

Access Assessment Report

12 Boyle Street & 307 Sydney Road, Balgowlah

Residential development

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Client: Sun Property Balgowlah Pty Ltd

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Executive Summary

This report provides an Access assessment of the proposed residential development at 12 Boyle Street and 307 Sydney Road, Balgowlah, NSW. The architectural design plans have been assessed against the relevant accessibility provisions of the following–

- > the *deemed-to-satisfy provisions* of the current Building Code of Australia, including Part D3 and Clause E3.6;
- > the Disability (Access to Premises – Buildings) Standards 2010; and
- > AS 4299-1995 – Adaptable Housing, as called up by Condition 26 of the Development Consent.

The following table outlines the compliance issues identified that will require further information or consideration and/or amendment of the design plans. These issues are further detailed in Part 3 of this report 'Compliance Matters to be Addressed'.

Table 1: Access Compliance Summary

Item	Description	AS4299 provision
AS4299 Adaptable Housing matters to be addressed		
1.	<u>Internal corridor width</u> The corridor adjacent to the kitchen area of U01 must be increased to a width of not less than the minimum of 1 m wide.	4.3.7
2.	<u>Adaptable bedroom</u> Adjustment is required to the adaptable bedroom of the existing dwelling to provide sufficient circulation space.	4.6.1
3.	<u>Plans to be further detailed</u> To demonstrate full compliance with all relevant adaptability requirements of AS 4299-1995, the items identified by 'CRA' (compliance readily achievable) in the adaptable housing assessment in Annexure B of this report must be detailed in the construction stage plans.	Various

1 Introduction

1.1 Location and Description

The development is located at 12 Boyle Street and 307 Sydney Road, Balgowlah. The proposed works involve alterations and additions to an existing dwelling (labelled on plan as Building 2) and the addition of four new residential units above a new lower level carpark (labelled on plan as Buildings 3 and 4). The existing dwelling will be modified to form one of the two required adaptable units for the development. The existing dwelling and the new development will be treated as a single building for the purposes of compliance with the Building Code of Australia.

1.2 Purpose of the Report

Purpose of the Report is to provide an assessment of the proposed works, as detailed on the architectural design plans, against the relevant accessibility provisions of the following:

- > the *deemed-to-satisfy provisions* of the current Building Code of Australia, including Part D3, Clause E3.6 and Clause F2.4;
- > the Disability (Access to Premises – Buildings) Standards 2010; and
- > AS 4299-1995 – Adaptable Housing, as called up by Condition 26 of the Development Consent.

The report intent is to clearly outline those areas where compliance is not achieved and provide recommendations to achieve compliance.

1.3 Building Code of Australia

This report is based on the accessibility provisions of the current version of the Building Code of Australia Volume 1, Amendment 1 (BCA 2019) and referenced Australian Standards.

1.4 Limitations of the Report

This report does not include, nor imply compliance with:

- a) The Disability Discrimination Act (it cannot be guaranteed that that a complaint under the DDA will not be made, however should the building comply with the requirements of the Disability (Access to Premises – Buildings) Standards 2010 (as per the BCA accessibility provisions detailed in this report) then those responsible for the building cannot be subject to a successful complaint);
- b) BCA2019 Sections B, C, E, F, G, H, I, J, Parts D1 and D2 – Refer to separate BCA Report;
- c) requirements of Australian Standards unless specifically referred to;
- d) requirements of other Regulatory Authorities including, but not limited to, Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Local Council, Department of Planning and the like.

1.5 Federal Disability Discrimination Act (DDA)

Disability is broadly defined and includes disabilities which are physical, intellectual, psychiatric, neurological, cognitive or sensory (a hearing or vision impairment), learning difficulties, physical disfigurement and the presence in the body of disease-causing organisms.

All organisations have a responsibility, under the DDA, to provide equitable, dignified access to goods and services and to premises used by the public. Premises are broadly defined and would include all areas included within the subject development.

The DDA applies nationally and is complaint-based. While the Disability (Access to Premises – Buildings) Standards 2010 and the BCA2019 are recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA2019 and the referenced standards does not guarantee that a complaint will not be lodged.

1.6 Disability (Access to Premises - Buildings) Standards 2010

The aim of the Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards) is to provide the building and design industry with detailed information regarding the required access provisions associated with the design and construction of new buildings and upgrade to existing buildings.

The Premises Standards intend to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings. They only apply to elements addressed within the Standards. All other elements related to premises will still be subject to the existing provisions of the DDA.

For existing buildings that are undergoing alterations or extensions (referred to as a 'new part'), the Premises Standards introduce the concept of upgrade of the 'affected part'. An affected part being:

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

This means that new works need to be connected to the building's principal pedestrian entrance by an accessible path of travel and that upgrade to the building may be necessary even where none was proposed.

As the development the subject of this report does not involve alterations to any existing common areas required to be accessible under the BCA, there is no 'affected part'. The Premises Standards will apply to the works, however compliance with the Premises Standards (including the Access Code) will be achieved by complying with the accessibility provisions of the BCA 2019, as detailed in this report.

1.7 Terminology

The terms identified by *italics* throughout this report are defined terms and their meanings, in accordance with the BCA or relevant standard are provided below:

Accessible

Having features to enable use by people with a disability.

Accessway

A continuous accessible path of travel (as defined in AS 1428.1) to, into or within a building.

Continuous Accessible Path of Travel

An uninterrupted path of travel to, into or within a building providing access to all access facilities.

Deemed-to-Satisfy Provisions

Provisions which are deemed to satisfy the Performance Requirements.

Luminance Contrast

The light reflected from one surface or component, compared to the light reflected from another surface or component.

Note: the method of measuring luminance contrast is provided in Appendix B of AS 1428.1-2009.

Ramp

An inclined surface on a continuous accessible path of travel between two landings with a gradient steeper than 1 in 20 but not steeper than 1 in 14.

Step ramp

An inclined surface on a continuous accessible path of travel with a maximum rise of 190 mm, length not greater than 1900 mm and a gradient not steeper than 1 in 10.

Tactile Ground Surface Indicator

Truncated cones and/or bars installed on the ground or floor surface, designed to provide pedestrians who are blind or vision-impaired with warning or directional orientation information

Tactile signs

Signage incorporating raised text, and/or symbols and Braille to enable touch reading by people who are blind or who are vision-impaired.

Visitable toilet

A toilet which has a space minimum 1250 mm in front of the toilet x 900 mm wide clear of door swings and fixtures. (See figure 1.1 of 4299-1995).

Walkway

Any surface on a continuous accessible path of travel with a gradient not steeper than 1:20.

2 Key compliance considerations

2.1 BCA Accessibility Provisions

The architectural design documentation has been assessed against the accessibility provisions of the BCA, including Part D3, Clause E3.6 and Clause F2.4. It is noted that compliance with these BCA provisions in this instance, will also achieve compliance with the Premises Standards.

The building has been classified according to its use, in accordance with BCA Clause A6.0, as follows:

Class	Level	Description
2	Part lower ground, upper ground and first floor level	Residential (including the existing dwelling)
7a	Part lower ground	Carpark

A detailed assessment of the design against the relevant BCA accessibility requirements is provided in **Annexure A** of this report.

2.2 Adaptable Housing Design (AS 4299-2995)

An adaptable dwelling incorporates design and construction features that can be readily modified over time to cater for an occupant with changing access and mobility restrictions, without requiring costly and/or energy intensive alterations.

Condition 26 of the Development Consent requires the provision of two adaptable units, in accordance with clause 3.6.3.1 of Manly DCP 2013. Clause 3.6.3.1 of Manly DCP 2013 requires adaptable units to meet the essential design elements listed in Australian Standard AS 4299-1995 'Adaptable Housing'.

Unit U01 and the existing dwelling have been nominated by the architect as the adaptable units.

A detailed assessment of the design of the adaptable units is provided in **Annexure B** of this report.

3 Compliance Matters to be Addressed

As identified by the clause-by-clause assessments contained in the Annexures of this report, the following compliance matters will require further design input and/or require amendment to the architectural design.

3.1 Adaptable Housing

3.1.1 Internal corridor width

A corridor adjacent to the kitchen area of U01 is less than the minimum of 1 m wide. It is recommended that the design be amended to comply.

3.1.2 Adaptable bedroom

In each adaptable dwelling at least one bedroom must be sufficient area to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2. AS 1428.2 requires 1 m clearance on both sides of a queen size bed (1530 x 2030 mm) and turning space (2070 x 1540 mm) at the base of the bed, with the required circulation space being clear of the wardrobe.

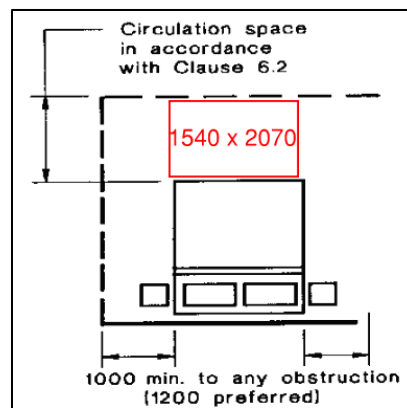


Figure 1: Excerpt from Figure 29 of AS 1428.2 showing circulation space around bed

The adaptable bedroom of the existing dwelling does not appear large enough to accommodate the required circulation space. Adjustment to the existing wall between Bed 1 & Bed 2 may be required. Compliance to be detailed in the construction stage plans. The figures below show how the circulation space overlaps the existing wall in the two different bed orientations.

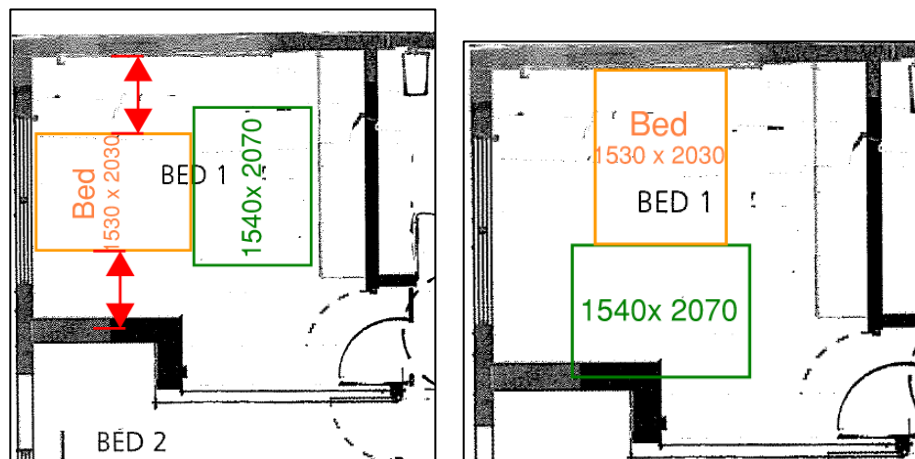


Figure 2: Markup of existing dwelling adaptable bedroom

3.1.3 Details to be provided in the adaptable unit plans

Further to the issues identified above, to demonstrate full compliance with all relevant adaptability requirements of AS 4299-1995, the items identified by 'CRA' (compliance readily achievable) in the adaptable housing assessment in Annexure B of this report must be detailed in the construction stage plans.

Annexure A – Detailed BCA Access Assessment

The table on the following page provides a clause-by-clause assessment of the design against the applicable *deemed-to-satisfy* provisions of BCA 2019, Amendment 1 relating to access for people with disabilities.

The following abbreviations have been used to indicate the compliance status:

NA	Not applicable – The deemed-to-satisfy clause is not applicable to the design
Complies	The design complies with the relevant parts of the deemed-to-satisfy clause
CRA	Compliance readily achievable – The design is consistent with the relevant deemed-to-satisfy clause, however strict compliance with the clause will need to be demonstrated by either certification by the appropriate party or inclusion in the BCA specifications for the project at Construction Certificate stage.
DNC	Does Not Comply
FI	Further information is required to confirm compliance
Noted	The clause has been considered in the assessment, however, does not require any further design input.

BCA Access Clause-by-Clause Assessment

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
Part D3 – Access for people with a disability			
D3.0: Deemed-to-Satisfy Provisions	Informational	-	Noted
D3.1: General Building Access Requirements	<p>Buildings and parts of buildings must be <i>accessible</i> as required by Table D3.1, unless exempted by Clause D3.4.</p> <p>The Table D3.1 requirements are as follows:</p> <p><u>Class 2</u></p> <p>Common areas –</p> <p>From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</p> <p>Where a ramp complying with AS 1428.1 or a passenger lift is installed—</p> <ul style="list-style-type: none"> (a) to the entrance doorway of each sole-occupancy unit; and (b) to and within rooms or spaces for use in common by the residents, <p>located on the levels served by the lift or ramp.</p> <p><u>Class 7a</u></p> <p>To and within any level containing <i>accessible</i> carparking.</p>	<p><u>Class 2</u></p> <p>The Class 2 common areas are required to be <i>accessible</i> are as follows:</p> <ul style="list-style-type: none"> > The lift of Building 3; and > The lift and upper ground floor foyer of Building 4. <p>Access is required to the entry door of each sole-occupancy unit on the levels served by the lift. As this relates to Class 2 common areas only, access is therefore required to the entry doors of TH1, TH2, U02 and U03.</p> <p>The entrance door of U01 is at lower ground floor (at the base of the external stair). An accessible path of travel is not required to this doorway. It is noted however that an accessible path of travel is available to U01 via the carpark.</p> <p><u>Class 7a</u></p> <p>As the Class 7a carpark is not required under BCA Clause D3.5 to have <i>accessible</i> carparking spaces, access to and within the carpark is not required. It is however noted that lift access to the carpark is provided.</p>	CRA
D3.2: Access to Buildings	<ul style="list-style-type: none"> > An <i>accessway</i> must be provided to a building required to be <i>accessible</i> from the main points of a pedestrian entry at the allotment boundary. 	Step-free pedestrian access is provided to the principal entrances of the building (lift entrance of Building 3 and lobby entry of Building 4) from the allotment boundary at Boyle Street.	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	> An <i>accessway</i> must be provided through the principal pedestrian entrance.	Further details will be required of the ramps and lift on the access path at the Construction Certificate stage.	
D3.3: Parts of Buildings to be Accessible	<p>In a building required to be <i>accessible</i>—</p> <ul style="list-style-type: none"> (a) every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with— <ul style="list-style-type: none"> (i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and (ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1. (b) every passenger lift must comply with E3.6; and (c) <i>accessways</i> must have— <ul style="list-style-type: none"> (i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an <i>accessway</i> where a direct line of sight is not available; and (ii) turning spaces complying with AS 1428.1— <ul style="list-style-type: none"> (A) within 2 m of the end of <i>accessways</i> where it is not possible to continue travelling along the <i>accessway</i>; and (B) at maximum 20 m intervals along the <i>accessway</i>; and (d) an intersection of <i>accessways</i> satisfies the spatial requirements for a passing and turning space; and (e) a passing space may serve as a turning space. 	<p><u>Ramps</u></p> <p>Ramp gradients shown on plan are compliant with AS 1428.1. Ramps to be further detailed at CC stage to comply with clause 10 of AS 1428.1-2009.</p> <p><u>Stairways</u></p> <p>The exit stairways that serve the carpark are not required to be designed to comply with clause 11 of AS 1428.1 as they are not located in a part of the building required to be <i>accessible</i>. (Note that Clause A1.0 of the BCA permits 'building' to be interpreted as building or part of a building, as the case requires).</p> <p>The stairway in the external common area, adjacent to the platform lift should be designed to be fully compliant with clause 11 of AS 1428.1 (including handrails on both sides and horizontal handrail extensions at the top and bottom of stair). Stairway to be further detailed at CC stage.</p> <p><u>Passenger lift</u> – refer to E3.6 below.</p> <p><u>Non-compliances identified</u></p> <p><u>Stairway to Building 3 common area</u></p> <p>In the current location, the handrail extensions to the external stair to the Building 3 common area will protrude into the accessway to the external lift.</p> <p><u>Passing space</u></p> <p>A passing space (1800 mm wide x 2000 mm long) is provided adjacent to the driveway, along the path of</p>	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
		<p>travel from the allotment boundary to the external lift, as required.</p> <p><u>Turning spaces</u></p> <p>A turning space (1540 mm x 2070 mm) is provided within 2 m of the end of the accessways, as required, including in the common lobby space of Building 4.</p>	
D3.4: Exemptions	<p>The following areas are not required to be <i>accessible</i>:</p> <ul style="list-style-type: none"> (a) An area where access would be inappropriate because of the particular purpose for which the area is used. (b) An area that would pose a health or safety risk for people with a disability. (c) Any path of travel providing access only to an area exempted by (a) or (b). 	-	Noted
D3.5: Accessible Car Parking	Not applicable	-	NA
D3.6: Signage	<p>In a building required to be <i>accessible</i>, braille and tactile signage complying with Specification D3.6 must identify each exit door required by E4.5 to be provided with an exit sign and state–</p> <ul style="list-style-type: none"> ▪ “Exit”; and ▪ “Level”; and either <ul style="list-style-type: none"> (aa) the floor level number; or (bb) a floor level descriptor; or (cc) a combination of (aa) and (bb). 	Not applicable as there are no exit doors in the Class 2 parts that require exit signage.	NA
D3.7: Hearing Augmentation	Not applicable	-	NA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
D3.8: Tactile Indicators	<ul style="list-style-type: none"> > For a building required to be <i>accessible</i>, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching— <ul style="list-style-type: none"> ○ a stairway, other than a fire-isolated stairway; and ○ a ramp other than a step ramp or kerb ramp; and ○ in the absence of a suitable barrier, an overhead obstruction less than 2 m above floor level, other than a doorway. > Tactile ground surface indicators must comply with sections 1 and 2 of AS/NZS 1428.4.1-2009. 	<p>Tactile ground surface indicators compliant with sections 1 and 2 of AS/NZS 1428.4.1-2009 are required in the following areas:</p> <ul style="list-style-type: none"> > at the top and bottom of the 1:14 ramp in the external path of travel; > at the top and bottom of the external stairway leading to Building 3; and > at the top of the southern exit stair of the carpark. 	CRA
D3.9: Wheelchair seating spaces in Class 9b Assembly Buildings	Not applicable	-	NA
D3.10: Swimming Pools	Not applicable	-	NA
D3.11: Ramps	On an <i>accessway</i> a landing for a step ramp must not overlap a landing for another step ramp or ramp.	The landing between the two 1:10 step ramps is not less than 2.4 m in length, as required.	Complies
D3.12: Glazing on an Accessway	On an <i>accessway</i> , 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 1428.1-2009.	-	CRA
Part E3 Lift Installations			
E3.0: Deemed-to-Satisfy Provisions	Informational	-	Noted
E3.6: Passenger Lifts	In an accessible building, every passenger lift must—	In accordance with Table E3.6a, the lifts must be one of the following types:	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	<p>(a) be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and</p> <p>(b) have accessible features in accordance with Table E3.6b; and</p> <p>(c) not rely on a constant pressure device for its operation if the lift car is fully enclosed.</p>	<p>> Electric passenger lift</p> <p>> Electrohydraulic passenger lift</p> <p>> Inclined lift</p> <p>> Low rise, low-speed constant pressure lift (only permitted if unenclosed)</p> <p>> Small-sized, low-speed automatic lift.</p> <p>The lifts must be provided with the accessible features required by Table E3.6b. All lifts to have lift floor dimensions not less than 1100 mm wide by 1400 mm deep.</p> <p>Details to demonstrate compliance with all requirements of this clause will be required at CC stage.</p>	
Part F2 Sanitary and other facilities			
F2.0: Deemed-to-Satisfy Provisions	Informational	-	Noted
F2.4: Accessible Sanitary Facilities (including Table F2.4)	Not applicable	-	NA
F2.9: Accessible adult change facilities	Not applicable	-	NA

Annexure B – Detailed Adaptable Housing Assessment

The table on the following page provides a clause-by-clause assessment of the design of the adaptable units against the applicable provisions of AS4299-1995 for an adaptable house class C (essential features incorporated).

The following abbreviations have been used to indicate the compliance status:

NA	Not applicable – The clause is not applicable to the design
Complies	The design complies with the relevant parts of the clause
CRA	Compliance readily achievable – The design is consistent with the relevant parts of the clause, however strict compliance will need to be demonstrated by either certification by the appropriate party or inclusion in the project specifications.
DNC	Does Not Comply
FI	Further information is required to confirm compliance
Noted	The clause has been considered in the assessment, however, does not require any further design input.

Adaptable Housing Class C (Essential Features) - Clause-by-Clause Assessment

Item	Room/Item	Clause	Comment	Status
Drawings				
1	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages	2.3	Plans of the adaptable unit are provided. Further details will need to be included in these plans as outlined in this table.	FI
Siting				
3	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS 1428.1.	3.3.2	<p>An accessible path of travel is readily achievable from the Boyle St entry to U01.</p> <p>It is understood that the accessible path of travel from the street to the existing dwelling will be from Sydney Rd, along the route of the existing driveway. This path of travel will need to be further detailed in the construction stage plans.</p>	CRA
Letterboxes in estate developments				
11	Letterboxes to be on hard standing area connected to accessible pathway.	3.8	<p>The letterbox location for U01 is located adjacent to the accessible path of travel from Boyle St.</p> <p>No detail is provided of the letterbox location for the existing dwelling. The letterbox location will need to be detailed in the construction stage plans.</p>	CRA
Private car accommodation				
14	Car parking space or garage min. area 6.0 m x 3.8 m.	3.7.2	<p>A 3.8 m wide car space has been provided within the basement carpark for U01.</p> <p>A compliant car space for the existing dwelling has not been indicated on the plan, however the architect has advised that this will be provided within the existing carparking area for the existing dwelling. Compliance to be detailed in the construction stage plans.</p>	CRA
Accessible entry				

Item	Room/Item	Clause	Comment	Status
20	Accessible entry	4.3.1	-	CRA
22	Accessible entry to be level (i.e. max. 1:40 slope)	4.3.2	Further detail to be provided in the construction stage plans.	CRA
23	Threshold to be low-level	4.3.2	Further detail to be provided in the construction stage plans.	CRA
24	Landing to enable wheelchair manoeuvrability	4.3.2	-	Complies
25	Accessible entry door to have 850 mm clearance	4.3.1	Further detail to be provided in the construction stage plans.	CRA
27	Door lever handles and hardware to AS 1428.1	4.3.4	Further detail to be provided in the construction stage plans.	CRA
Interior general				
32	Internal doors throughout to have 820 mm min. clearance	4.3.3	Further detail to be provided in the construction stage plans showing dimensions of doorways.	CRA
33	Internal corridors min. width of 1000 mm	4.3.7	A corridor adjacent to the kitchen area of U01 is less than 1 m wide.	DNC
34	Provision for compliance with AS 1428.1 for door approaches	4.3.7	Dimensions of the circulation space adaptable bedroom door of the existing dwelling to be detailed in the construction stage plans.	CRA
36	Provision for circulation space of min. 2250 mm diameter	4.7.1	-	Complies
38	Telephone adjacent to GPO	4.7.4	Clause 4.7.4 requires a telephone outlet in the living area adjacent to a GPO. Compliance to be detailed in the construction stage plans.	CRA
41	Potential illumination level min. 300 lux	4.10	Compliance to be detailed in the construction stage plans.	CRA
Kitchen				
42	Minimum width 2.7 m (1550 mm clear between benches)	4.5.2	-	Complies
43	Provision for circulation at doors to comply with AS 1428.1	4.5.1	No doorways are installed to the kitchen areas.	NA

Item	Room/Item	Clause	Comment	Status
44	Provision for benches planned to include at least one work surface of 800 mm length, adjustable in height from 750 mm to 850 mm or replaceable. Refer to Figure 4.8.	4.5.5	An 800 mm work surface adjustable in height or replaceable is not indicated on the plans. Compliance to be detailed in the construction stage plans.	CRA
45	Refrigerator adjacent to work surface	4.5.5	The refrigerator must be adjacent to a work surface in both the pre and post-adaptation designs. Compliance to be detailed in the construction stage plans.	CRA
46	Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable	4.5.6	Compliance to be detailed in the construction stage plans.	CRA
47	Kitchen sink bowl max. 150mm deep	4.5.6	Compliance to be detailed in the construction stage plans.	CRA
48	Tap set capstan or lever handles or lever mixer	4.5.6(e)	Compliance to be detailed in the construction stage plans.	CRA
49	Tap set located within 300mm of front of sink	4.5.6(e)	Compliance to be detailed in the construction stage plans.	CRA
51	Cook tops to include either front or side controls with raised cross bars	4.5.7	Compliance to be detailed in the construction stage plans.	CRA
52	Cook tops to include isolating switch	4.5.7	Compliance to be detailed in the construction stage plans.	CRA
53	Work surface min. 800mm length adjacent to cook top at same height	4.5.7	Compliance to be detailed in the construction stage plans.	CRA
54	Oven located adjacent to an adjustable height or replaceable work surface	4.5.8	Compliance to be detailed in the construction stage plans.	CRA
59	GPOs to comply with AS 1428.1. At least one double GPO within 300 mm of front of work surface.	4.5.11	Compliance to be detailed in the construction stage plans.	CRA
60	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	4.5.11	Compliance to be detailed in the construction stage plans.	CRA
61	Slip-resistant floor surface	4.5.4	Compliance to be detailed in the construction stage plans.	CRA
Main bedroom				

Item	Room/Item	Clause	Comment	Status
62	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2	4.6.1	AS 1428.2 requires 1m clear on both sides of a queen size bed (1530 x 2030 mm) and turning space (2070 x 1540mm) at the base of the bed, with the required circulation space being clear of the wardrobe. The adaptable bedroom of the existing dwelling does not appear large enough to accommodate the required circulation space. Adjustment to the existing walls may be required. Compliance to be detailed in the construction stage plans.	DNC
Bathroom				
75	Provision for bathroom area to comply with AS1428.1	4.4.1	Bathroom fixtures to be located in accordance with AS 1428.1-2009 from the outset, or bathroom to be adaptable, at minimum cost to comply with AS 1428.1. Compliance, including dimensions to be further detailed in the pre and post adaptation plans for each adaptable dwelling.	CRA
76	Slip-resistant floor surface	4.4.2	Compliance to be detailed in the construction stage plans.	CRA
77	Shower recess-no hob. Minimum size 1160 x 1100 mm to comply with AS1428.1 (Refer Figures 4.6 and 4.7)	4.4.4(f)	Compliance to be detailed in the construction stage plans.	CRA
78	Shower area waterproofed to AS3740 with floor to fall to waste	4.4.4(f)	Compliance to be detailed in the construction stage plans.	CRA
79	Recessed soap holder	4.4.4(f)	Compliance to be detailed in the construction stage plans.	CRA
80	Shower taps positioned for easy reach to access side of shower sliding track	4.4.4(f)	Compliance to be detailed in the construction stage plans.	CRA
82	Provision for adjustable, detachable hand-held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall – strengthening provision)	4.4.4(h)	Where framed walls are used, strengthened areas for fixing shall be provided as shown in Figures 4.5 to 4.7. The strengthened areas shall be adequate to support the loads imposed through the grabrails. Compliance to be detailed in the construction stage plans.	CRA

Item	Room/Item	Clause	Comment	Status
83	Provision for grabrail in shower to comply with AS1428.1	4.4.4(h)	Compliance to be detailed in the construction stage plans.	CRA
86	Tap sets to be capstan or lever handles with single outlet	4.4.4(c)	Compliance to be detailed in the construction stage plans.	CRA
88	Provision for washbasin with clearances to comply with AS1428.1	4.4.4(g)	-	Complies
90	Double GPO beside mirror	4.4.4(d)	Compliance to be detailed in the construction stage plans.	CRA
Toilet				
92	Provision of either "visitable toilet" or accessible toilet	4.4.3	A visitable toilet has been provided within both adaptable dwellings.	Complies
93	Provision to comply with AS1428.1	4.4.1	-	CRA
94	Location of WC pan at correct distance from fixed walls	4.4.3	Compliance to be detailed in the construction stage plans. Pan needs to be 450-460 mm from the side wall, as per AS 1428.1-2009.	CRA
95	Provision for grab rail zone (Refer Figure 4.6)	4.4.4(h)	Compliance to be detailed in the construction stage plans.	CRA
96	Slip resistant floor surface (vitreous tiles or similar)	4.4.2	Compliance to be detailed in the construction stage plans.	CRA
Laundry				
98	Circulation at doors to comply with AS 1428.1	4.8	-	NA
99	Provision for adequate circulation space in front of or beside appliances (min. 1550x1550mm)	4.8	-	Complies
100	Provision for automatic washing machine	4.8(e)	-	Complies
102	Where clothesline is provided, an accessible path of travel to this	4.8(a)	-	NA
105	Double GPO	4.8(g)	Compliance to be detailed in the construction stage plans.	CRA

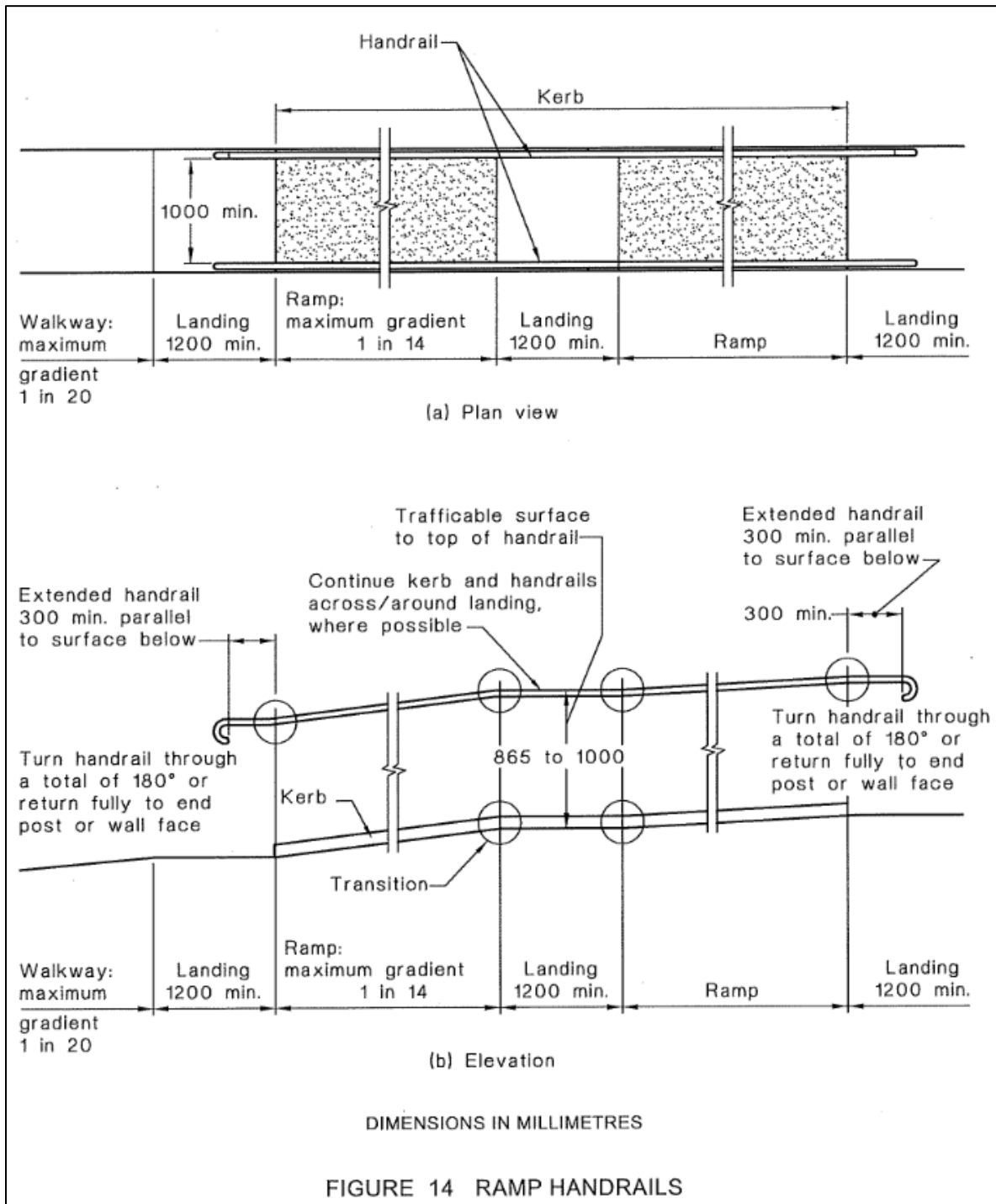
Item	Room/Item	Clause	Comment	Status
108	Slip-resistant floor surface	4.9.1	Compliance to be detailed in the construction stage plans.	CRA
Door locks				
110	Door hardware operable with one hand, located 900-1100 mm above floor	4.3.4	Compliance to be detailed in the construction stage plans.	CRA

Annexure C – Design Documentation

This report has been prepared based on the following design documentation.

Architectural plans prepared by Architectural Projects			
Drawing no.	Revision	Date	Title
DA-103	P8	22/06/22	SITE PLAN
DA-201	P8	22/06/22	LOWER GROUND FLOOR PLAN
DA-202	P8	22/06/22	UPPER GROUND FLOOR PLAN
DA-203	P8	22/06/22	FIRST FLOOR PLAN
DA-204	P8	22/06/22	ROOF PLAN
DA-301	P8	22/06/22	ELEVATIONS – BUILDING 3
DA-302	P8	22/06/22	ELEVATIONS – BUILDING 4
DA-401	P8	22/06/22	SECTION A-A
DA-402	P8	22/06/22	SECTION B-B DRIVEWAY SECTION
DA-403	P8	22/06/22	SECTION C-C
DA-501	P8A	22/06/22	ADAPTABLE UNIT – U01
DA-502	-	24/06/22	ADAPTABLE UNIT – HERITAGE ITEM

Annexure D – Figures from AS 1428.1-2009



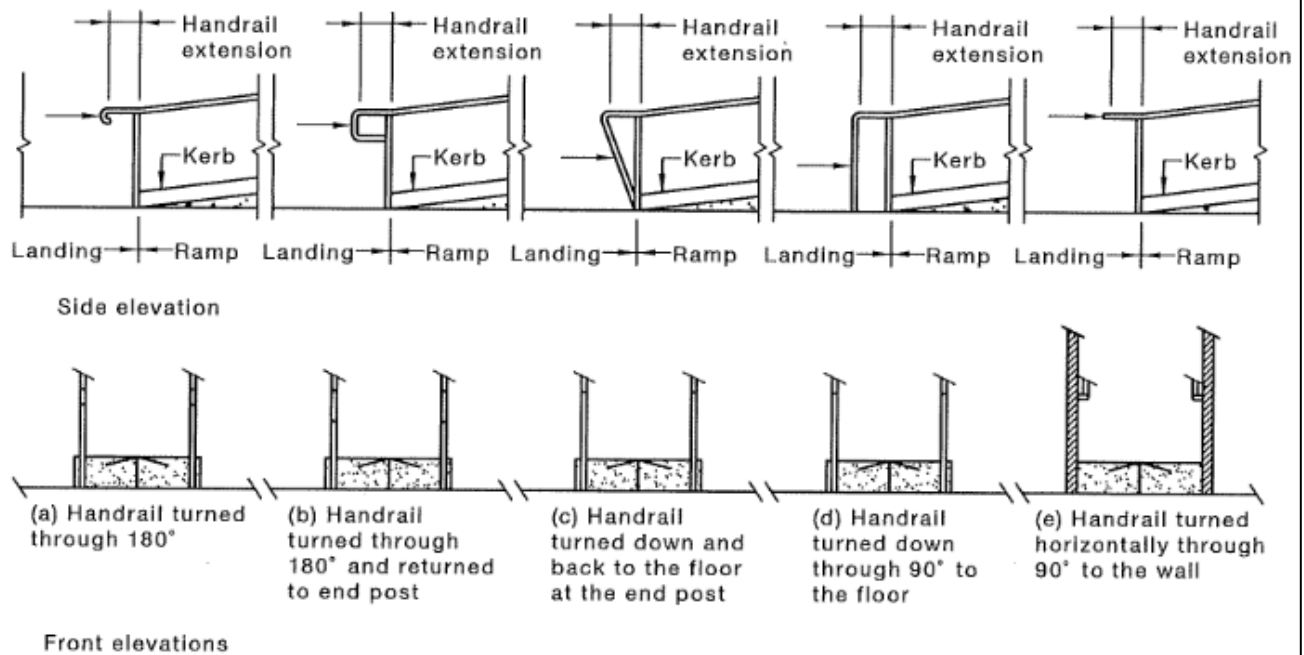
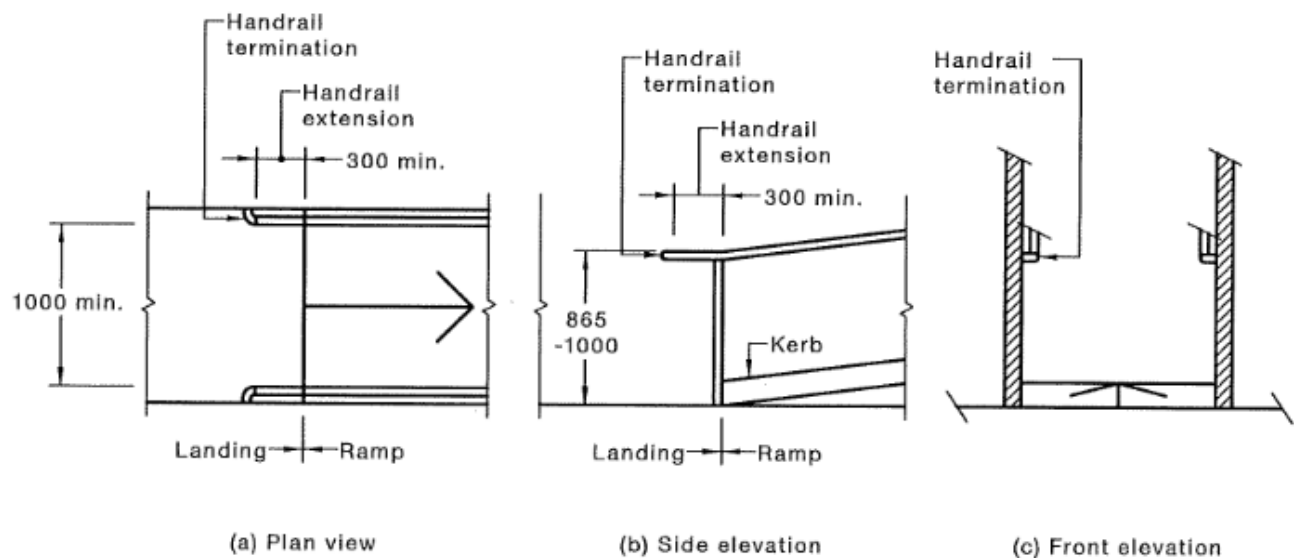


FIGURE 15(A) RAMP HANDRAILS—EXAMPLES OF HANDRAIL TERMINATIONS



DIMENSIONS IN MILLIMETRES

FIGURE 15(B) RAMP HANDRAILS—DETAIL FOR HANDRAILS TERMINATED BY TURNING HORIZONTALLY THROUGH 90° TO THE WALL

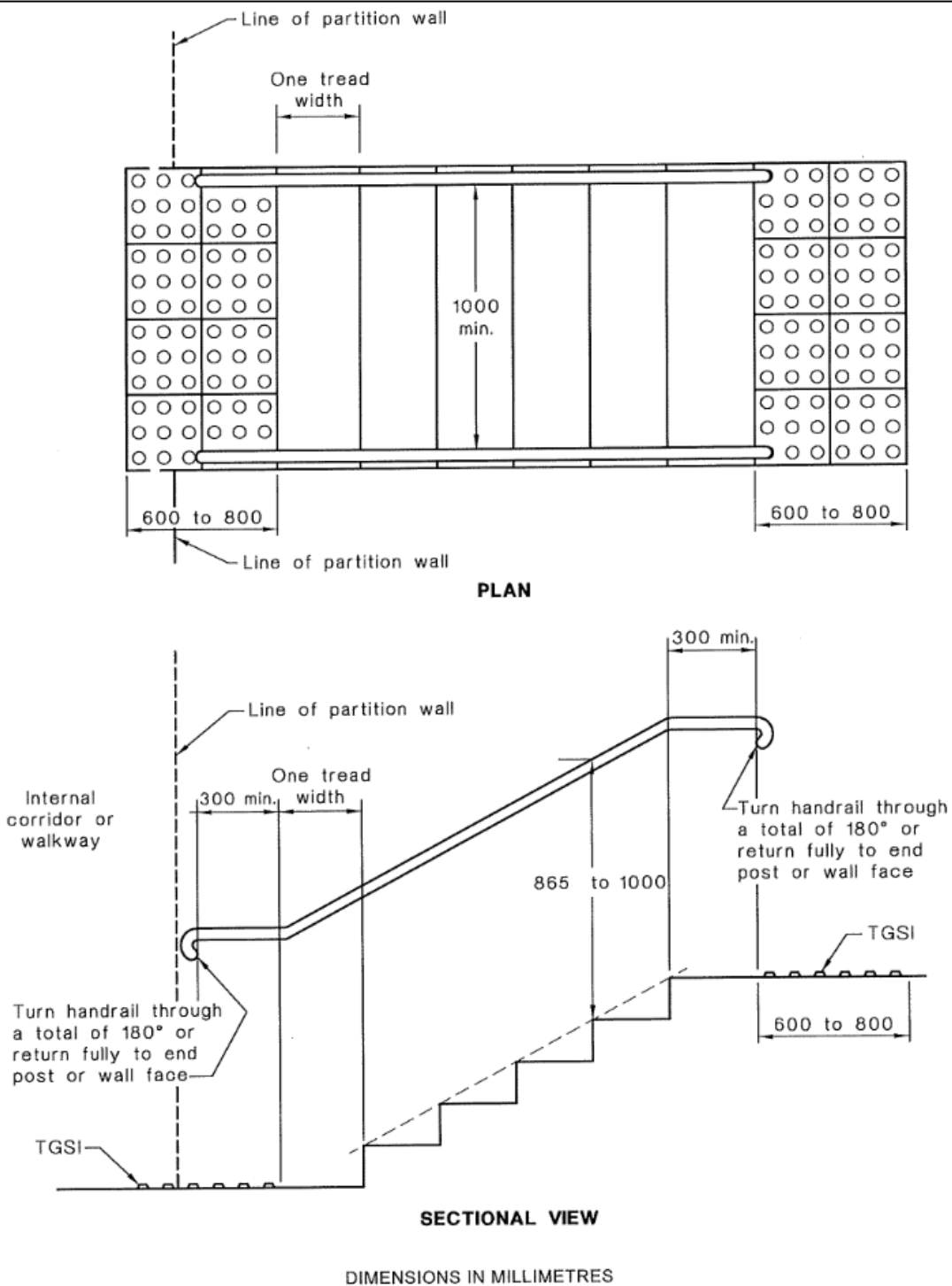
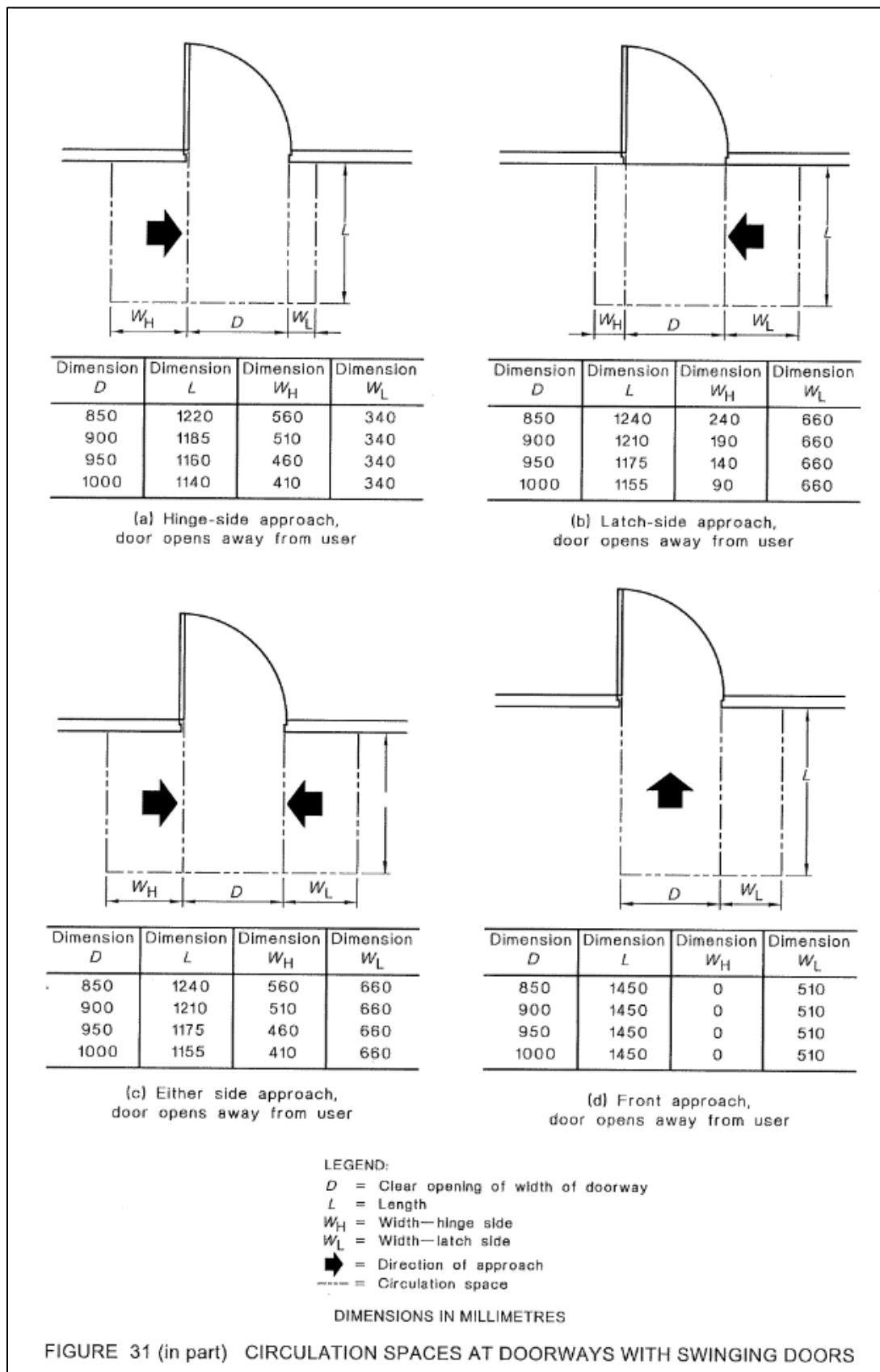
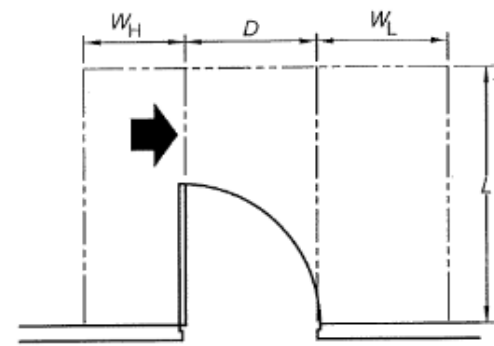


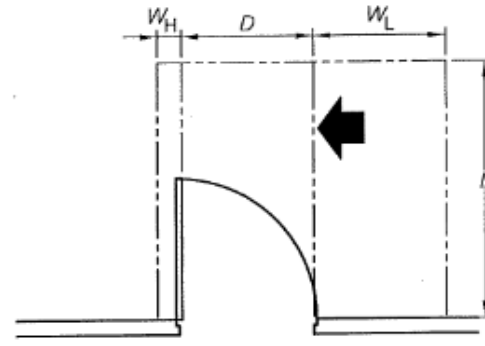
FIGURE 26(B) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT END OF STAIRWAY OTHER THAN AT LINE OF BOUNDARY





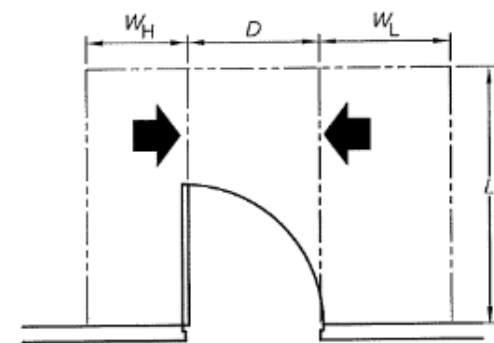
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1670	660	900
900	1670	610	900
950	1670	560	900
1000	1670	510	900

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



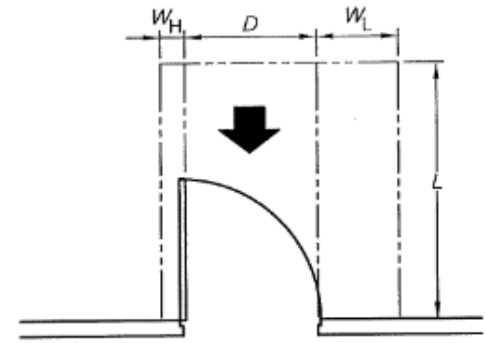
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1670	110	900
900	1670	110	900
950	1670	110	900
1000	1670	110	900

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



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

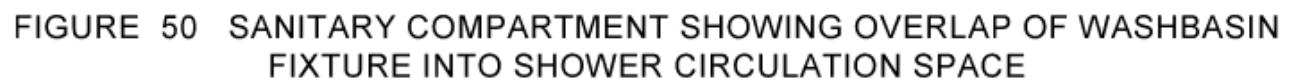
W_L = Width—latch side

➡ = Direction of approach

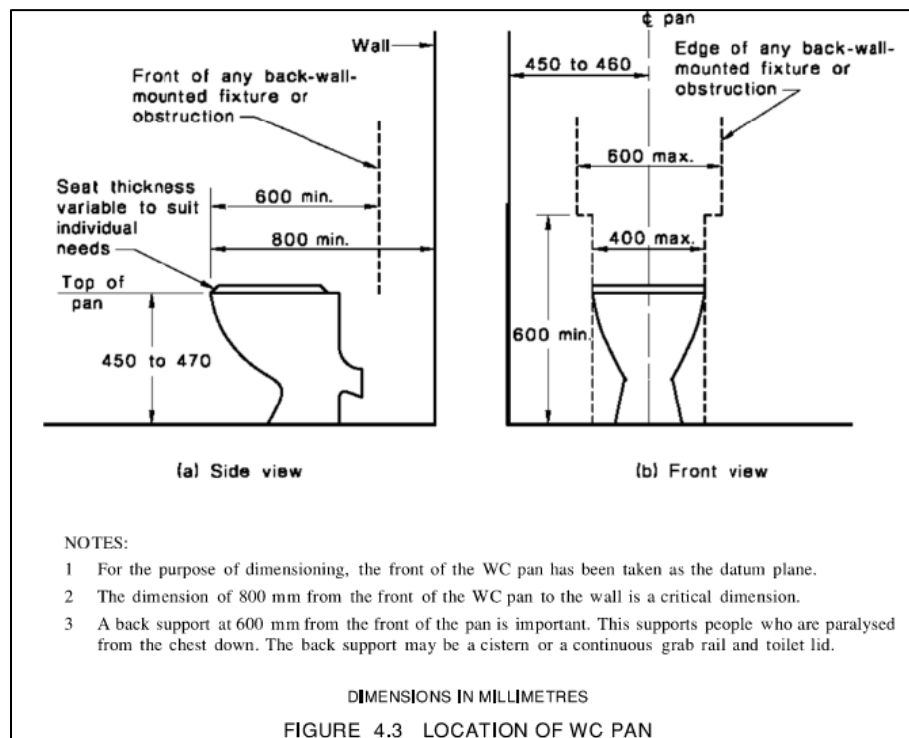
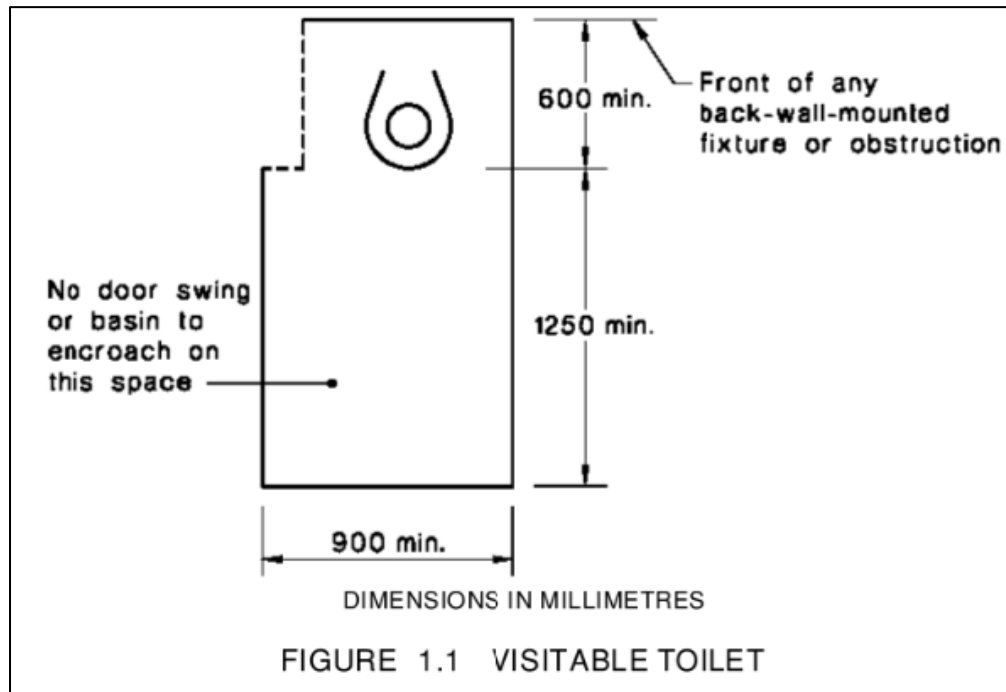
--- = Circulation space

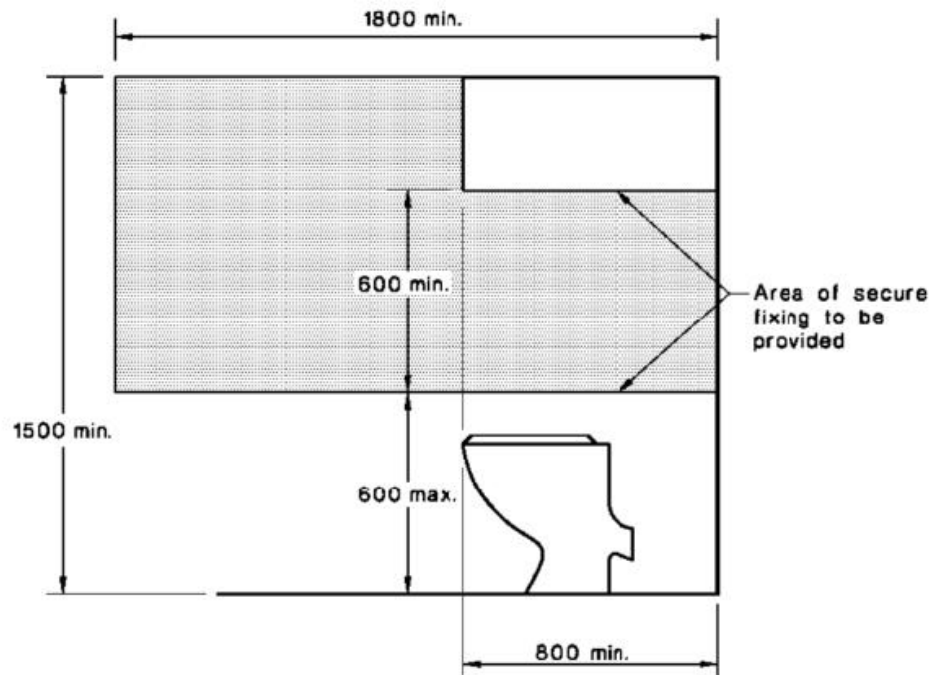
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FIGURE 31 (in part) CIRCULATION SPACES AT DOORWAYS WITH
SWINGING DOORS

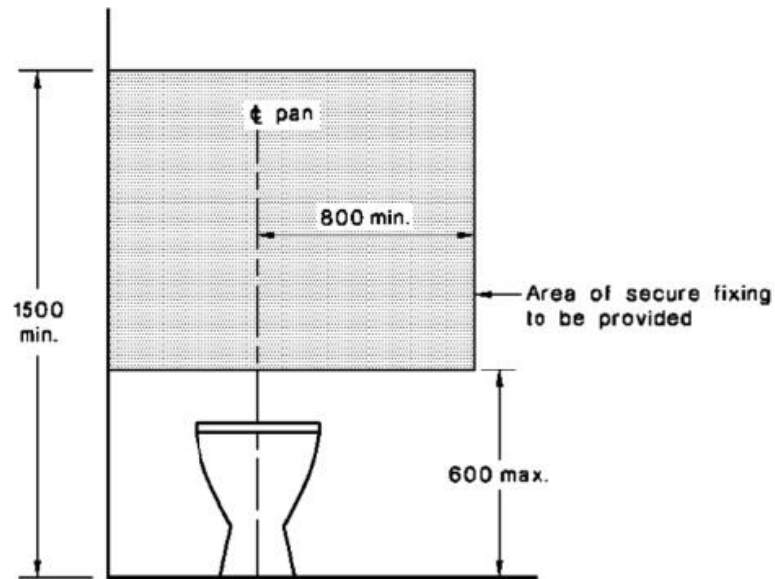


Annexure E – Figures from AS 4299-1995





(a) Side view



(b) Front view

DIMENSIONS IN MILLIMETRES

**FIGURE 4.5 REINFORCED AREAS FOR SUBSEQUENT
INSTALLATION OF GRABRAILS IN TOILETS**

