3 or R10	P4 or R11																
Nosing or landing edge strip	P3	P4																
D3.4 Exemptions	ADR	N/A	C															
Areas are not required to be accessible; (a) when access is not inappropriate because of particular purpose for which the area is used (b) an area which poses a health or safety risk for people with disability (c) path of travel providing access only to an area exempt by (a) or (b) Notes: Areas such as services room, pump room and other services are not required to be accessible.	<input type="checkbox"/>	<input type="checkbox"/>	✓															

D3.5 Accessible car parking	ADR	N/A	C
<p>(a) in accordance with table D3.5;</p> <p>I. Class 7a required to be accessible</p> <p>II. A car parking area on the same allotment as a building required to be accessible</p> <p>(b) Not required in class 7a where a parking service is provided and direct access to any of the car parking spaces is not available to the public.</p> <p>(c) must comply AS/NZS 2890.6</p> <p>(d) need not be identified with signage where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability.</p> <p>Notes: See Att.01 – capable of compliance at CC stage – A total of “2” adaptable parking spaces have been provided in accordance with AS2890.6 dedicated to the NDIS units</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
<p>Class 2 building</p> <p>There are <u>no requirements set under the BCA for class 2 buildings</u>, however, Manly DCP requires to provide 25% adaptable units under AS4299 for the residential flat buildings of more than 4 SOU. However, the development proposes 2 “two” NDIS SDA units located at Ground Level will be constructed and built, in accordance with SDA Design Standards that <u>exceeds and above the requirements</u> set in AS4299-1995 (Adaptable Housing), Type C.</p> <p>The proposed SDA units are to “High Physical support” design requirements, which is the highest level of SDA design standards in terms of accessibility requirements, meaning that an NDIS participant needing this level of support can readily move in from day one with all the high physical support requirements in place within the units. Adapting units’ post-completion does create more cost and delay implications.</p> <p>A further detailed assessment of the CC/Construction Documentation will be required for the SDA units and a Design/Provisional certification will be required by an accredited SDA Assessor.</p> <p>Notes: See Att.01 – A total of “2” NDIS SDA units have been provided, and therefore, a total of “2” adaptable parking spaces are required and have been provided.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D3.6 Signage	ADR	N/A	C
<p>(a) braille and tactile signage must incorporate the international symbol of access or deafness in accordance with AS 1428.1 and identify:</p> <p>I. sanitary facility (except within a sole-occupancy unit in a Class 1b or Class 3 building)</p> <p>II. Space with a hearing augmentation system.</p> <p>III. Identify each door required by E4.5 with an exit sign which states: "Exit" and "Level" followed by (a) the floor level number; or (b) a floor level descriptor; or (c) a combination of (a) and (b);</p> <p>Reference: Figure 17, Figure 18</p> <p>Notes: See Att.01 – capable of compliance at CC stage – 1 “RH” accessible toilet has been provided at the communal open space, and 1 “LH” accessible toilet has been provided to the Retail tenancy.</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
<p>(b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying—</p> <p>I. The type of hearing augmentation.</p> <p>II. The area covered within the room.</p> <p>If receivers are being used and where the receivers can be obtained.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

(c) Signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left (LH) or right (RH) handed use. Reference: Figure 17 Notes: See Att.01 – capable of compliance at CC stage – 1 “RH” accessible toilet has been provided at the communal open space, and 1 “LH” accessible toilet has been provided to the Retail tenancy.	<input type="checkbox"/>	<input type="checkbox"/>	✓
(d) Signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility.	<input type="checkbox"/>	✓	<input type="checkbox"/>
(e) where a pedestrian entrance is not accessible, directional signage in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance.	<input type="checkbox"/>	✓	<input type="checkbox"/>
(f) where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.	<input type="checkbox"/>	✓	<input type="checkbox"/>
g) in a building subject to F2.9, directional signage complying with Specification D3.6 must be provided at the location of each— i. bank of sanitary facilities; and ii. accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility, to direct a person to the location of the nearest accessible adult change facility within that building.	<input type="checkbox"/> <input type="checkbox"/>	✓ ✓	<input type="checkbox"/> <input type="checkbox"/>
All braille and tactile signage must comply with Specification D3.6 braille and tactile signs Reference: Figure 19 Notes: See Att.01 – capable of compliance at CC stage	<input type="checkbox"/>	<input type="checkbox"/>	✓
D3.7 Hearing augmentation	ADR	N/A	C
(a) a hearing augmentation system must be provided where an inbuilt amplification system other than the one used only for emergency warning, is installed; I. In a room in a Class 9b building II. In an auditorium, conference room, meeting room or room for judicatory purposes III. At any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	✓ ✓ ✓	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
D3.8 Tactile indicators	ADR	N/A	C
(a) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching— I. A stairway, other than a fire-isolated stairway. II. An escalator. III. A passenger conveyor or moving walk. IV. A ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp. V. Under an overhead obstruction less than 2 m above floor level, other than a doorway if no barrier is present. VI. Or when an access way meets a vehicular way adjacent to any pedestrian entrance to a building, if there is no kerb or kerb ramp present. Reference: Figure 04, Figure 12, Figure 15 Notes: See Att.01 – capable of compliance at CC stage	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> ✓ ✓ ✓ <input type="checkbox"/> ✓	✓ <input type="checkbox"/> <input type="checkbox"/> ✓ <input type="checkbox"/> <input type="checkbox"/>

(b) Tactile ground surface indicators must comply with sections 1 and 2 of AS/NZS 1428.4.1.	<input type="checkbox"/>	✓	<input type="checkbox"/>
(c) A hostel for the aged, nursing home for the aged, a residential aged care building Class 3 accommodation for the aged, Class 9a health-care building or a Class 9c building need not comply with (a)(i) and (iv) if handrails incorporating a raised dome button in accordance with the requirements for stairway handrails in AS 1428.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp.	<input type="checkbox"/>	✓	<input type="checkbox"/>
D3.9 Wheelchair seating spaces in Class 9b assembly buildings	ADR	N/A	C
Only applicable for class 9b building	<input type="checkbox"/>	✓	<input type="checkbox"/>
D3.10 Swimming pools	ADR	N/A	C
Only applicable where swimming pool is provided	<input type="checkbox"/>	✓	<input type="checkbox"/>
D3.11 Ramps	ADR	N/A	C
(a) a series of connected ramps must not have a combined vertical rise of more than 3.6m	<input type="checkbox"/>	✓	<input type="checkbox"/>
(b) a landing for a step ramp must not overlap a landing for another step ramp or ramp	<input type="checkbox"/>	✓	<input type="checkbox"/>
D3.12 Glazing on an access way	ADR	N/A	C
On an access way where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1 Reference: Figure 16 Notes: Can be complaint at CC stage – selection of glazing strips as specified in this section will lead to compliance at construction stage. This to be confirmed at CC stage.	<input type="checkbox"/>	<input type="checkbox"/>	✓

The references below to be read as set and referenced in each section of part D3



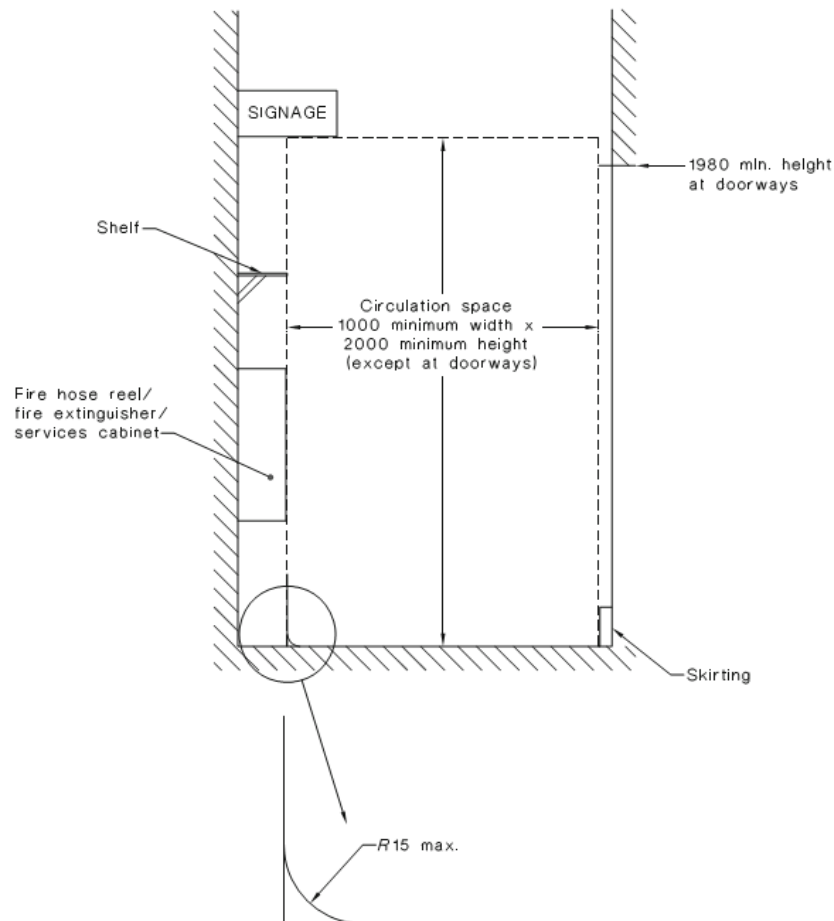


Figure 2

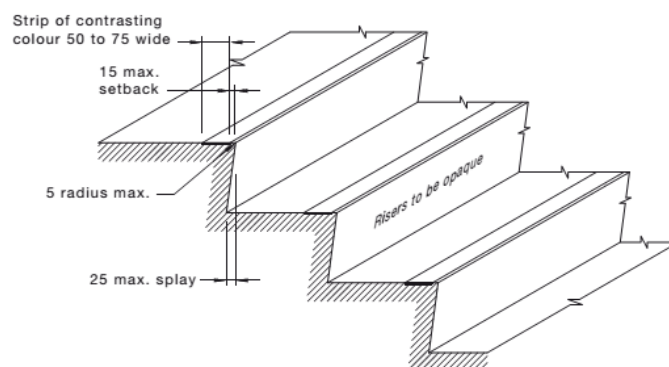
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Unless otherwise specified (such as at doors, curved ramps and similar), the minimum unobstructed width (see Figure 2) of a continuous accessible path of travel shall be 1000 mm and the following shall not intrude into the minimum unobstructed width of a continuous accessible path of travel:

- (a) Fixtures and fittings such as lights, awnings, windows that, when open, intrude into the circulation space, telephones, skirtings and similar objects.
- (b) Essential fixtures and fittings such as fire hose reels, fire extinguishers and switchboards.
- (c) Door handles less than 900 mm above the finished floor level.

Figure 3

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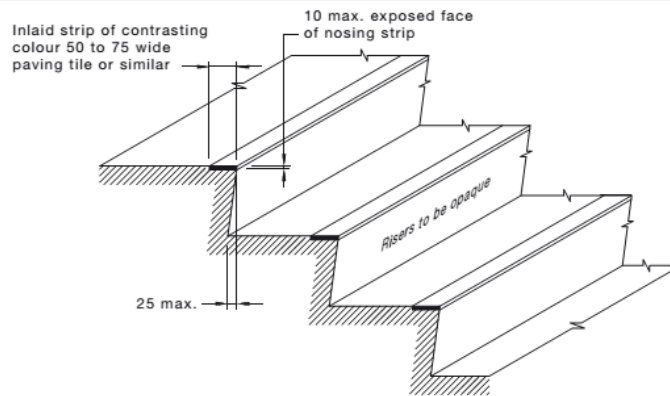
NOTE: A chamfered nosing 5 x 5 mm may be used.

DIMENSIONS IN MILLIMETRES

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

Figure 5

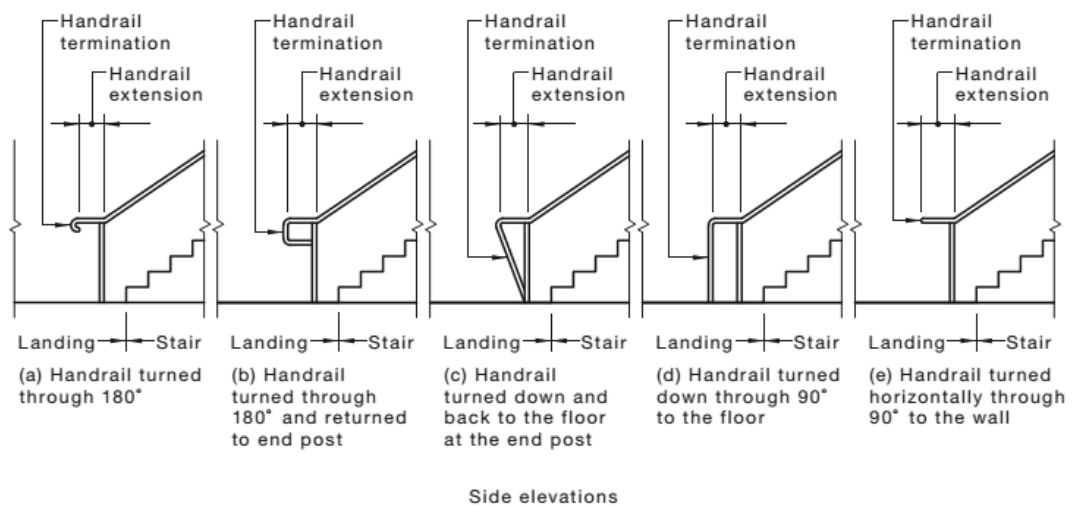
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DIMENSIONS IN MILLIMETRES

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

Figure 6 SAI Global Ltd License 1704-c045-2

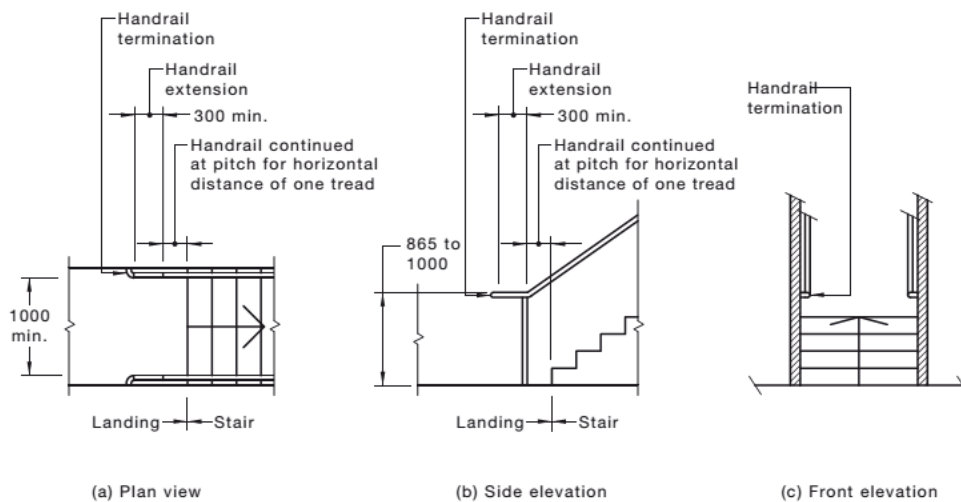


Side elevations

FIGURE 26(C) STAIR HANDRAILS—HANDRAIL TERMINATIONS

Figure 7

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DIMENSIONS IN MILLIMETRES

FIGURE 26(D) DETAIL FOR HANDRAILS TERMINATED BY TURNING HORIZONTALLY THROUGH 90° TO THE WALL

Figure 8

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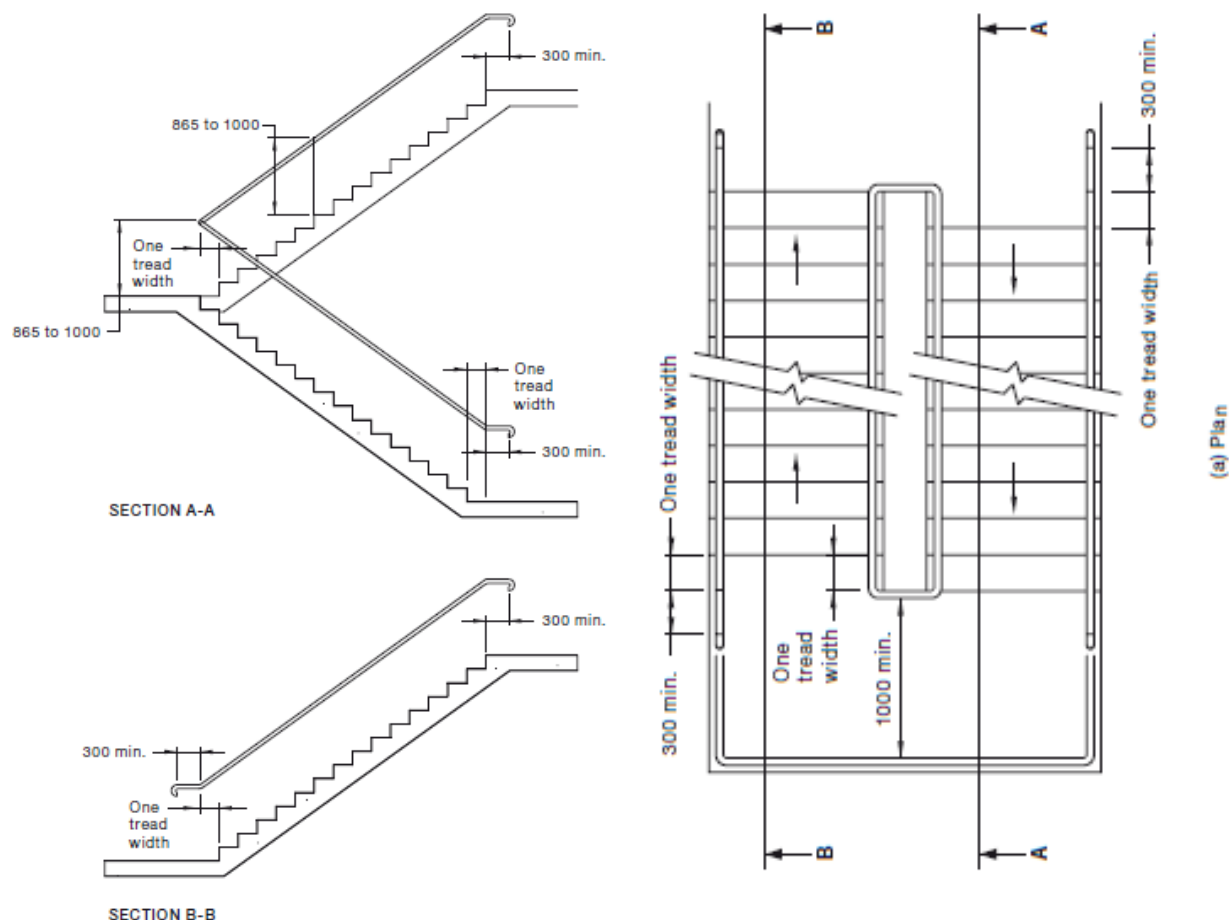


Figure 9

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- Handrails and balustrades shall not encroach into required circulation spaces.
- 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 as shown in Figures 29(a) and 29(b). Elliptical handrails shall have the greater dimension in the horizontal axis as shown in Figure 29(b).
- Exposed edges at ends and corners of handrails shall have a radius of not less than 5 mm.
- 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.
- 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.
- If a balustrade is required at a height greater than the handrail, both shall be provided.
- 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, as shown in Figures 26(C) and 26(D).
- 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.
- Handrails shall have no obstruction to the passage of a hand along the rail, as shown in Figures 29(a) and 29(b).
- The inside handrail at landings shall always be continuous, as shown in Figure 28(a).

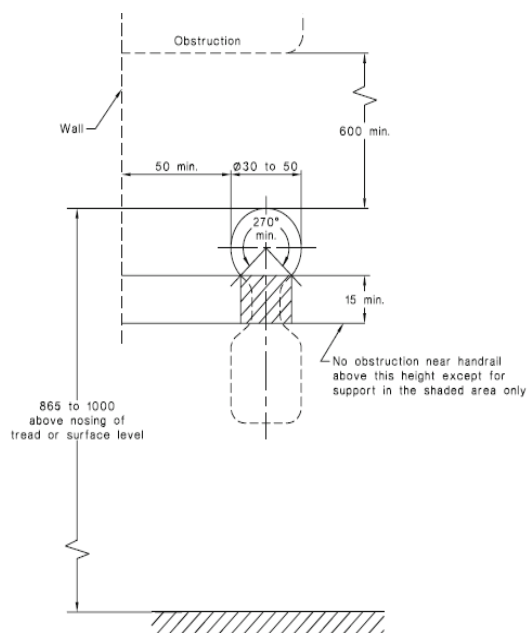


Figure 10

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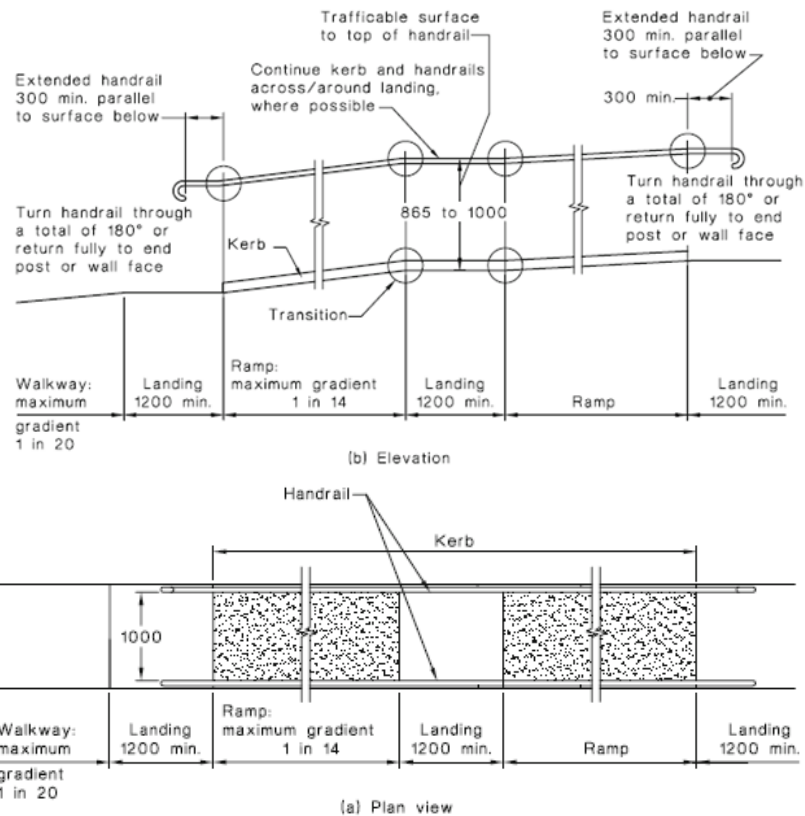
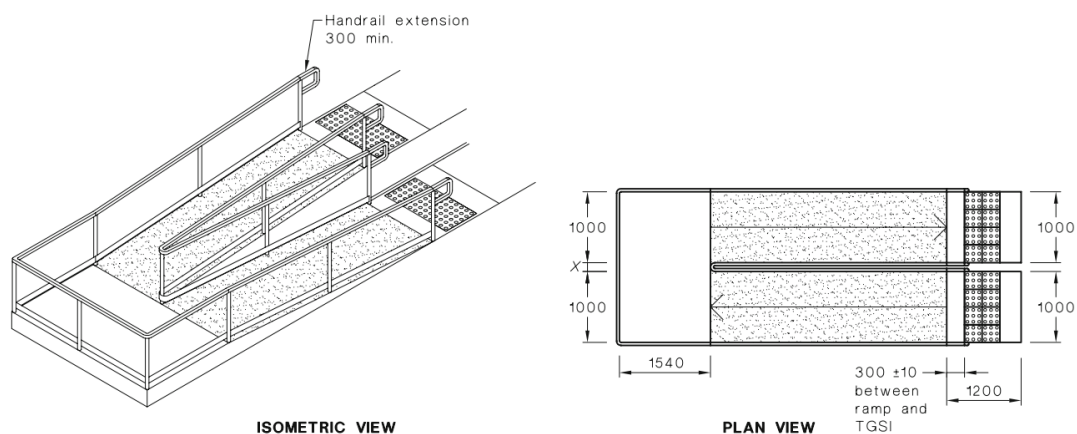
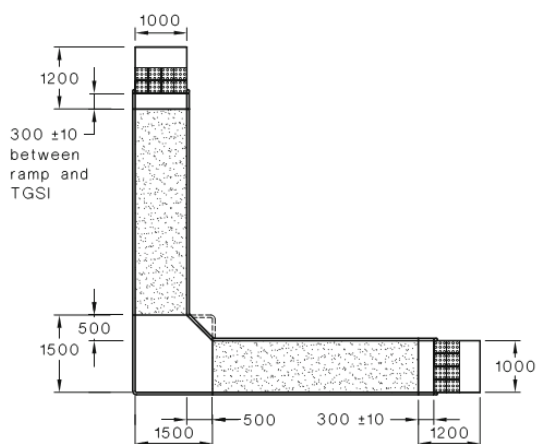


Figure 11

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DIMENSIONS IN MILLIMETRES



10.2 Walkways

Walkways shall comply with the following:

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

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

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) and a handrail as specified in Clause 12; or
- (B) a wall and a handrail as specified in Clause 12.

Figure 12

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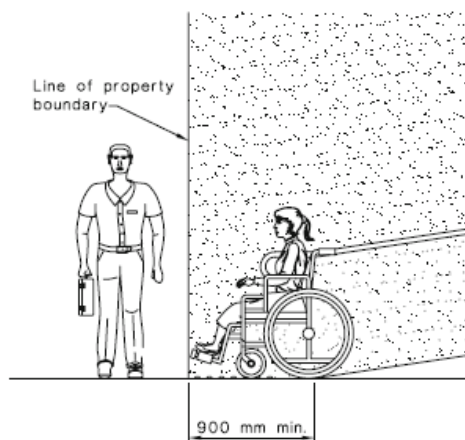


Figure 13 SAI Global Ltd License 1704-c045-2

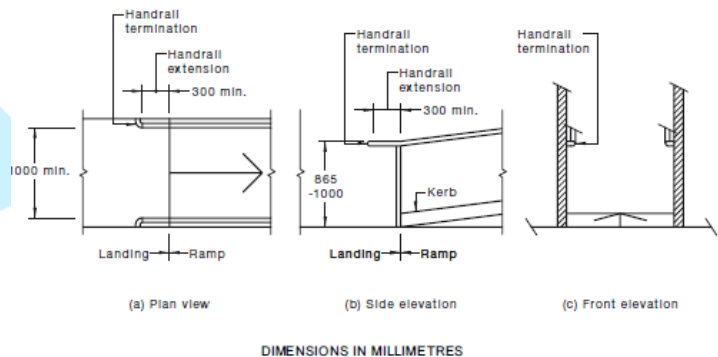


Figure 14

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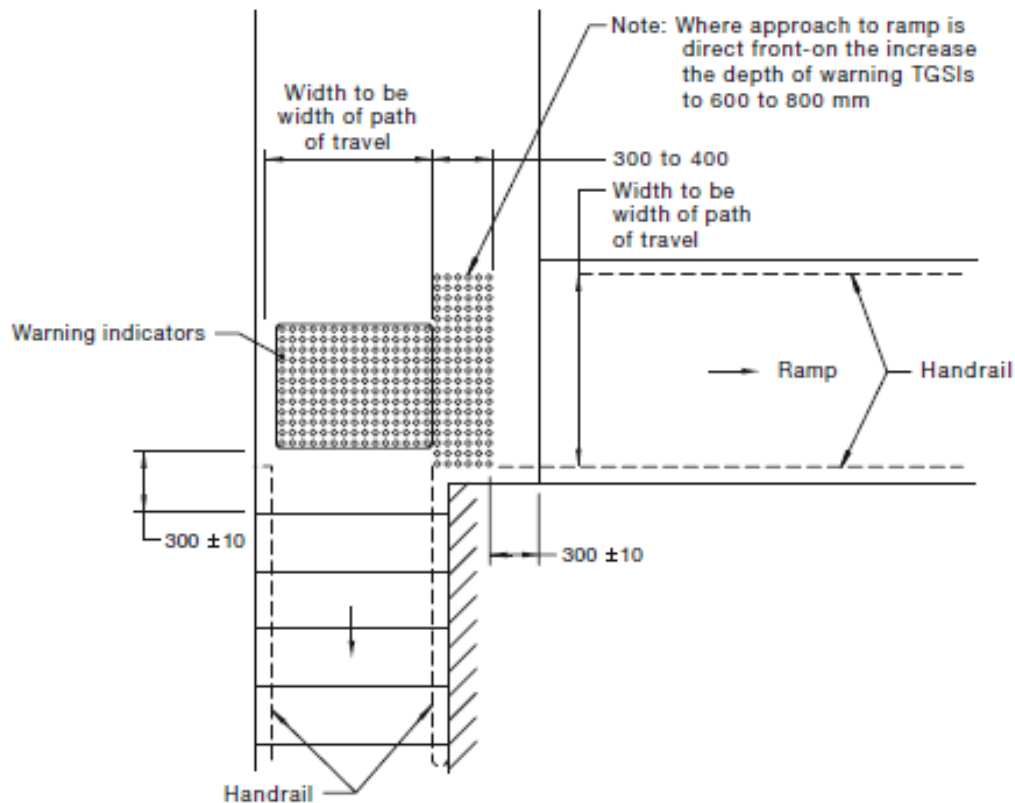


Figure 15

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Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid contrasting line. The contrasting line shall be not less than 75 mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900 mm and 1000 mm above the plane of the finished floor level.

Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 m of the glazing on the opposite side.

Figure 16

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Figure 17

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Figure 18

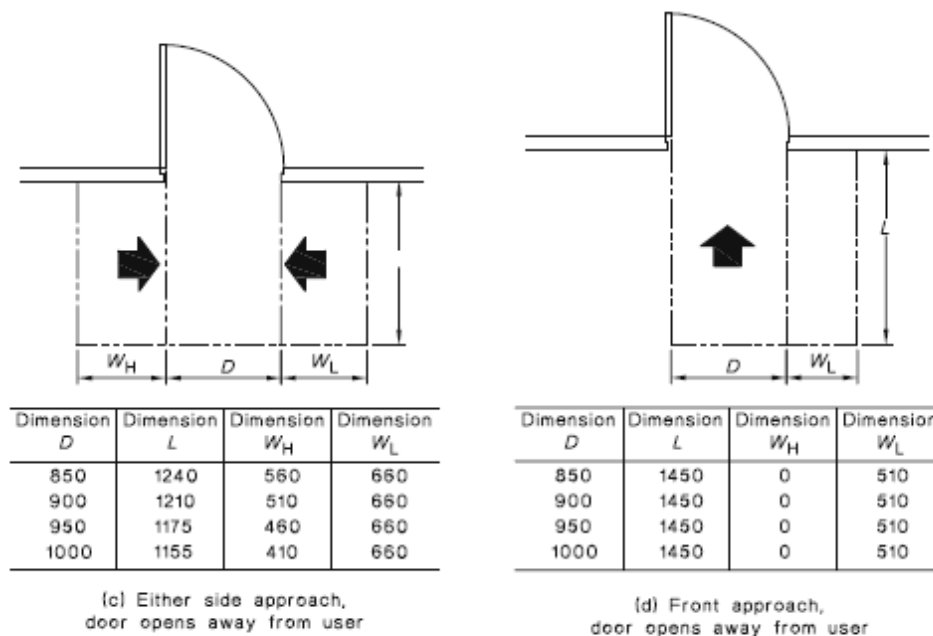
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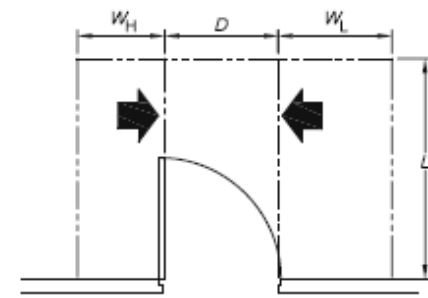
3. Braille and tactile sign specification

- (a) Tactile characters must be raised or embossed to a height of not less than 1 mm and not more than 1.5 mm.
- (b) Sentence case (upper case for the first letter of each main word and lower case for all other letters) must be used for all tactile characters, and—
 - (i) upper case tactile characters must have a height of not less than 15 mm and not more than 55 mm, except that the upper case tactile characters on a sign identifying a door *required* by E4.5 to be provided with an *exit* sign must have a height of not less than 20 mm and not more than 55 mm; and
 - (ii) lower case tactile characters must have a height of 50% of the related upper case characters.
- (c) Tactile characters, symbols, and the like, must have rounded edges.
- (d) The entire sign, including any frame, must have all edges rounded.
- (e) The background, negative space or fill of signs must be of matt or low sheen finish.
- (f) The characters, symbols, logos and other features on signs must be matt or low sheen finish.
- (g) The minimum letter spacing of tactile characters on signs must be 2 mm.
- (h) The minimum word spacing of tactile characters on signs must be 10 mm.
- (i) The thickness of letter strokes must be not less than 2 mm and not more than 7 mm.
- (j) Tactile text must be left justified, except that single words may be centre justified.
- (k) Tactile text must be Arial typeface.

Figure 19

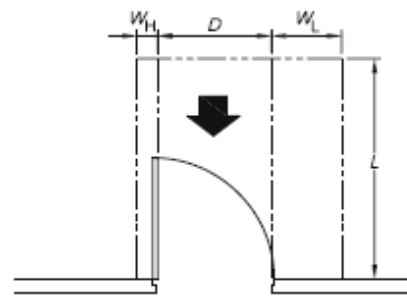
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Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1670	660	900
900	1670	610	900
950	1670	560	900
1000	1670	510	900

(g) Either side approach,
door opens towards user



Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1450	110	530
900	1450	110	530
950	1450	110	530
1000	1450	110	530

(h) Front approach,
door opens towards user

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

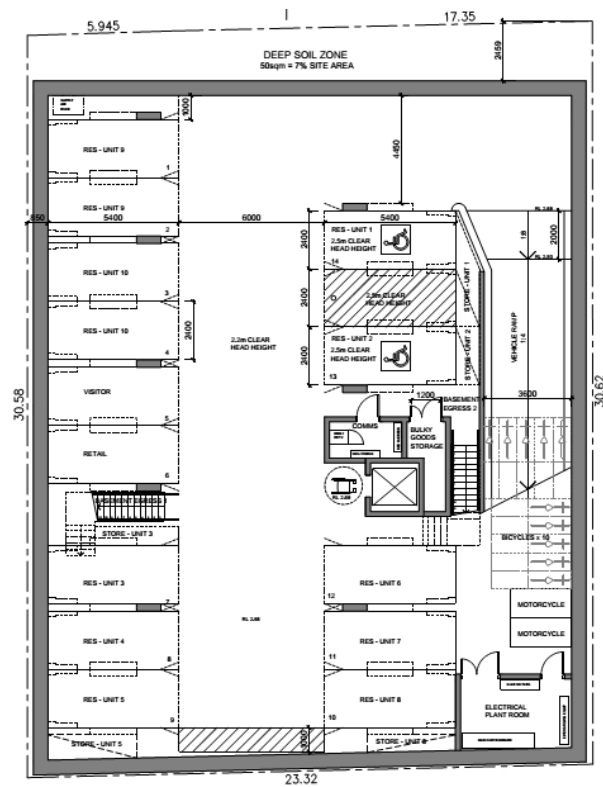
DIMENSIONS IN MILLIMETRES

Figure 23

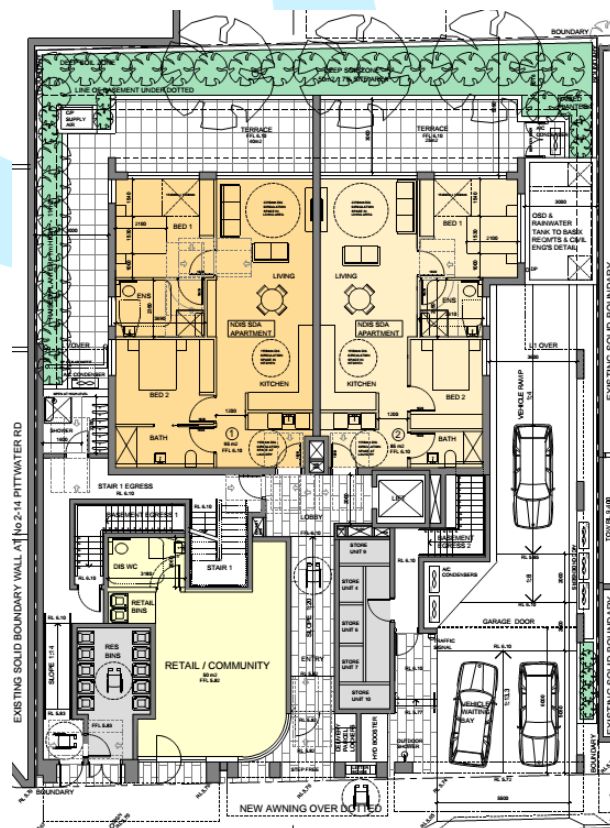
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Part D3 – Attachments

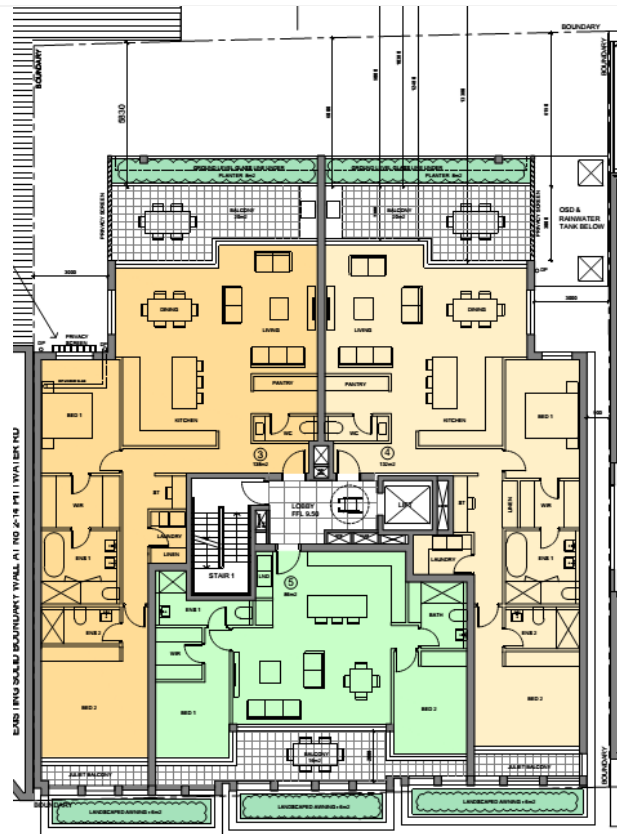
The attachments below are extracted from the Architectural Plans provided and are to be read as set and referenced in each section of part D3



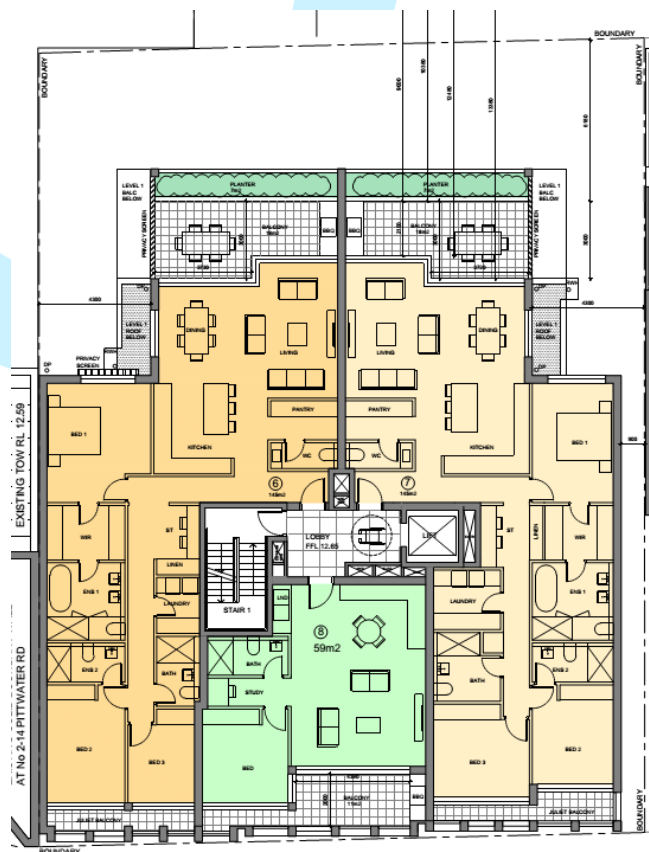
Basemen



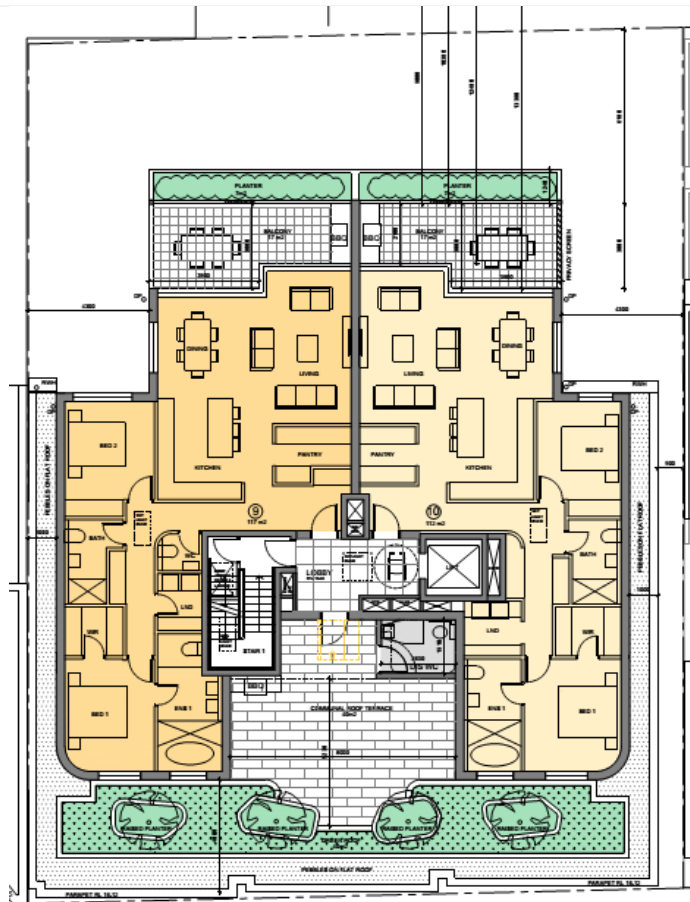
Ground Floor



First Floor



Second Floor



Third Floor

Att. 01 CARLISLE ARCHITECTS Floor Plans Issue. A Dated 20/12/2022

AS 1428.1 – Additional Requirements

The additional requirements set below to be read in full		ADR	N/A	C
1. Access ways: <ul style="list-style-type: none"> All access ways must have a minimum width of 1m clear and a vertical clearance of at least 2m. Reference: Figure 24, Figure 25 Notes: See Att.01 – capable of compliance at CC stage		<input type="checkbox"/>	<input type="checkbox"/>	✓
2. Doorway general requirements: <ul style="list-style-type: none"> All doorways are to be in accordance with AS1428.1. Door thresholds are to be level or they can incorporate a threshold ramp as per AS1428.1 Distance between successive doorways in airlocks to be 1450mm which is measured when the door is in an open position in case of swinging doors Reference: Figure 23, Figure 27, Figure 28 Notes: See Att.01 – capable of compliance at CC stage		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	✓ ✓ ✓
3. Door hardware: <ul style="list-style-type: none"> Door hardware including door handles, door closers, snibs (in accessible toilets) are required to be as per the requirements in AS1428.1 Reference: Figure 29 Notes: See Att.01 – capable of compliance at CC stage		<input type="checkbox"/>	<input type="checkbox"/>	✓
4. Luminance contrast requirements: <ul style="list-style-type: none"> All doorways are to have a minimum luminance contrast of 30% and the minimum width of 50mm provided as per AS1428.1 Reference: Figure 30 Notes: See Att.01 – capable of compliance at CC stage		<input type="checkbox"/>	<input type="checkbox"/>	✓
5. Floor Surfaces: <ul style="list-style-type: none"> Use slip resistant surfaces. The texture of the surface shall be traversable by people who use a wheelchair and those with an ambulant or sensory disability. Abutment of surfaces shall have a smooth transition. Construction specifications to be as per AS1428.1. Any grates along the path must be as per AS1428.1 Reference: Figure 31 Notes: See Att.01 – capable of compliance at CC stage		<input type="checkbox"/>	<input type="checkbox"/>	✓
6. Switches and Outlets: <ul style="list-style-type: none"> All switches and controls on an accessible path of travel, other than general purpose outlets, shall be located not less than 900 mm nor more than 1100 mm above the plane of the finished floor and not less than 500 mm from internal corners. GPOs to be located between 600-1100mm above FFL and minimum of 500mm from any internal corners. Rocker action / toggle switches to be provided in with a minimum size of 30mmx30mm Push pad switches if used to have a minimum dimension of 25mm diameter All switches in accessible sole occupancy units or sanitary facilities are to be located as per AS1428.1 Reference: Figure 32 Notes: See Att.01 – capable of compliance at CC stage		<input type="checkbox"/>	<input type="checkbox"/>	✓

Additional Requirements – References

The references below to be read as set and referenced in each section of Additional Requirements

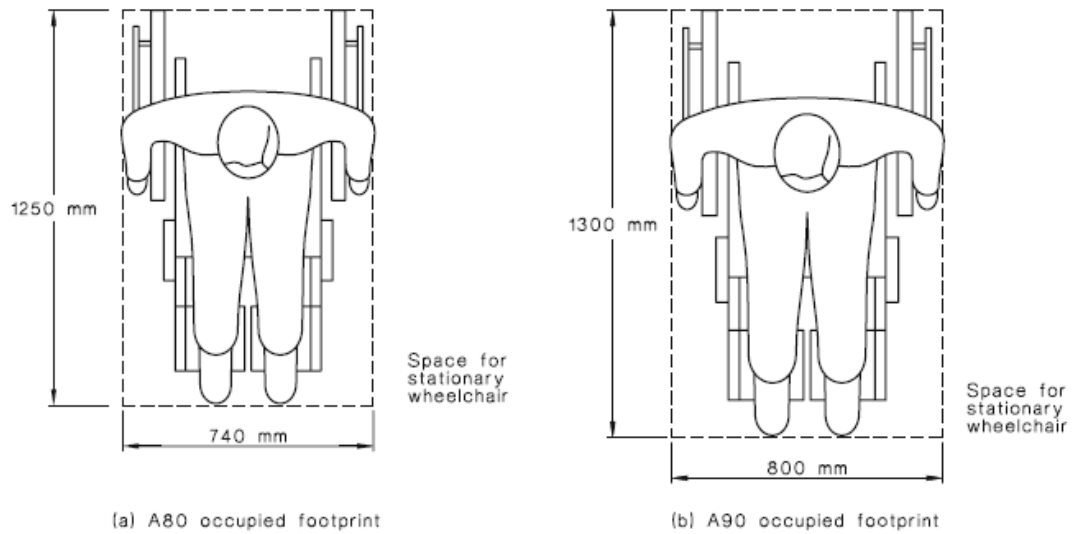


Figure 24

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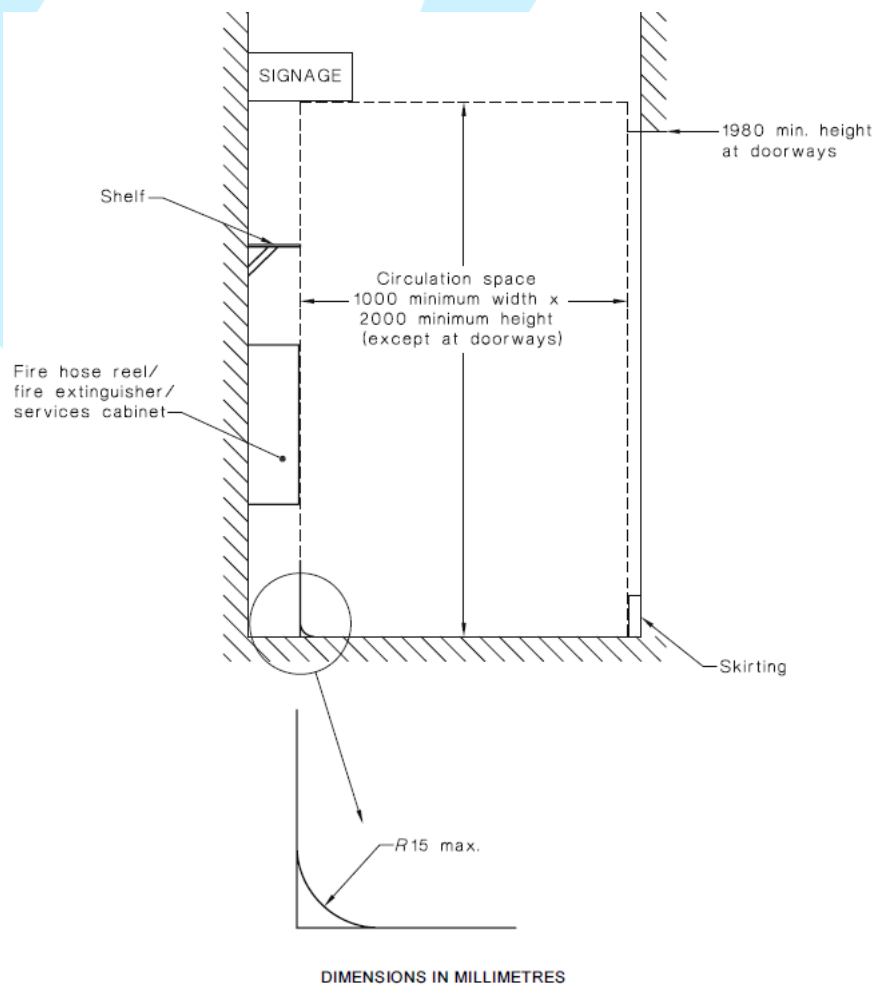
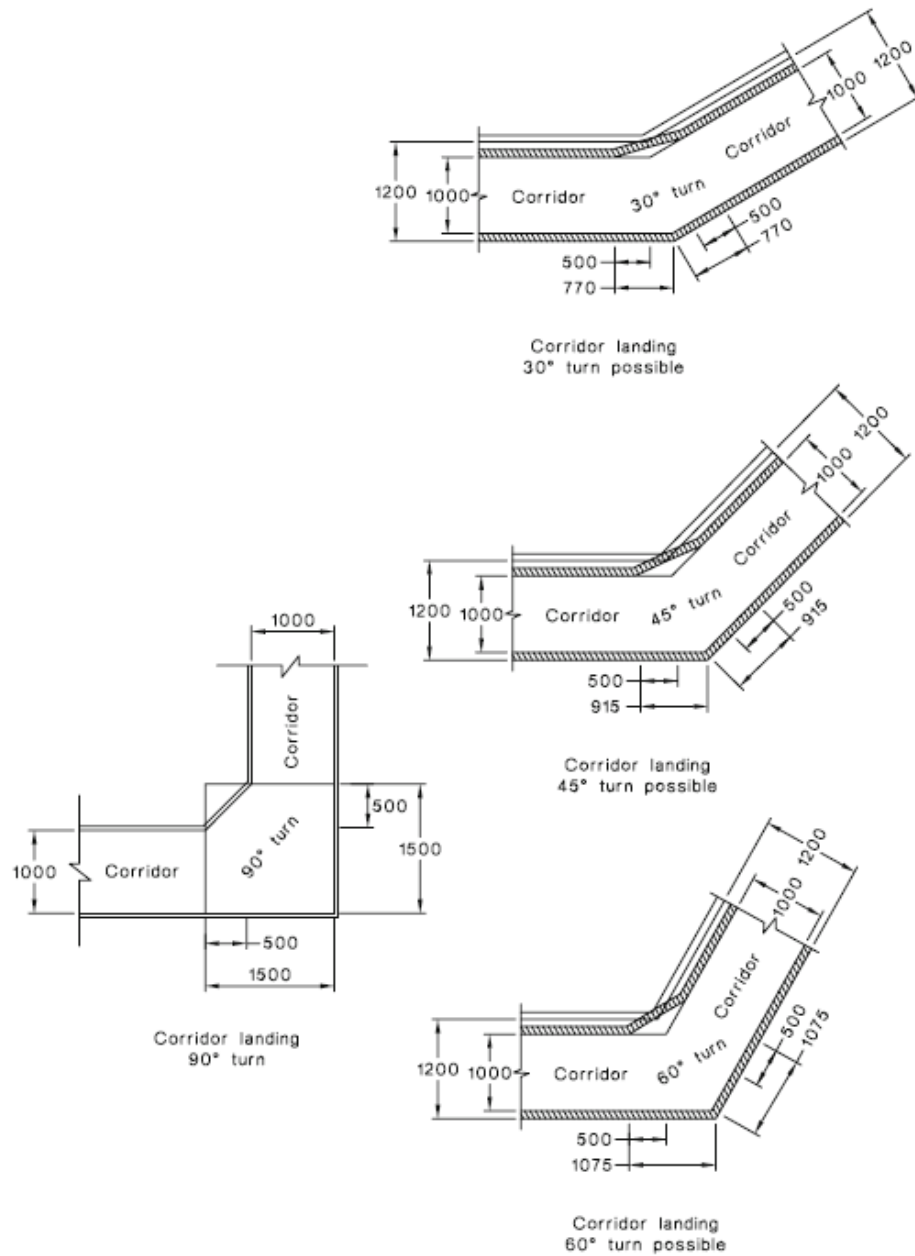


Figure 25

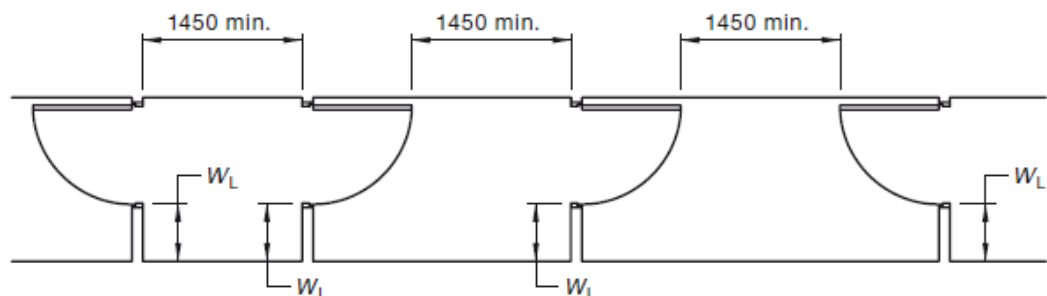
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DIMENSIONS IN MILLIMETRES

Figure 26

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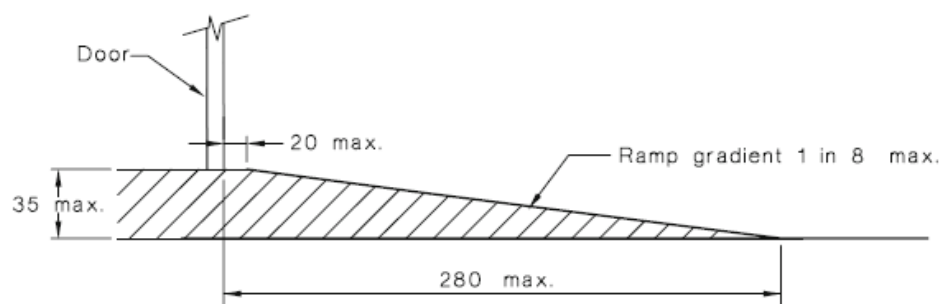


(a) Continuous accessible path of travel

DIMENSIONS IN MILLIMETRES

Figure 27

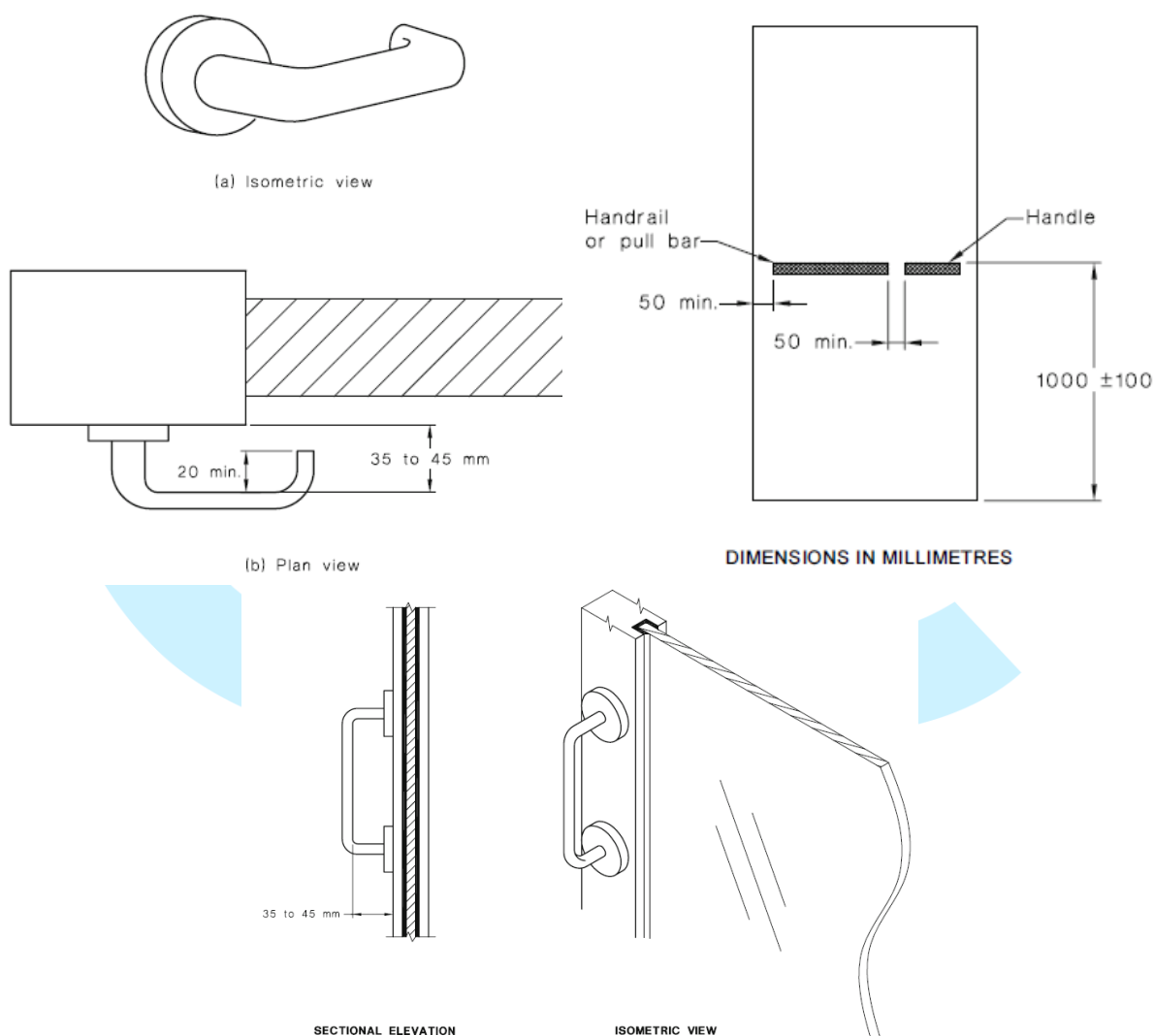
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DIMENSIONS IN MILLIMETRES

Figure 28

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DIMENSIONS IN MILLIMETRES

SECTIONAL ELEVATION

ISOMETRIC VIEW

Figure 29

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4. Luminance contrast

The following applies to *luminance contrast*:

- The background, negative space, fill of a sign or border with a minimum width of 5 mm must have a *luminance contrast* with the surface on which it is mounted of not less than 30%.
- Tactile characters, icons and symbols must have a minimum *luminance contrast* of 30% to the surface on which the characters are mounted.
- Luminance contrasts* must be met under the lighting conditions in which the sign is to be located.

Figure 30

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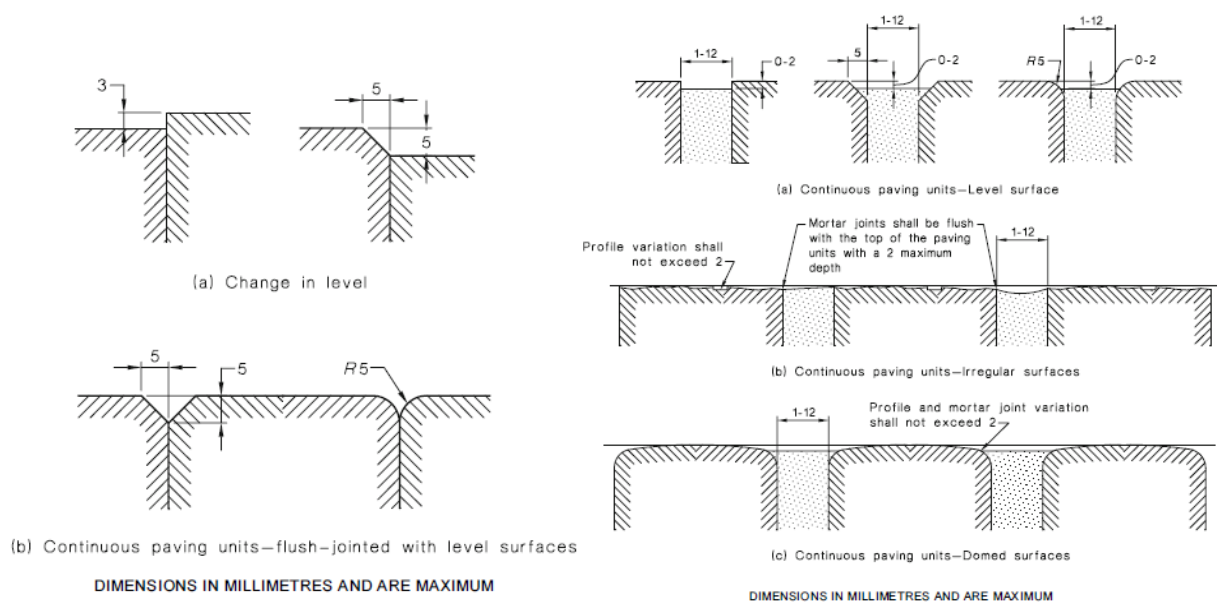


Figure 31

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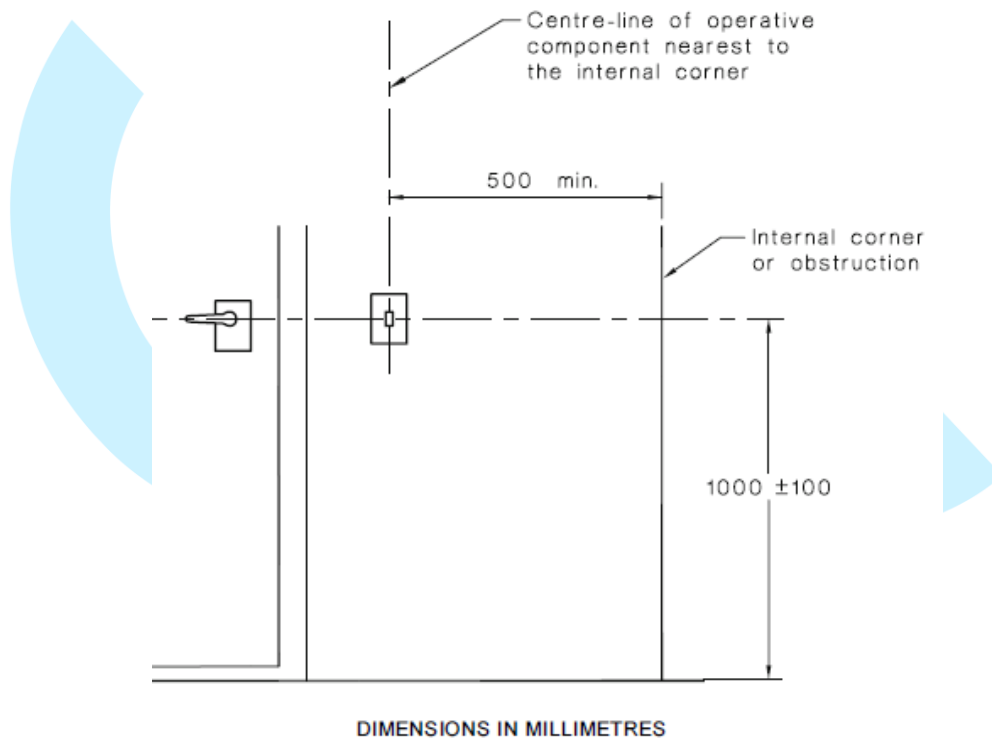


Figure 32

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Part E3 – Lift Installations

E3.2 Stretcher facility lifts	ADR	N/A	C
<p>(a) a stretcher facility in accordance with (b) must be provided;</p> <ol style="list-style-type: none"> In at least one emergency lift required by E3.4 When an emergency lift is not required, if passenger lifts are installed to serve any storey above an effective height of 12m, in at least one of those lifts to serve each floor served by the lifts <p>Notes: Subject to BCA Consultant review and confirmation, can be compliant at CC stage & as per manufacturers specifications.</p>	<input type="checkbox"/>	<input type="checkbox"/>	✓
<p>(b) a stretcher facility must accommodate a raised stretcher providing a clear space not less than 600mm wide x 2000mm long x 1400mm high above the floor level</p> <p>Notes: Subject to BCA Consultant review and confirmation, can be compliant at CC stage & as per manufacturers specifications.</p>	<input type="checkbox"/>	<input type="checkbox"/>	✓
E3.6 Passenger lifts	ADR	N/A	C
<p>(a,b,c) in an accessible building every passenger lift excluding (electric passenger lift, electrohydraulic passenger lift and inclined lift) must be subject to the limitations on use specified in table E3.6a and have accessible features in accordance with table E3.6b also not rely on a constant pressure device for its operation if the lift car is fully enclosed</p> <p>Notes: Can be compliant at CC stage & as per manufacturers specifications.</p>	<input type="checkbox"/>	<input type="checkbox"/>	✓
Table E3.6a Limitation on use of types of passenger lifts	ADR	N/A	C
<p>Stairway platform lift; Must Not –</p> <ol style="list-style-type: none"> be used to serve a space in a building accommodating more than 100 persons calculated according to D1.13 be used in a high traffic public use area such as a theatre, cinema, auditorium, transport interchange, shopping centre or the like be used where it is possible to install another type of passenger lift connect more than 2 storeys where more than 1 stairway lift is installed, serve more than 2 consecutive storeys when in the folded position, encroach on the minimum width of stairway required by D1.6 	<input type="checkbox"/>	✓	<input type="checkbox"/>
<p>Low-rise platform lift; Must not travel more than 1000mm</p>	<input type="checkbox"/>	✓	<input type="checkbox"/>
<p>Low-rise, low-speed constant pressure lift; Must not –</p> <ol style="list-style-type: none"> for an enclosed type travel more than 4m for an unenclosed type, travel more than 2m be used in high traffic public use areas in buildings such as a theatre, cinema, auditorium, transport interchange, shopping complex or the like 	<input type="checkbox"/>	✓	<input type="checkbox"/>
<p>Small sized, low-speed automatic lift; Must not travel more than 12m</p>	<input type="checkbox"/>	✓	<input type="checkbox"/>
Table E3.6b Application of features to passenger lifts	ADR	N/A	C
<p>All lifts except “stair platform lift” and “low-rise platform lift” have handrails complying with the provisions for a mandatory handrail in AS1735.12</p> <p>Notes: Can be compliant at CC stage & as per manufacturers specifications.</p>	<input type="checkbox"/>	<input type="checkbox"/>	✓
<p>All lifts which travel more than 12m to have lift floor dimension of not less than 1400mm wide x 1600mm deep</p> <p>Notes: Can be compliant at CC stage & as per manufacturers specifications.</p>	<input type="checkbox"/>	<input type="checkbox"/>	✓

All lifts which travel not more than 12m “excluding stairway platform lift” to have lift floor dimension of not less than 1100mm wide x 1400mm deep	<input type="checkbox"/>	✓	<input type="checkbox"/>
Floor dimension for a stairway platform lift of not less than 810 mm wide x 1200 mm deep	<input type="checkbox"/>	✓	<input type="checkbox"/>
Minimum door opening complying with AS 1735.12 for All lifts except a stairway platform lift Notes: Can be compliant at CC stage & as per manufacturers specifications.	<input type="checkbox"/>	<input type="checkbox"/>	✓
Passenger protection system complying with AS 1735.12 for all lifts with a power operated door Notes: Can be compliant at CC stage & as per manufacturers specifications.	<input type="checkbox"/>	<input type="checkbox"/>	✓
Lift landing doors at the upper landing to be provided for All lifts except “stairway platform lift” Notes: Can be compliant at CC stage & as per manufacturers specifications.	<input type="checkbox"/>	<input type="checkbox"/>	✓
Lift car and landing control buttons to comply with AS 1735.12 for All lifts except a “stairway platform lift” and “low-rise platform lift” Notes: Can be compliant at CC stage & as per manufacturers specifications.	<input type="checkbox"/>	<input type="checkbox"/>	✓
Lighting in accordance with AS 1735.12 for all enclosed lift cars Notes: Can be compliant at CC stage & as per manufacturers specifications.	<input type="checkbox"/>	<input type="checkbox"/>	✓
All lifts servicing more than 2 levels; (a) Automatic audible information within the lift car to identify the level each time the car stops, and (b) Audible and visual indication at each lift landing to indicate the arrival of the lift car, and (c) Audible information and audible indication required by (z) and (b) is to be provided in a range of between 20-80 dB(A) at a maximum frequency of 1500 Hz Notes: Can be compliant at CC stage & as per manufacturers specifications.	<input type="checkbox"/>	<input type="checkbox"/>	✓
All lifts except “stairway platform lift” to have an emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received Notes: Can be compliant at CC stage & as per manufacturers specifications.	<input type="checkbox"/>	<input type="checkbox"/>	✓

Part F2 – Access For People With Disability

F2.4 Accessible sanitary facilities	ADR	N/A	C
(a) accessible unisex sanitary compartments must be provided in accessible parts of the building: Class 2; Where sanitary compartments are provided in common area, not less than 1 Reference: Figure 34, Figure 35, Figure 36, Figure 37, Figure 38, Figure 39 Notes: See att.001. "RH" unisex Accessible toilet has been provided in the communal open space at the third floor - Can be compliant at CC Stage as per AS1428.1-2009	<input type="checkbox"/>	<input type="checkbox"/>	✓
Class 5; Where building class requires closet pans as per the BCA—1 on every storey containing sanitary compartments; and where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks. Reference: Figure 34, Figure 35, Figure 36, Figure 37, Figure 38, Figure 39 Notes: See att.001. "LH" unisex Accessible toilet has been provided in the commercial tenancy - Can be compliant at CC Stage as per AS1428.1-2009	<input type="checkbox"/>	<input type="checkbox"/>	✓
(b) accessible unisex showers must be provided in accessible parts of the building: Class 2; Where showers are provided in common area, not less than 1 Reference: Figure 40 Notes: Capable of compliance at CC stage and in accordance with AS1428.1	<input type="checkbox"/>	<input type="checkbox"/>	✓
Class 5— except for within a ward area of a Class 9a health-care building; Where F2.3 requires 1 or more showers, not less than 1 for every 10 showers or part thereof.	<input type="checkbox"/>	✓	<input type="checkbox"/>
(c) at each bank of toilets in addition to an accessible unisex sanitary compartment, a sanitary compartment suitable for a person with an ambulant disability must be provided in accordance with 1428.1 for male and females	<input type="checkbox"/>	✓	<input type="checkbox"/>
(d) an accessible unisex compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products Reference: Figure 38 Notes: See att.001. Can be compliant at CC Stage as per AS1428.1-2009	<input type="checkbox"/>	<input type="checkbox"/>	✓
(e) the circulation space, fixture and fittings must comply with the requirements of AS 1428.1 Reference: Figure 34, Figure 35, Figure 36, Figure 37, Figure 38, Figure 39 Notes: See att.001. Can be compliant at CC Stage as per AS1428.1-2009	<input type="checkbox"/>	<input type="checkbox"/>	✓
(f) an accessible unisex sanitary must be located to that it can be entered without crossing an area reserved for one sex only See att.001. Can be compliant at CC Stage as per AS1428.1-2009	<input type="checkbox"/>	<input type="checkbox"/>	✓
(g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right-handed facilities must be provided as evenly as possible	<input type="checkbox"/>	✓	<input type="checkbox"/>
(h) where male and sanitary facility are provided at a separate location of female sanitary facilities, accessible unisex sanitary facility are only required at one of those locations.	<input type="checkbox"/>	✓	<input type="checkbox"/>
(i) an accessible unisex sanitary or an accessible unisex shower need not be provided on a storey or level that is not required by D3.3(f) to be provided with a passenger lift or ramp complying with AS 1428.1	<input type="checkbox"/>	✓	<input type="checkbox"/>
(j) Baby change tables cannot encroach into the circulation space. Maximum height to be 820mm with 720mm underneath when in an open position.	<input type="checkbox"/>	✓	<input type="checkbox"/>

Part F2 – References

The references below to be read as set and referenced in each section of part F2



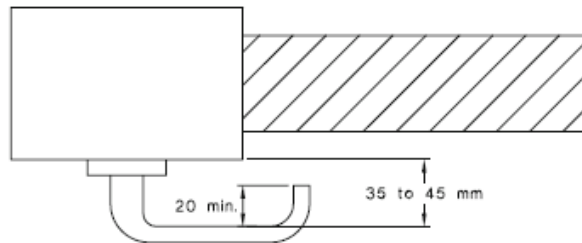
Figure 33



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(a) Isometric view

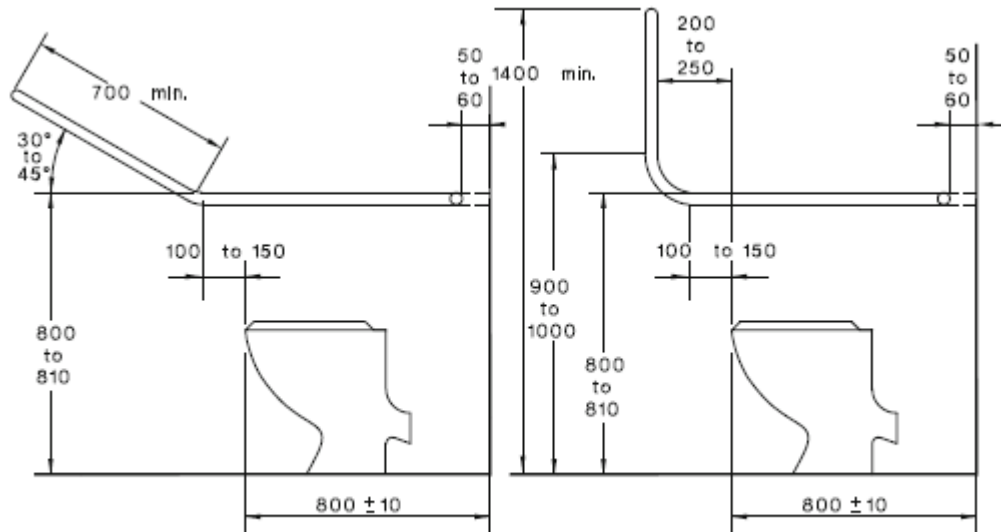


(b) Plan view

FIGURE 35(A) EXAMPLE OF ACCEPTABLE DOOR HARDWARE FOR HINGED DOORS

Figure 34

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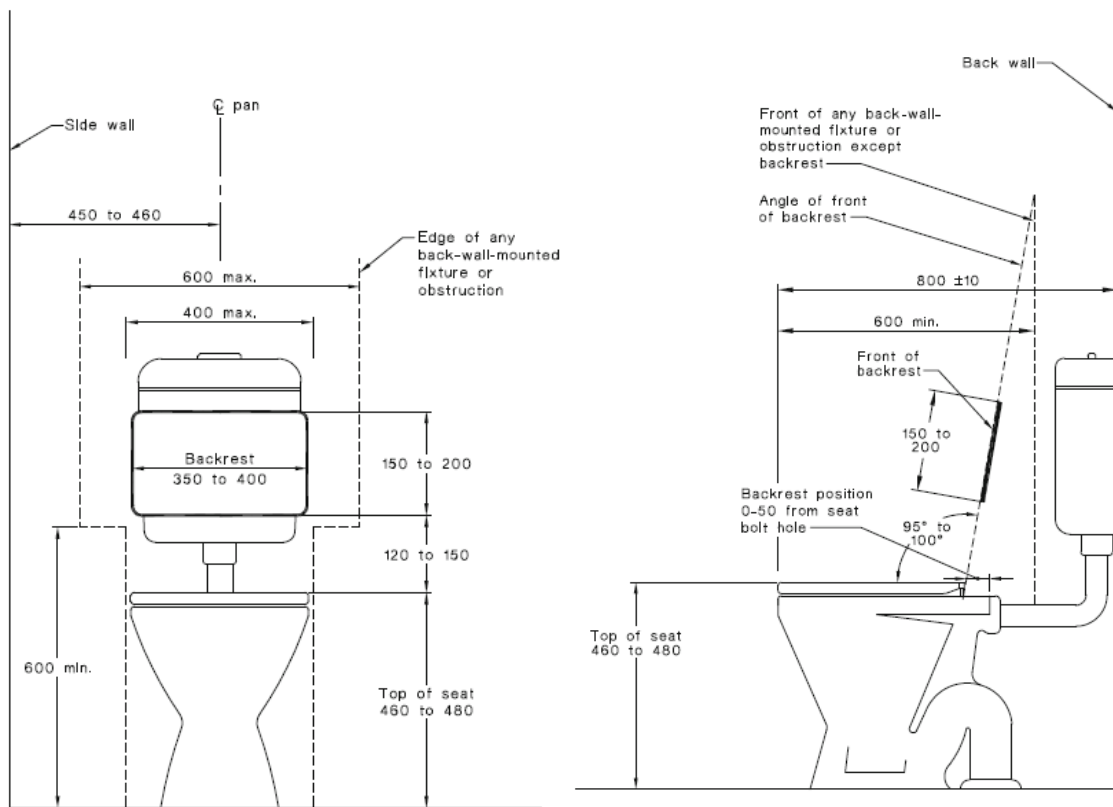


(I) Option A

(II) Option B

Figure 35

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(a) Front view

DIMENSIONS IN MILLIMETRES

(b) Side view

DIMENSIONS IN MILLIMETRES

Figure 36

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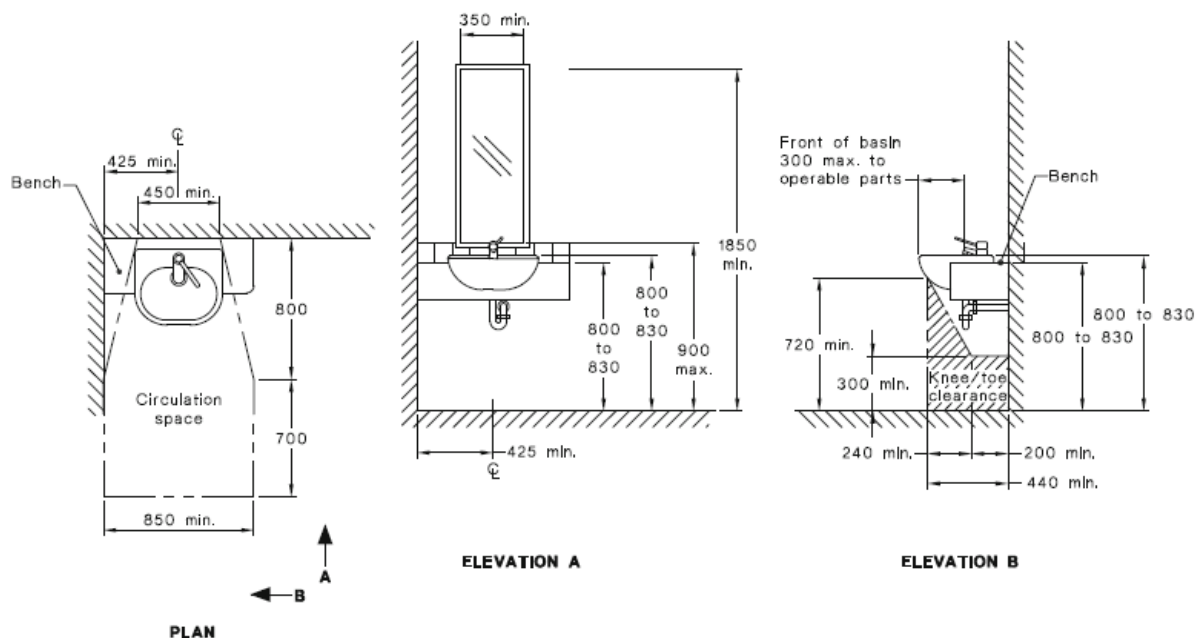


Figure 37

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15.4 Fixtures and fittings within a sanitary facility

15.4.1 Mirrors

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.

NOTE: Angled or tilted mirrors should not be used since they do not work for all users or accessible facilities.

In an accessible sole occupancy unit, the mirror shall be centred over the washbasin.

15.4.2 Shelves

Shelf space shall be provided adjacent to the washbasin in one of the following ways:

- 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.
- As a separate fixture—
 - 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
 - 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.

15.4.3 Soap dispensers, towel dispensers and similar fittings

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.

15.4.4 Clothes-hanging devices

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.

15.4.5 Sanitary disposal unit

Where provided, the sanitary disposal unit shall be located as follows:

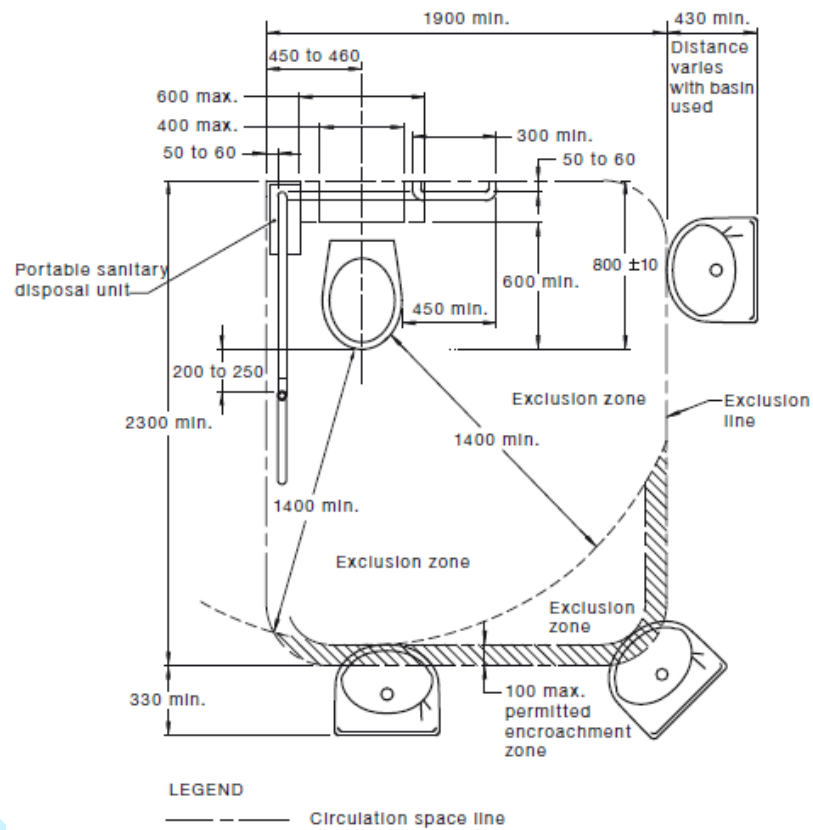
- Portable unit as shown in Figure 43.
- Recessed unit within 500 mm from the pan.

15.4.6 Switches and general purpose outlets

Where provided near the washbasin, switches and general purpose outlets shall be located in accordance with Clause 14 and as close to the shelf or worktop as practicable.

Figure 38

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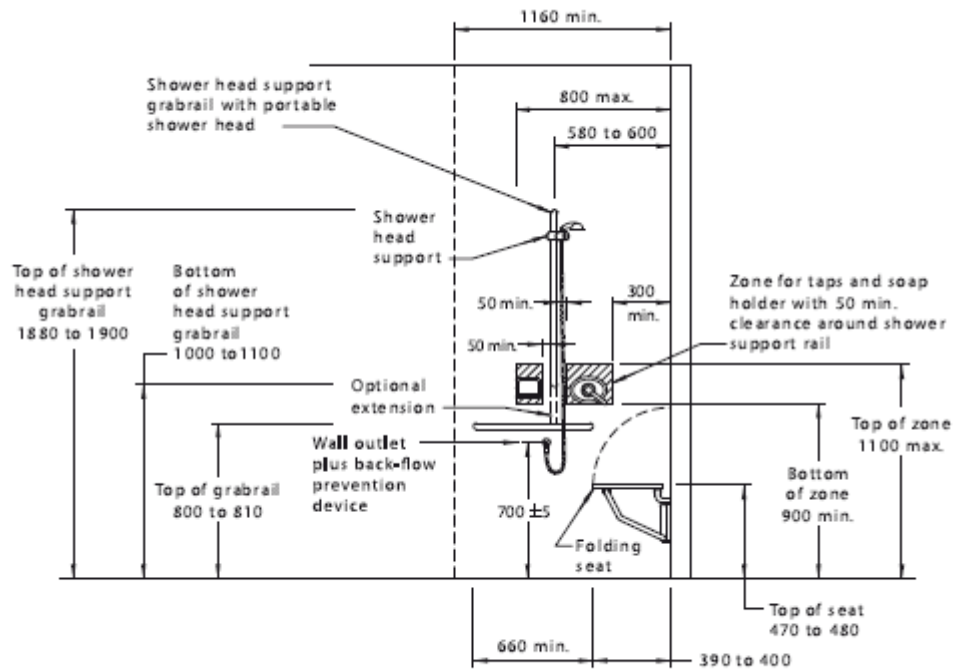


NOTE: This circulation space may overlap any other circulation spaces specified in this Standard.

DIMENSIONS IN MILLIMETRES

Figure 39

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DIMENSIONS IN MILLIMETRES

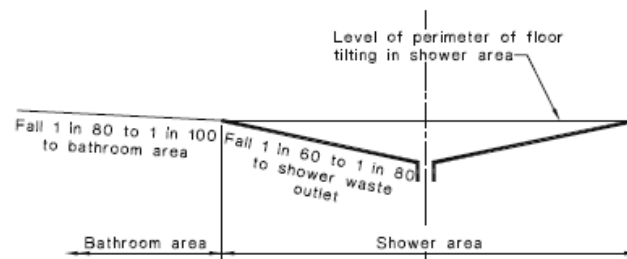
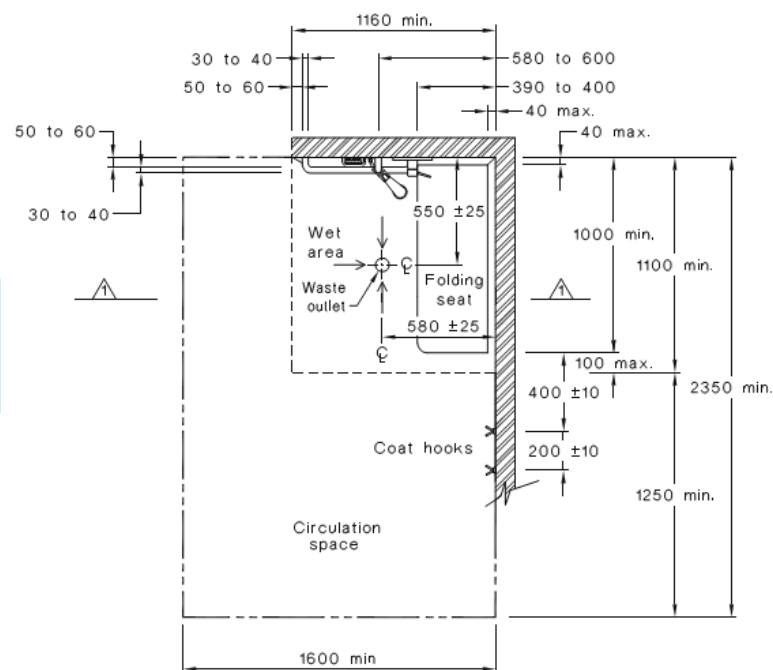


Figure 40

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AS 4299 – 1995 Adaptable Housing Requirements

This schedule is a list of essential features to be incorporated into a housing unit for it to be termed an 'Adaptable House'. **2 NDIS SDA units have been provided at Ground Level exceeding the requirements set in the table below and above AS4299 standards as they will be constructed to "High Physical Support – HPS" Design standards.**

The proposed SDA units are to "High Physical support" design requirements, which is the highest level of SDA design standards in terms of accessibility requirements, meaning that an NDIS participant needing this level of support can readily move in from day one with all the high physical support requirements in place within the units. Adapting units' post-completion does create more cost and delay implications.

However, a total of 3 "Three" Adaptable units are required as per Manly DCP (25% of the total amount).

The units achieve above and beyond **Class C** compliance as per AS4299 Checklist below where all essential features are incorporated.

Units **1 and 2** have been chosen as "NDIS SDA units"

R = Required

C = Capable of Compliance by adding the requirement to the project specifications or at post adaptation stage.

Item No.	Clause No.	Requirements as per AS4299	R	C	Comments
DRAWINGS					
1	2.3	Provision of drawings showing the housing unit in its pre-adaption and post-adaption stages.	✓	✓	Can be compliant at post adaptation
SITING					
3	3.3.2	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS 1428.1	✓	✓	Complies.
LETTER BOXES IN ESTATE DEVELOPMENTS					
11	3.8	Letterboxes to be on hard standing area connected to accessible pathway	✓	✓	Letterboxes for adaptable units to be at a height of 900-1100mm above FFL
PRIVATE CAR ACCOMODATION					
14	3.7.2	Car parking space or garage min. area 6.0 m × 3.8 m	✓	✓	Parking spaces being provided in accordance with AS4299
ACCESSIBLE ENTRY					
20	4.3.1	Accessible entry	✓	✓	Can be compliant at post adaptation
22	4.3.2	Accessible entry to be level (i.e. max. 1:40 slope)	✓	✓	Can be compliant at post adaptation
23	4.3.2	Threshold to be low-level	✓	✓	Can be compliant at post adaptation
24	4.3.2	Landing to enable wheelchair manoeuvrability	✓	✓	Can be compliant at post adaptation
25	4.3.1	Accessible entry door to have 850 mm min. clearance	✓	✓	Can be compliant at post adaptation
27	4.3.4	Door lever handles and hardware to AS 1428.1	✓	✓	Can be compliant at post adaptation
INTERIOR GENERAL					
32	4.3.3	Internal doors to have 820 mm min. clearance	✓	✓	Can be compliant at post adaptation
33	4.3.7	Internal corridors min. width of 1000 mm	✓	✓	
34	4.3.7	Provision for compliance with AS 1428.1 for door approaches	✓	✓	Can be compliant at post adaptation
LIVING ROOM & DINING ROOM					

36	4.7.1	Provision for circulation space of min. 2250 mm diameter	✓	✓	Can be compliant at post adaptation
38	4.7.4	Telephone adjacent to GPO	✓	✓	Notes on plans
41	4.10	Potential illumination level min. 300 lux	✓	✓	Notes on plans
KITCHEN					
42	4.5.2	Minimum width 2.7 m (1550 mm clear between benches)	✓	✓	Can be compliant at post adaptation
43	4.5.1	Provision for circulation at doors to comply with AS 1428.1	✓	✓	Can be compliant at post adaptation
44	4.5.5	Provision for benches planned to include at least one work surface of 800 mm length, adjustable in height from 750 mm to 850 mm or replaceable. Refer to Figure 4.8	✓	✓	Can be compliant at post adaptation
45	4.5.5	Refrigerator adjacent to work surface	✓	✓	Can be compliant at post adaptation
46	4.5.6	Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable	✓	✓	Can be compliant at post adaptation
47	4.5.6	Kitchen sink bowl max. 150 mm deep	✓	✓	Can be compliant at post adaptation
48	4.5.6 e	Tap set capstan or lever handles or lever mixer	✓	✓	Can be compliant at post adaptation
49	4.5.6 e	Tap set located within 300 mm of front of sink	✓	✓	Can be compliant at post adaptation
51	4.5.7	Cooktops to include either front or side controls with raised cross bars	✓	✓	Can be compliant at post adaptation
52	4.5.7	Cooktops to include isolating switch	✓	✓	Can be compliant at post adaptation
53	4.5.7	Work surface min. 800 mm length adjacent to cooktop at same height	✓	✓	Can be compliant at post adaptation
54	4.5.8	Oven located adjacent to an adjustable height or replaceable work surface	✓	✓	Can be compliant at post adaptation
59	4.5.11	GPOs to comply with AS 1428.1. At least one double GPO within 300 mm of front of work surface	✓	✓	Can be compliant at post adaptation
60	4.5.11	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	✓	✓	Can be compliant at post adaptation
61	4.5.4	Slip-resistant floor surface	✓	✓	Can be compliant at post adaptation
MAIN BEDROOM					
62	4.6.1	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2	✓	✓	Can be compliant at post adaptation
BATHROOM					
75	4.4.1	Provision for bathroom area to comply with AS 1428.1	✓	✓	A bathroom with the minimum dimension of 2.05x2.95m or 2.3x2.7m or 2.4x2.45m
76	4.4.2	Slip-resistant floor surface	✓	✓	Can be compliant at post adaptation
77	4.4.4f	Shower recess- no hob. Minimum size 1160 × 1100 to comply with AS 1428.1. (Refer Figures 4.6 and 4.7)	✓	✓	Can be compliant at post adaptation
78	4.4.4f	Shower area waterproofed to AS 3740 with floor to fall to waste	✓	✓	Can be compliant at post adaptation
79	4.4.4f	Recessed soap holder	✓	✓	Can be compliant at post adaptation
80	4.4.4f	Shower taps positioned for easy reach to access side of shower sliding track	✓	✓	Can be compliant at post adaptation
82	4.4.4h	Provision for adjustable, detachable hand held shower rose mounted on a slider grab rail or fixed hook	✓	✓	Can be compliant at post adaptation
83	4.4.4h	Provision for grab rail in shower (Refer to Figure 4.7) to comply with AS 1428.1	✓	✓	Can be compliant at post adaptation
86	4.4.4c	Tap sets to be capstan or lever handles with single outlet	✓	✓	Can be compliant at post adaptation
88	4.4.4g	Provision for washbasin with	✓	✓	Can be compliant at post adaptation

		clearances to comply with AS 1428.1			
90	4.4.4d	Double GPO beside mirror 4.4.4(d)	✓	✓	Can be compliant at post adaptation
TOILET					
92	4.4.3	Provision of either 'visitable toilet' or accessible toilet	✓	✓	Can be compliant at post adaptation
93	4.4.1	Provision to comply with AS 1428.1	✓	✓	Can be compliant at post adaptation
94	4.4.3	Location of WC pan at correct distance from fixed walls	✓	✓	Can be compliant at post adaptation
95	4.4.4b	Provision for grab rail zone. (Refer Figure 4.6)	✓	✓	Can be compliant at post adaptation
96	4.4.2	Slip resistant floor surface. (Vitreous tiles or similar)	✓	✓	Can be compliant at post adaptation
LAUNDRY					
98	4.8	Circulation at doors to comply with AS 1428.1	✓	✓	Can be compliant at post adaptation
99	4.8	Provision for adequate circulation space in front of or beside appliances (min. 1550 mm depth)	✓	✓	Can be compliant at post adaptation
100	4.8 e	Provision for automatic washing machine	✓	✓	Can be compliant at post adaptation
102	4.8a	Where clothes line is provided, an accessible path of travel to this	✓	✓	
105	4.8 g	Double GPO	✓	✓	Can be compliant at post adaptation
108	4.9.1	Slip-resistant floor surface	✓	✓	Can be compliant at post adaptation
DOORLOCKS					
110	4.3.4	Door hardware operable with one hand, located 900–1100 mm above floor	✓	✓	Can be compliant at post adaptation
FLOOR COVERINGS					
111	4.9.4	Slip resistant surfaces – balconies and all external paved areas	✓	✓	Can be compliant at CC stage
ANCILLARY ITEMS					
112	4.11.1	Switches located 900-1100mm above floor in line with door handles	✓	✓	Can be compliant at CC stage
113	4.11.1	GPOs located not less than 600mm above floor	✓	✓	Can be compliant at CC stage
114	4.11.2	Electrical distribution board located inside housing unit.	✓	✓	Can be compliant at CC stage
GARBAGE					
116	4.11.6	Provision for bin in accessible location	✓	✓	Can be compliant at CC stage

REQUIREMENT

- Where the location of fixtures such as WC pan, wash basin, sink, shower, laundry fixtures, and any other fixtures are to be relocated at post-adaptation, **All** services pipes (both water and waste supply pipes) have to be laid in accordance with AS 1428.1 and in its specified location at "Post-Adaptation" where all services to be capped-off for future use.

GENERAL RECOMMENDATIONS (ADVISORY ONLY AND NOT MANDATORY)

- Private balconies and outdoor areas provided to the Adaptable units to have recessed sliding doors tracks so level access is provided between the balcony/outdoor area and the internal spaces.
- Sliding or/and Hinged doors leading to private balconies and/or outdoor areas provided to the Adaptable units to have a clear door opening of 850mm with side latch clearance of 530mm
- Consideration to the finishes and method of construction to the wet areas so that flush transition is achieved between the wet area floor and the external/corridor finishes.
- For new kitchen/s in residential development, it is recommended that the kitchen could be made partially accessible by providing a width of 900mm next to the sink as vacant space without the cabinetry under the bench top and a long lever tap with spout handle within 300mm from the edge of the front benchtop. The distance in between benches to achieve 1550mm, in addition to 1x DGPO to be provided within 300mm form the edge of the benchtop.



The references below to be read as set and referenced in each section of Adaptable Housing AS4299

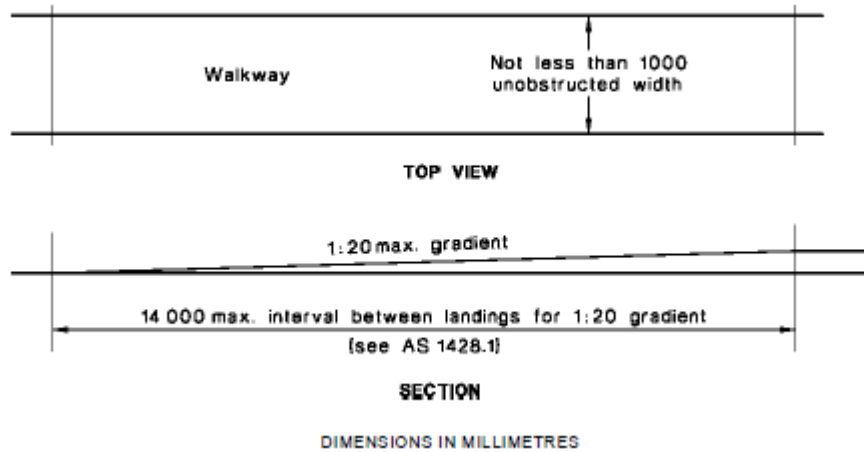


Figure 43

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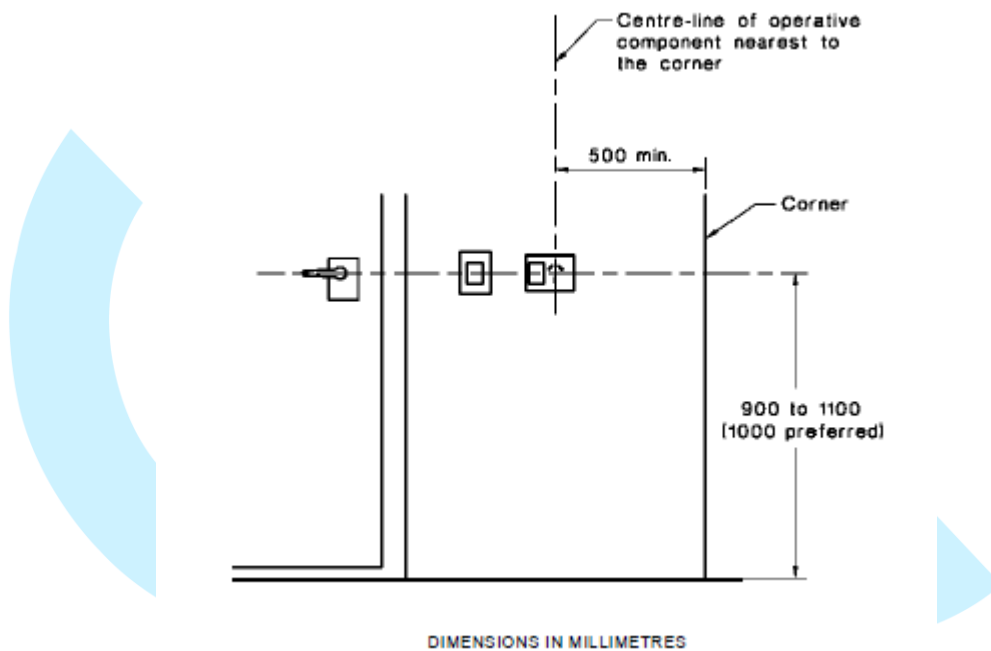
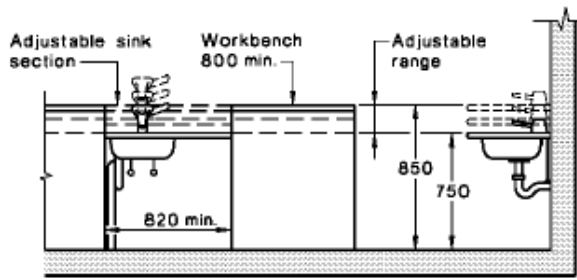


Figure 44

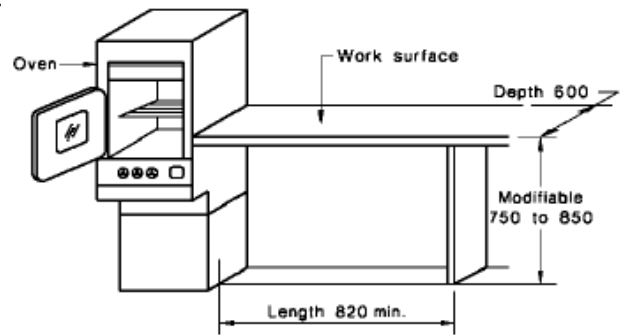
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DIMENSIONS IN MILLIMETRES

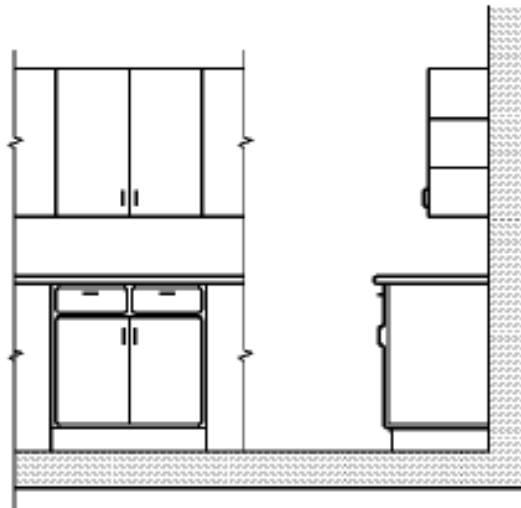
FIGURE 4.9 SINKS AFTER MODIFICATION

Figure 39

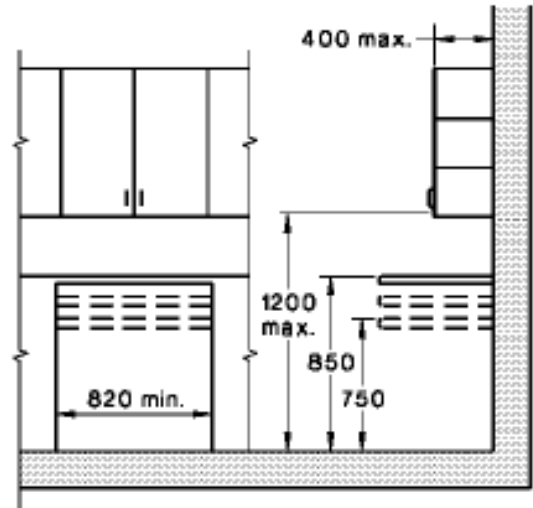


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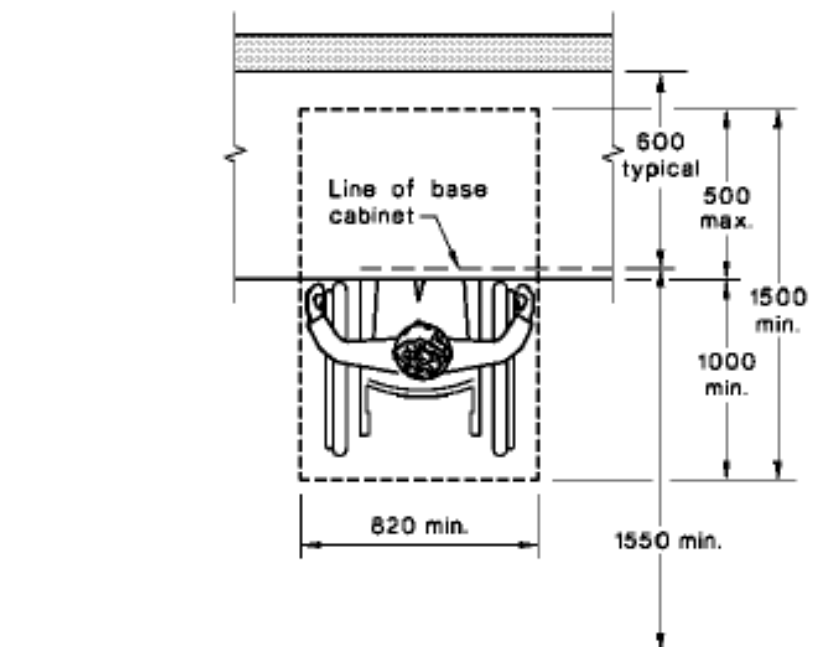
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(a) Before removal of cabinets



(b) After removal of cabinets



(c) Clear floor space under work surface

Figure 45

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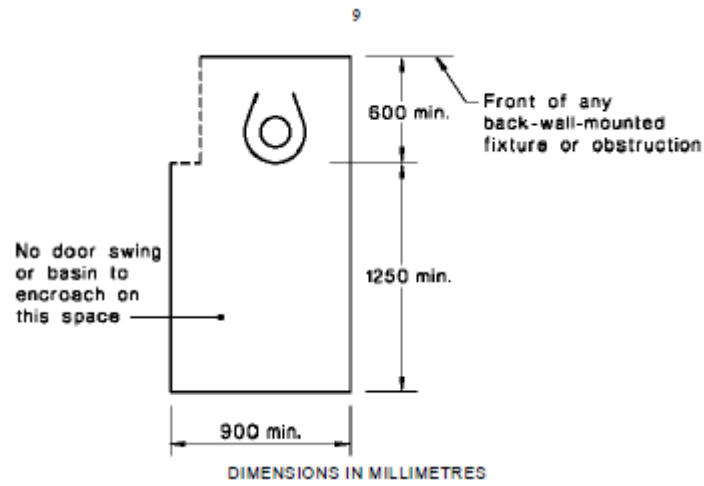


Figure 46

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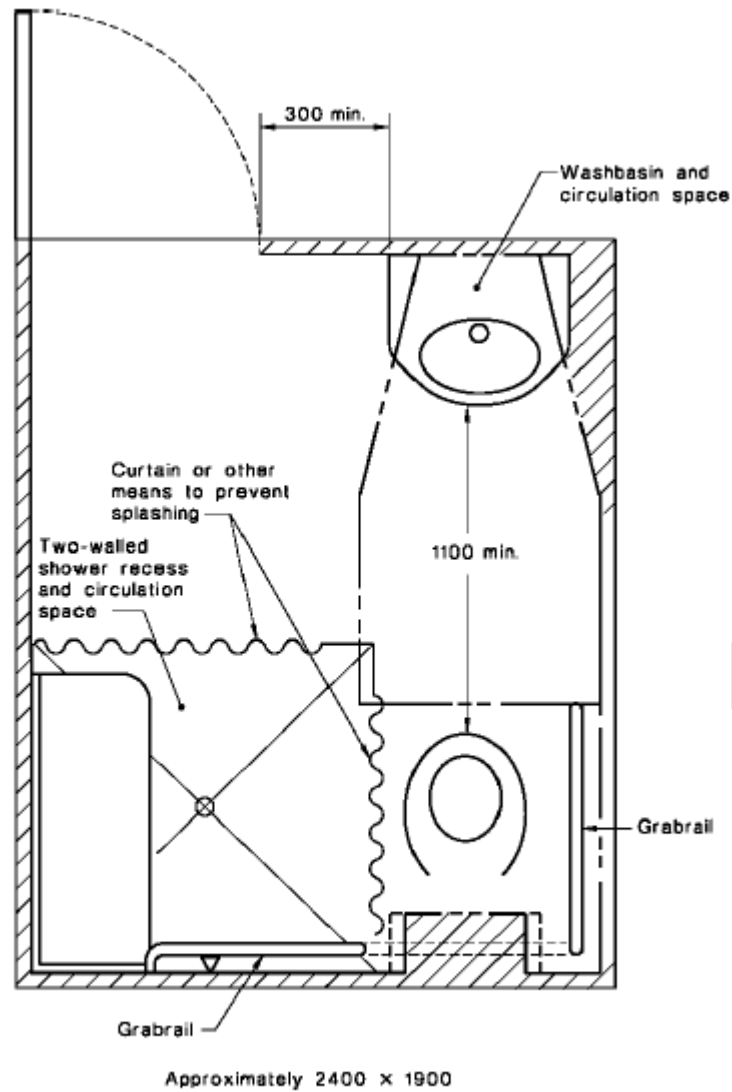
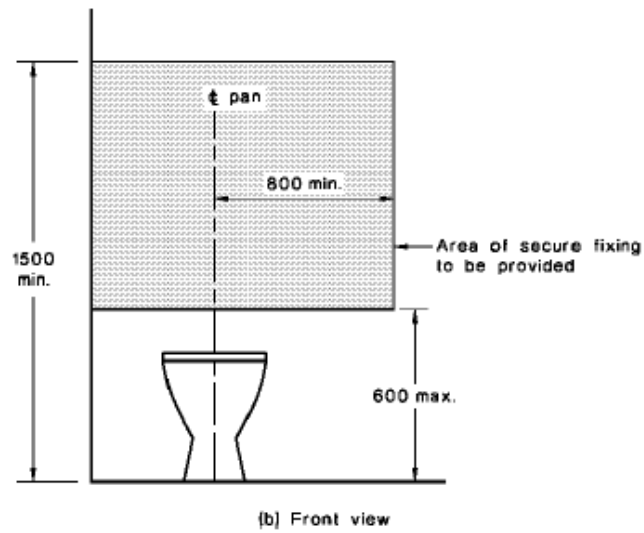
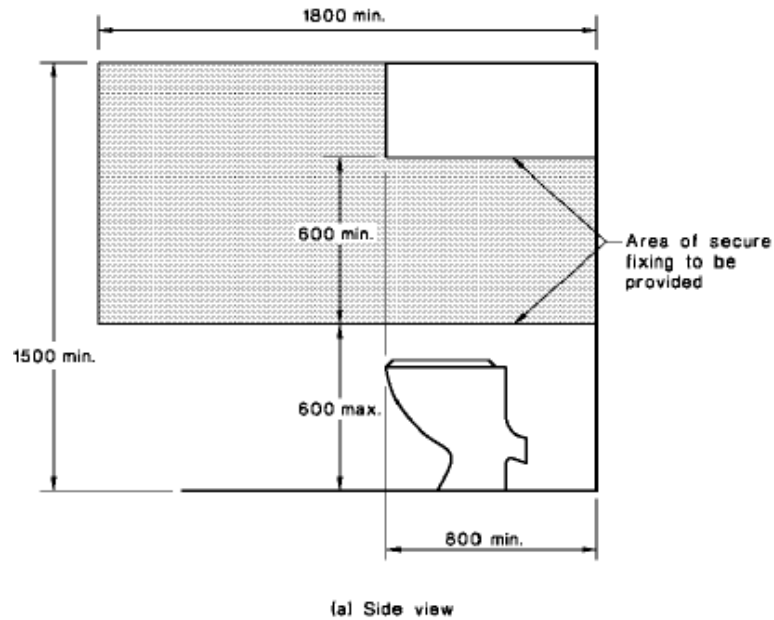


Figure 47

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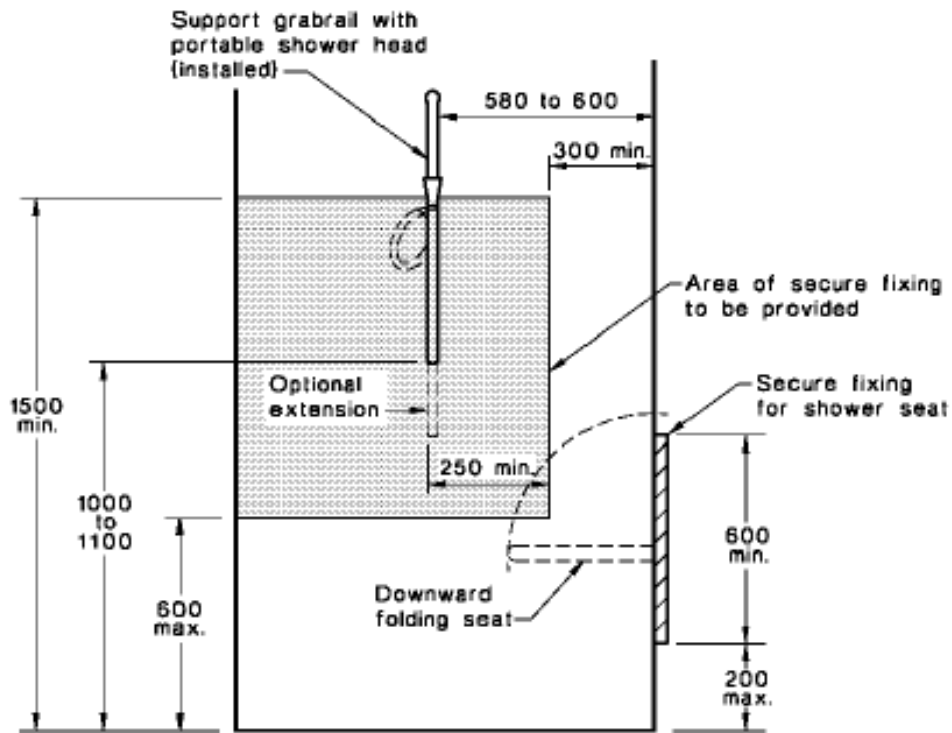


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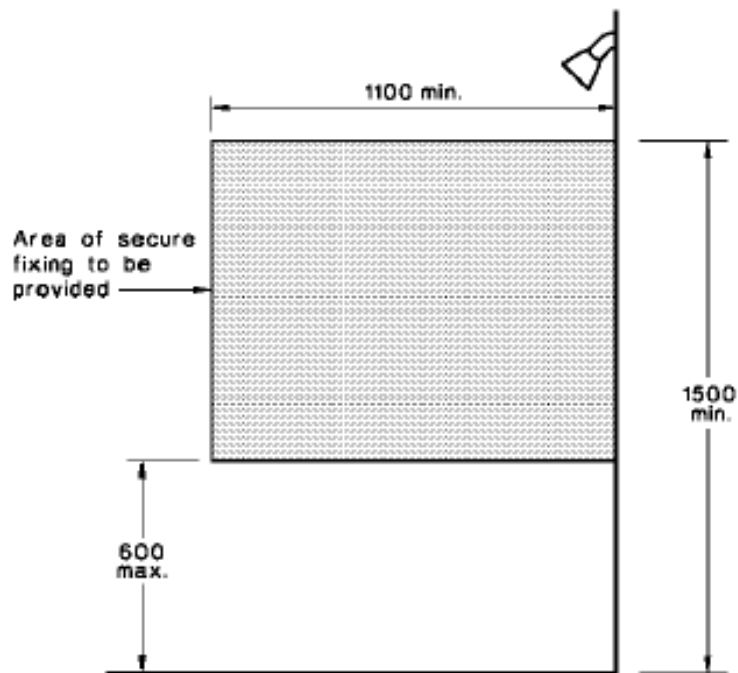
FIGURE 4.5 REINFORCED AREAS FOR SUBSEQUENT INSTALLATION OF GRABRAILS IN TOILETS

Figure 48

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(a) Back wall



(b) Side wall

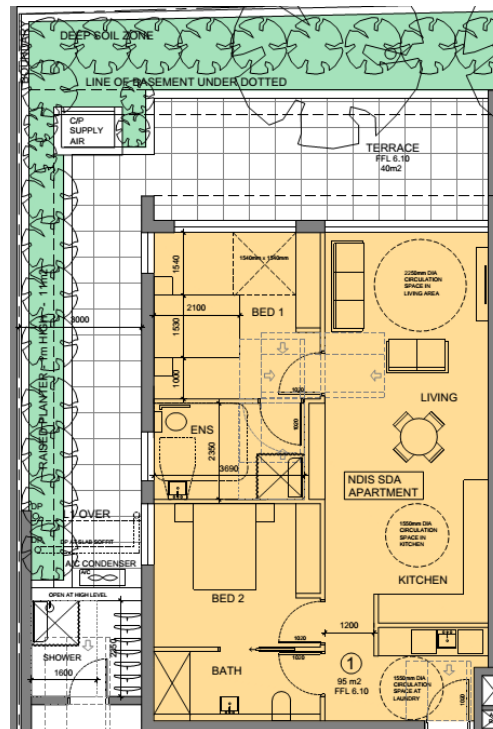
DIMENSIONS IN MILLIMETRES

Figure 49

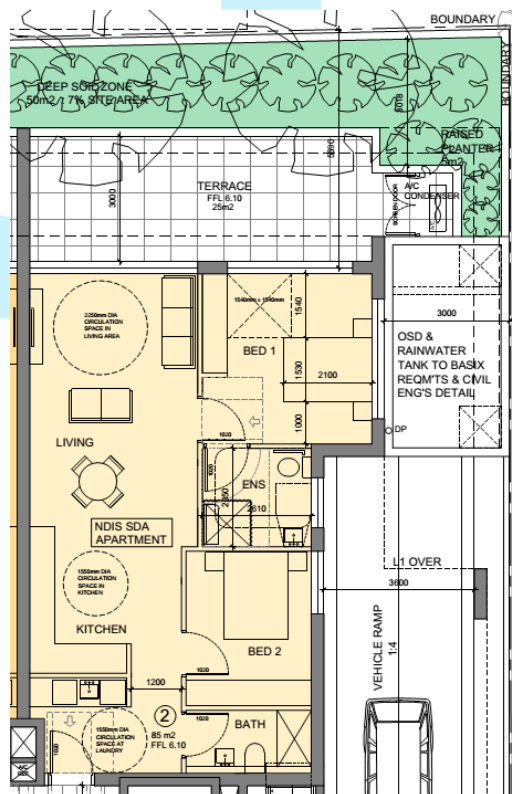
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Adaptable Housing – Pre & Post Adaptable Units

The attachments below are extracted from the Architectural Plans provided and are to be read together with AS 4299 Adaptable Housing Requirements.



SDA unit 1



SDA unit 2

Att. 01 CARLISLE ARCHITECTS Floor Plans Issue. A Dated 20/12/2022

Advisory Only

The Disability Discrimination Act (1992) (DDA) protects everyone in Australia against discrimination based on disability ranging from, but not limited to mobility, sensory and cognitive disabilities. There is no doubt that the introduction of the Premises Standards has led to widespread and important improvements in the accessibility world and safety of all new and upgraded public building in Australia.

Section 32 of the DDA makes it unlawful to contravene a provision of a disability standard & the persons responsible who fail to address the 'affected part' requirements when triggered for a building could be subject to complaint under the DDA as a result.

If there is a difference between the technical requirements of the Access Code and any document referenced in the Access Code, including Australian Standards, the Access Code takes precedence.

The basic trigger for the application of the Premises Standards is when any building work is undertaken that requires building/construction approval. A building certifier, building developer or building manager of a relevant building must ensure that the building complies with the Access to Premises Standards.

The scope of the DDA also includes the area of the room measured within the finished surfaces of the walls, and includes the area occupied by any cupboard or other built-in furniture, fixture, or fittings.

Scope of DDA extends beyond the building fabric and includes furniture and fittings. We cannot guarantee or certify for DDA compliance because DDA compliance can only be assessed by the court.

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