



**BUILDING
INNOVATIONS
AUSTRALIA**

ADAPTABLE HOUSING INDICATIVE COMPLIANCE REPORT FOR DA LODGEMENT

**182-186 Gertrude Street,
North Gosford NSW 2250**



Prepared for: Linfield Group Pty Ltd
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Table of Contents

1.0. INTRODUCTION	3
1.1. LOCATION AND DESCRIPTION	3
1.2. REPORT PURPOSE	3
1.3. AS4299-1995 ADAPTABLE HOUSING	4
1.4. BASIS OF REPORT	5
1.5. REFERENCED DOCUMENTS	5
1.6. LIMITATIONS AND EXCLUSIONS	5
1.7. LEGISLATIVE FRAMEWORK	6
1.8. TERMINOLOGY	7
2.0. ADAPTABLE HOUSING ASSESSMENT	9
2.1. BUILDING DESCRIPTION	9
2.2. PLANNED BUILDING DESCRIPTION	9
2.3. BUILDING CLASSIFICATIONS (PART A6)	9
2.4. ADAPTABLE HOUSING CONSENT AUTHORITY REQUIREMENTS	10
2.5. ADAPTABLE UNIT(S) UNDER REVIEW	11
3.0. ADAPTABLE HOUSING REQUIREMENTS	13
4.0. CONCLUSION	43
4.1. ADAPTABLE HOUSING STATEMENT	43
APPENDIX A – REFERENCED DOCUMENTATION	44

Document History

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1.0. INTRODUCTION

1.1. Location and Description

This report is prepared in preparation of a Development Application (DA) lodgement and is for assessment purposes. The report comprises an adaptable housing assessment in accordance with AS 4299-1995 for the proposed residential flat building.

The development incorporates the demolition of existing structures and construction of a new ten (10) storey building comprising of thirty-nine (39) residential apartments and associated carparking located in the two (2) Basement Floor, Ground and First Floor Levels.

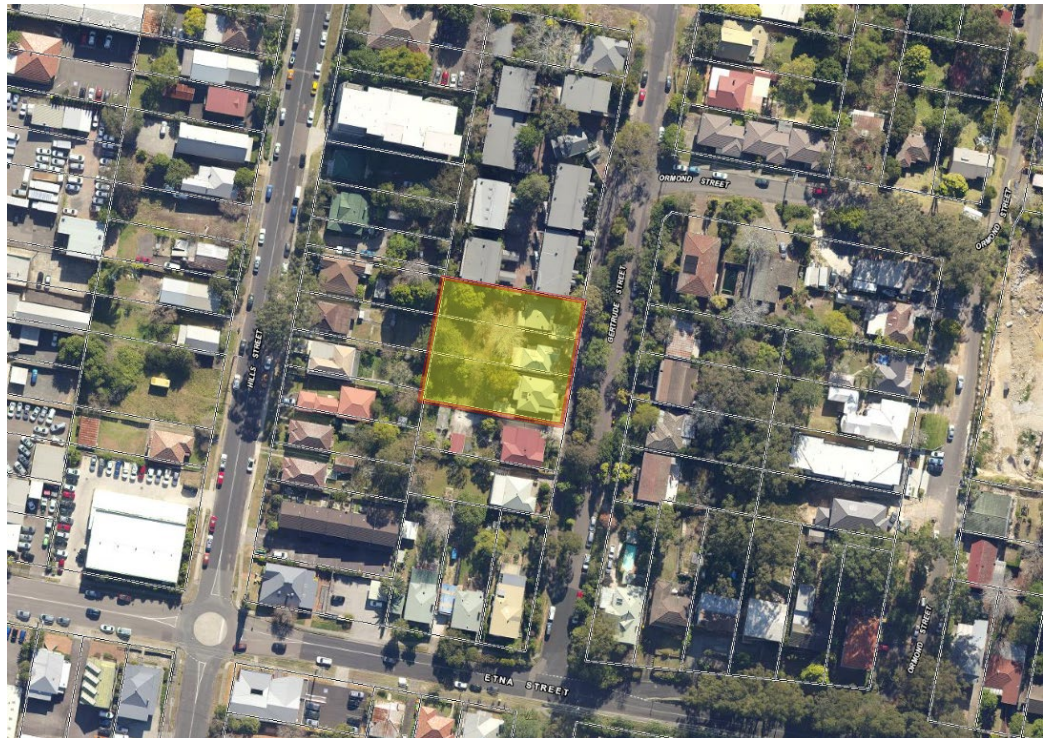


Figure 1 *Site location and topography*

1.2. Report Purpose

The purpose of this report is to provide an indicative adaptable housing assessment as required by Condition 2.3.12.1 of Central Coast Council DCP 2022, which requires 10% of adaptable dwellings to be provided in the development.

This assessment will be undertaken to pre-empt the Certifying Authority's role under Section 19 of the Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021.



1.3. AS4299-1995 Adaptable Housing

As listed under AS4299-1995 Adaptable Housing, the objectives and performance requirements of adaptable housing are as follows:

OBJECTIVES

1. That housing be designed and constructed or altered in a way which satisfies the performance requirements for adaptable housing enumerated in Clause below.
2. That housing is designed in such a way that later alterations to suit individual requirements will be achievable at minimal extra initial cost.
3. That housing be designed in such a way that it will easily adapt to suit the widest possible range of lifetime needs. This will include the needs of people with physical disabilities (including people who use wheelchairs, people with disabilities who are ambulant, and people with manipulatory disabilities); people with sensory disability (vision, hearing) and people with intellectual disability.
4. The initial design will allow for visibility through an accessible path of travel to the living room and toilet.

PERFORMANCE REQUIREMENTS

1. Adaptable housing units shall be designed and
2. constructed to meet the following requirements:
 - (a) **Visitability** To be visitable by people who use wheelchairs, in that there must be at least one wheelchair accessible entry and path of travel to the living area and to a toilet that is either accessible or visitable.
 - (b) **Avoidance of level changes** To have no steps and to avoid level changes where possible.
 - (c) **Manoeuvrability** This shall include the following:
 - i. To provide space sufficient to manoeuvre a wheelchair within a living area, the kitchen and an accessible path of travel linking these areas.

NOTE: Although not required for visibility, the kitchen is included as an initial spatial requirement for manoeuvrability, as there is significant expense involved in changing the kitchen layout at a later date.
 - ii. To provide space sufficient to manoeuvre a wheelchair within a bedroom, a bathroom and a toilet or to provide a design and details whereby after adaptation there will be sufficient space to manoeuvre a wheelchair within these facilities and an accessible path of travel linking these facilities to the entry, living and kitchen areas.
 - (d) **Ease of adaptation** If the design for adaptation requires further demolition of walls then these walls shall be non load-bearing and free of electrical and plumbing services.
 - (e) **Ease of reach** To provide electrical controls, taps, and some shelves and cupboards at levels to suit people who use wheelchairs.
 - (f) **Future laundry facilities** To provide laundry facilities that after adaptation will be accessible to people who use wheelchairs. Those laundry facilities may be external to the adaptable housing unit, providing a wheelchair accessible path of travel is available from the adaptable housing unit to the laundry facilities.

NOTES: There are no set design solutions, but a huge variety of ways of adapting a design to meet these criteria is possible. Designers are encouraged to use imaginative design within these broad parameters. An example of an adaptable house design is shown in Appendix C.



1.4. Basis of Report

This report is based upon and limited to:

- An assessment of design documentation referenced in Appendix A of this report; and
- Australian Standard AS 4299-1995, Adaptable Housing, referred to as 'the Standard'.

1.5. Referenced Documents

The following documentation was relied upon when preparing this report:

- Assessment of design documentation referenced in Appendix A of this report.
- The performance and deemed-to-satisfy provisions of the National Building Code of Australia 2019 Amendment 1 incorporating the NSW Appendices where applicable.
- Guide to the National Building Code of Australia.
- Australian Standard AS 4299-1995, Adaptable Housing Standard.
- Australian Standard AS1428.1-2009, Design for Access and Mobility.
- Australian Standard AS1428.2-1992, Design for Access and Mobility.
- Disability (Access to Premises — Buildings) Standards 2010.
- Environmental Planning & Assessment Act 1979.
- Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.
- Central Coast Council Development Control Plan 2022.

1.6. Limitations and Exclusions

The limitations and exclusions of this report are as follows:

- The plans are assessed indicatively to the extent necessary to proceed to construction certificate stage whereby assessment will be undertaken pursuant to Part 4A of the Environmental Planning and Assessment Act 1979. This means that the design has been assessed to be able to comply with the BCA (i.e. the submitted plans are consistent with the BCA but certain design details may not be specified at this stage).
- This Report does not address issues in relation to the following:
 - a) The structural adequacy of the building including the Fire Resistance Levels (FRL's) of any building elements (unless specifically referred to).
 - b) The design, maintenance or operation electrical, mechanical, hydraulic or fire protection services.
 - c) Environmental Planning and Assessment Act and Regulations (unless specifically referred to).
 - d) Local Government Act and Regulations.
 - e) Occupational Health and Safety Act and Regulations.
 - f) WorkCover Authority requirements.
 - g) Requirements of other Regulatory Authorities including, but not limited to, Telstra, Sydney Water, Electricity Supply Authority, RTA, Council and the like.



- h) Disability Discrimination Act (DDA) other than minimum requirements under the Disability (Access to Premises — Buildings) Standards 2010. DDA is a Case by Case Assessment, this building will comply with the set items under the Premises Standards.
- i) Construction Safety Act.
- j) Conditions of Development Consent issued by the relevant Local Council.
- This assessment does not incorporate the detailed requirements of Australian Standards and BCA (relevant to the year of the Construction Certificate issuance) other than those identified in Part 1.4 of this document.
- Building Innovations Australia Pty Ltd cannot guarantee acceptance of this report by the Local Council, NSW Fire Brigades or other approval authorities.
- This report is not to be used for any other purpose than its original intention.
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1.7. Legislative Framework

Section 4.15 (formally Section 79C) of the Environmental Planning and Assessment Act provides the matters of consideration that the consent authority must take into account in the determination of a development application.

Once development consent is granted, and pursuant to Section 19 of the Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021, a certifying authority must not issue a construction certificate for building work unless:

- (a) *the relevant building work plans and specifications include the matters required by a relevant BASIX certificate, if any, and*
- (b) *the design and construction of the building, as described in the relevant building work plans and specifications and in other information given to the certifier under section 12, is consistent with the development consent, and*
- (c) *the building will comply with the relevant requirements of the Building Code of Australia as in force at the time the application for the construction certificate was made.*

Disability (Access to Premises — Buildings) Standards 2010

Disability (Access to Premises — Buildings) Standards 2010 has been introduced and is applicable to this building. It is noted that unless Part D3, Clauses E3.6, F2.2 & F2.4 are included in the below assessment, an access consultant may need to be engaged to provide specific comments as to compliance with this standard. Note that except for slight variations, particularly for Class 1b buildings, available verification methods and adult change facilities, as this is a new building to BCA 2019 A1, compliance with the Disability (Access to Premises — Buildings) Standards 2010 would inherently comply.



1.8. Terminology

- *Accessible* - complying with the floor space requirements described in AS 1428.1 and able to be approached, entered and used by people with a disability, including those who rely upon a wheelchair.
- *Accessible housing unit* - Housing unit with features already in place to facilitate use by a person with a disability or progressive frailty.
 - NOTE: Accessible housing would typically incorporate features such as grabrails and fittings adequate for people with limited mobility. Some of these features which enhance independent living are described in AS 1428.1 and AS 1428.2.
- *Adaptable housing unit* - housing unit which is designed and constructed to meet the performance requirements stated in Clause 2.2 and to include the essential features listed in Appendix A. An adaptable housing unit is designed in such a way that it can be modified easily in the future to become accessible to both occupants and visitors with disabilities or progressive frailties.
- *Building Code of Australia* - Document published on behalf of the Australian Building Codes Board. The BCA is a uniform set of technical provisions for the design and construction of buildings and other structures throughout Australia and is adopted in NSW under the provisions of the Environmental Planning & Assessment Act & Regulation.
- *Circulation space* - contains the net unobstructed area for a minimum height of 2000 mm above the finished floor or ground surface (unless otherwise specified in this Standard), which is that space surrounding built elements, landscape elements, and fixtures and fittings required for movement into and within buildings.
- *Fire Resistance Level (FRL)* - means the grading periods in minutes tested in accordance with AS 1530.4-2005 for the following criteria -
 - (a) structural adequacy; and
 - (b) integrity; and
 - (c) insulation,and expressed in that order.
- *Fire Source Feature (FSF)* - the far boundary of a road adjoining the allotment; or a side or rear boundary of the allotment; or an external wall of another building on the allotment which is not a Class 10 building.
- *General Purpose Outlet (GPO)* - electrical socket for general use.
- *Housing unit* - a single residence or a part of a residence, containing living area and sleeping space, kitchen, toilet and bath or shower room. The term includes bed-sitter flats, detached and semi-detached houses, villa homes, townhouses and apartments in multi-storey blocks.
- *Open space* - means a space on the allotment, or a roof or other part of the building suitably protected from fire, open to the sky and connected directly with a public road.
- *Performance Requirements of the BCA* - A Building Solution will comply with the BCA if it satisfies the Performance Requirements. A Performance requirement states the level of performance that a Building Solution must achieve.

Compliance with the Performance Requirements can only be achieved by-

 - (a) complying with the Deemed-to-Satisfy Provisions; or
 - (b) formulating a Performance Solution which-
 - (i) complies with the Performance Requirements; or
 - (ii) is shown to be at least equivalent to the Deemed-to-Satisfy Provisions; or



(c) a combination of (a) and (b).

- *Ramp* - an inclined accessway with a gradient steeper than 1 in 20 but not steeper than 1 in 14.
- *Shall* - refers to an essential requirement.
- *Should* - refers to a desirable requirement.
- *Sole occupancy unit* - means a room or other part of a building for occupation by one or joint owner, lessee, tenant, or other occupier to the exclusion of any other owner, lessee, tenant, or other occupier.
- *The Act* – refers to NSW Environmental Planning and Assessment Act 1979.
- *The Regulation* – refers to NSW Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.
- *The Standard* – refers to Australian Standard AS 4299-1995.
- *Threshold* - the sill of a doorway at the entrance to a house gradient not steeper than 1 in 8, located in, or instead of, a step other than a kerb.
- *Visitable housing unit* - housing unit which has at least one wheelchair accessible entry with an accessible path of travel to the living area and to a toilet that is either accessible or visitable.
- *Visitable toilet* - a toilet which has a space of minimum 1250 mm in front of the toilet 900 mm wide clear of door swings and fixtures.
- *Walkway* - any accessway with a gradient not steeper than 1



2.0. ADAPTABLE HOUSING ASSESSMENT

2.1. Building Description

For the purposes of the AS 4299-1995 assessment, the proposed development may be described as follows.

2.2. Planned Building Description

STOREYS IN BUILDING	10
RISE IN STOREYS (RIS)	8
EFFECTIVE HEIGHT (EH)	Greater than 12m but less than 25m
TYPE OF CONSTRUCTION	Type A
NUMBER OF UNITS	39
NO. OF ADAPTABLE UNITS	6 Class C Units
NO. DA REQUIRED ADAPTABLE UNITS	4 Class C Units

2.3. Building Classifications (Part A6)

The proposed building has been classified as follows.

BUILDING LEVELS	PLAN LEVELS	CLASSIFICATION	USE	RIS
Basement Floor 2	Basement 02 Plan	Class 7a	Carpark	-
Basement Floor 1	Basement 01 Plan	Class 7a	Carpark	-
Ground Floor	Ground Floor Plan	Class 2 & 7a	Carpark & Residential	1
First Floor	Level 01 Floor Plan	Class 2 & 7a	Carpark & Residential	2
Second to Seventh Floor	Level 02 to 07 Floor Plan	Class 2	Residential	3-8
Roof	Roof Plan	-	-	-



2.4. Adaptable Housing Consent Authority Requirements

This development proposes **six (6) Class C adaptable units** as required by Condition 2.3.12.1 (b) of Central Coast Council DCP 2022, which requires 10% of units to be designed in accordance with AS4299, as pictured in Figure 2 below:

- b 10% of units in residential flat developments shall be designed as suitable for adaptation for occupation by disabled / aged persons, as outlined in *AS 4299: Adaptable Housing*. A higher rate of adaptable housing of 15% is encouraged.

Figure 2 *Condition 2.3.12.1 (b) of Central Coast Council DCP 2022*



2.5. Adaptable Unit(s) Under Review

The following units have been designated as adaptable, forming the basis of the review that follows:

- Unit 307;
- Unit 308;
- Unit 405;
- Unit 406;
- Unit 505; and
- Unit 506.

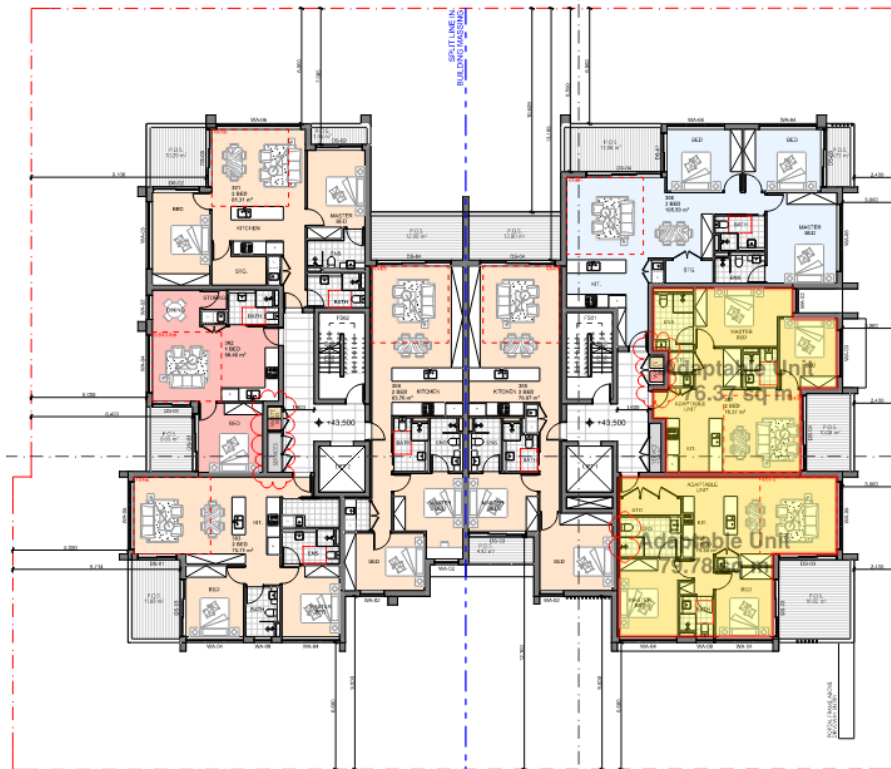


Figure 3 Third Level Adaptable Unit Location on Architectural Plans

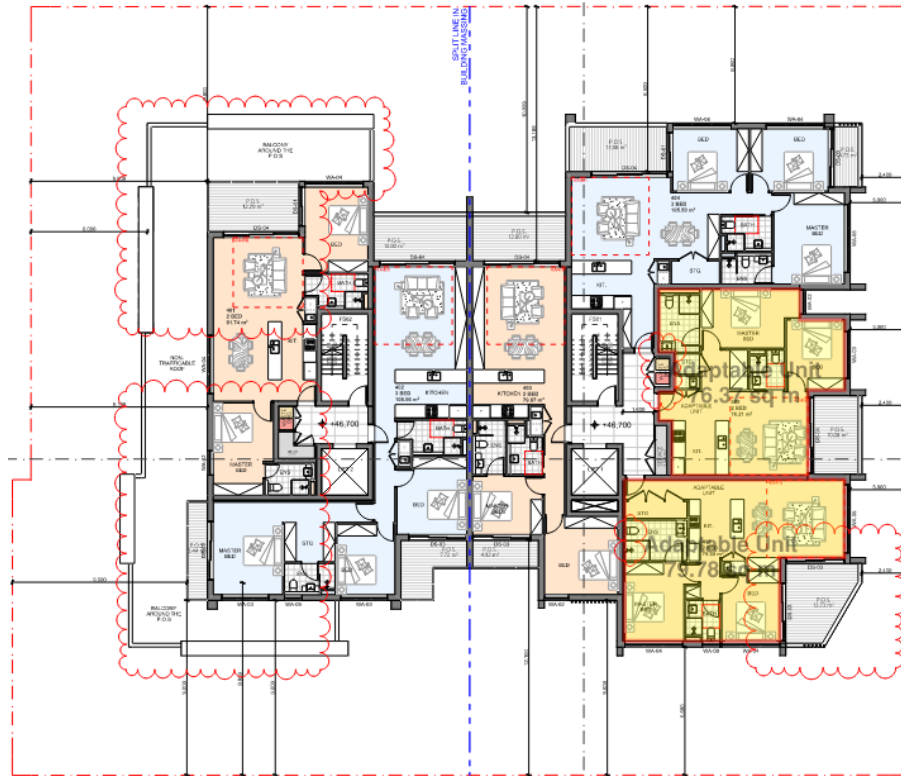


Figure 4 Fourth Level Adaptable Unit Location on Architectural Plans

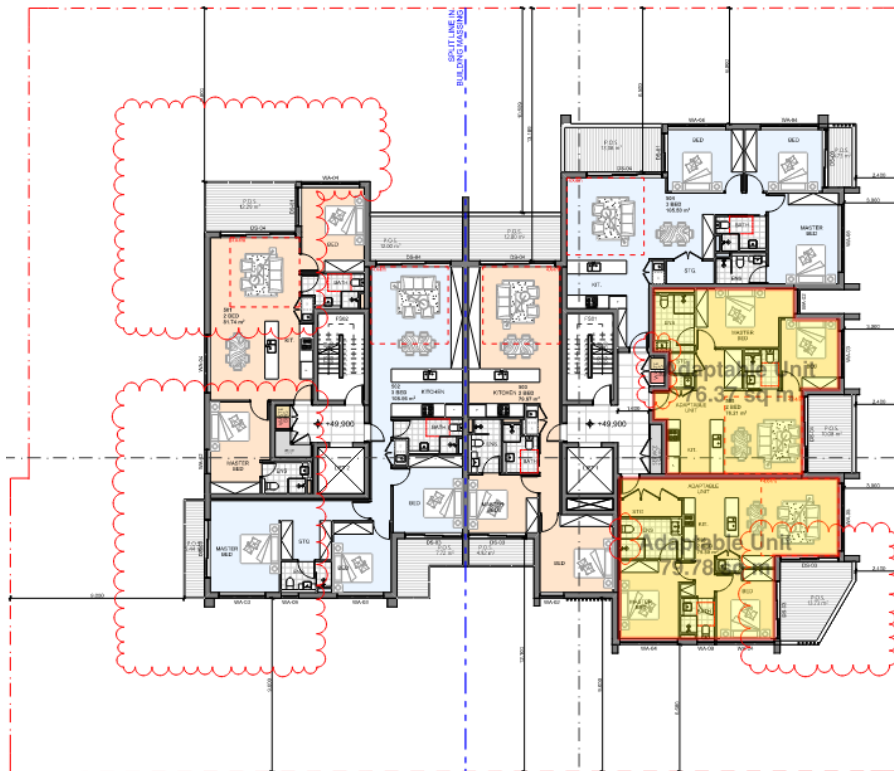


Figure 5 Fifth Level Adaptable Unit Location on Architectural Plans



3.0. ADAPTABLE HOUSING REQUIREMENTS

Noting that the level of documentation at this stage is for a Development Application (DA) assessment purposes, an indicative compliance assessment of the referenced documents identified in Appendix A of this report has been undertaken against AS 4299-1995.

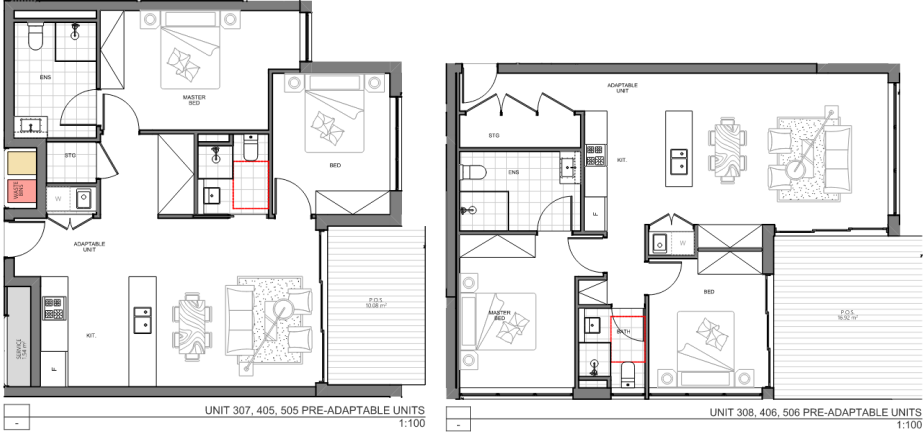
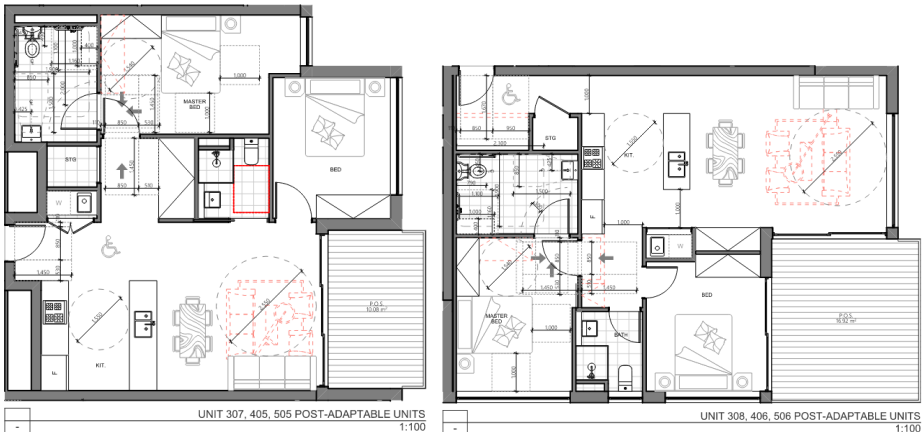
Outlined below is a summary of the essential items required in a Class C Adaptable House. All essential items and relevant clauses to the subject building have been referred to below, including a comment to each item of the proposal's ability to satisfy the requirements of the item and/or the Objectives/Performance Requirements of the Standard.

The abbreviations outlined below have been used in the following tables:

N/A	The item does not apply to the subject Building.
Complies	The relevant clauses of the Standard appear to have been demonstrated by the proposed design and/or evidence during onsite inspection.
CRA	'Compliance Readily Achievable'. Subject to noting the requirements of each item, it is considered item compliance can be readily demonstrated without significant implication to the approved design or has been constructed to comply with approved design. When a DCP Clause and/or DA Condition requires compliance with Appendix A of the Standard and a development has been constructed to an approved design which has not strictly complied with these requirements, a recommendation is provided which appears to comply with the Objectives and Performance Requirements defined in Clause 2.2 of the Standard.
FI	Further information is necessary to determine the compliance potential of the building design and/or element.
PS	Performance (Alternative) Solution with respect to the subject item of Appendix A is potentially possible to satisfy the relevant BCA Performance Requirements when NCC or Access-to-Premises Standards compliance is required. When a DCP Clause and/or DA Condition requires compliance with Appendix A of the Standard, a detailed assessment is required to determine compliance with the Objectives and Performance Requirements of the Standard.
DNC	'Does Not Comply' with either the item and/or the relevant Standard performance requirement(s), and no clear path to compliance is evident.

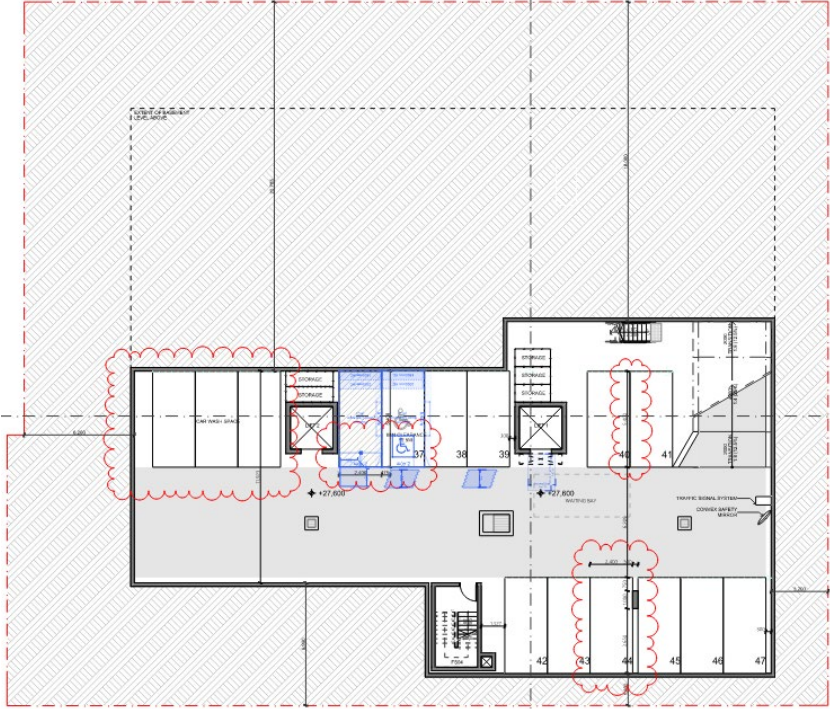


SECTION 2: OBJECTIVES AND PERFORMANCE REQUIREMENTS

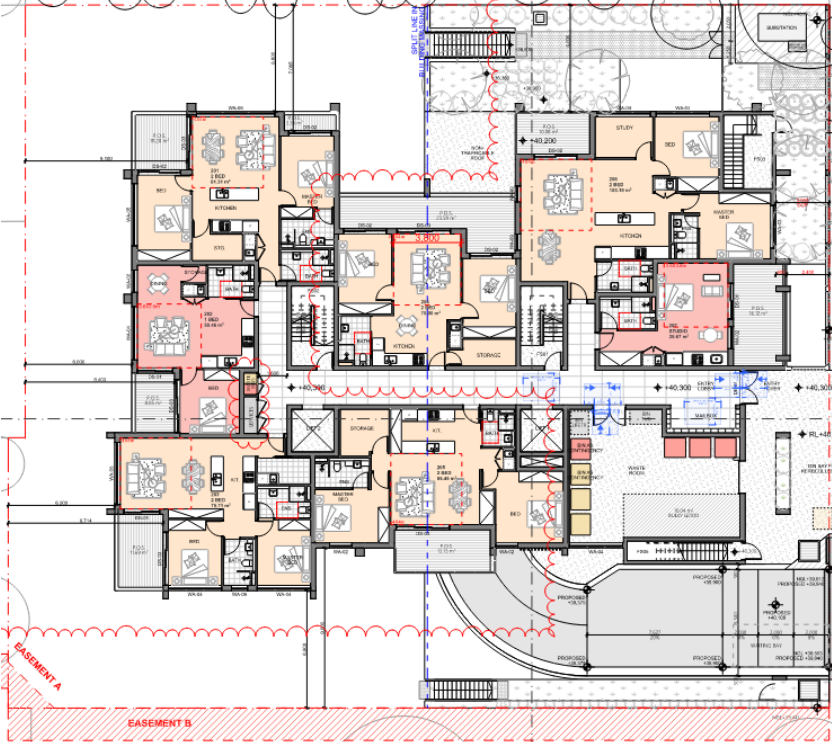
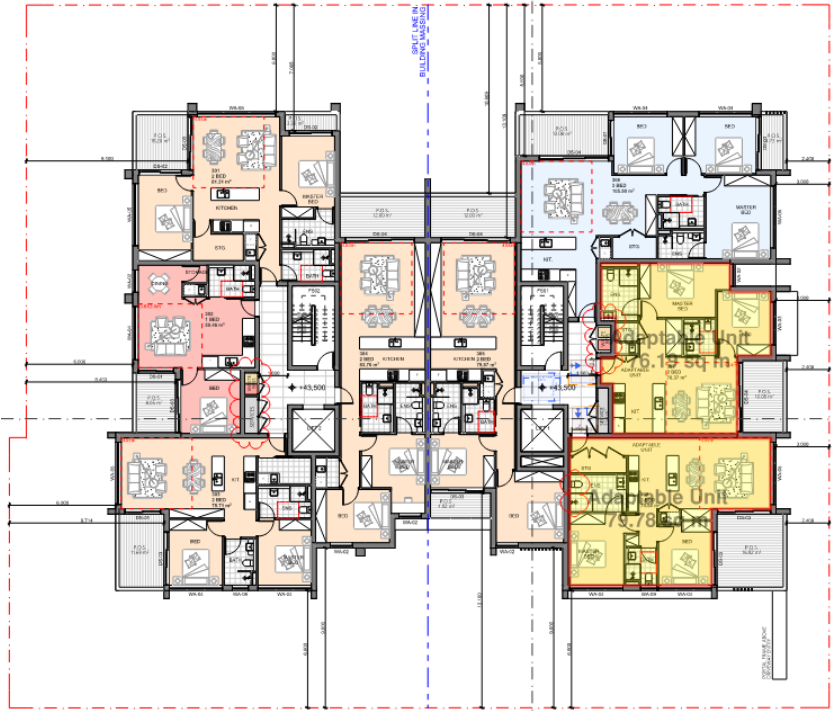
Drawings			
Item	Status	Item Description	References
1	CRA	<p>Provisions of the drawings showing the housing unit in its pre-adaptation and post-adaptation stages.</p> <p><i>To obtain certification as an adaptable housing unit, 'as built' drawings showing the housing unit in its pre-adaptation and post-adaptation stages shall be provided. A description of how the adaptation is to be achieved shall also be provided.</i></p> <p>Pre-adaptation stage layout has been provided for the designated units in architectural plans as illustrated below:</p>  <p>Post-adaptation stage layout has been provided for the designated units in architectural plans as illustrated below:</p>  <p>Both pre and post adaptation plans have been provided to satisfy this item.</p>	Clause 2.3 - Potential for Adaptation



SECTION 3: SITING

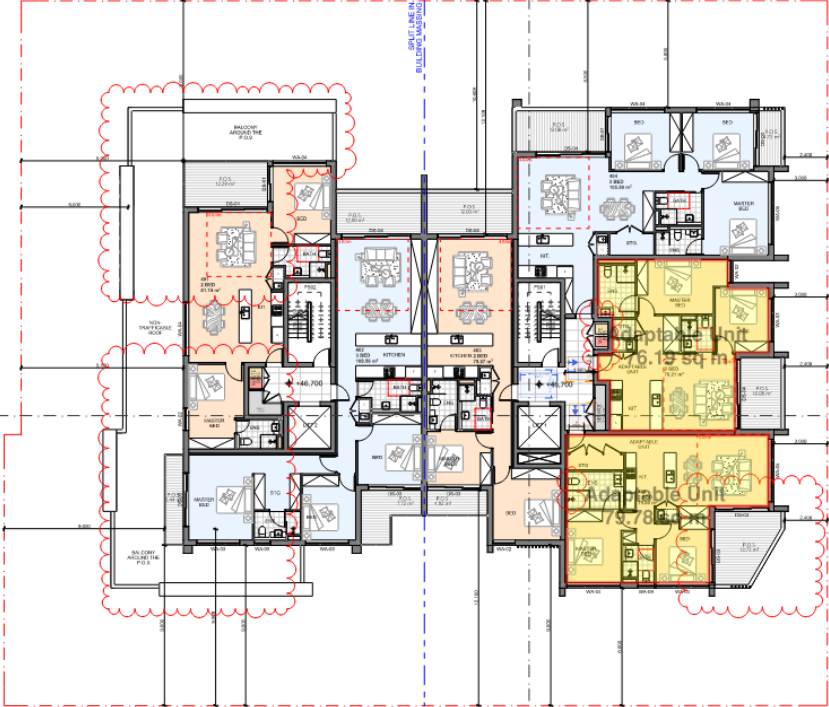
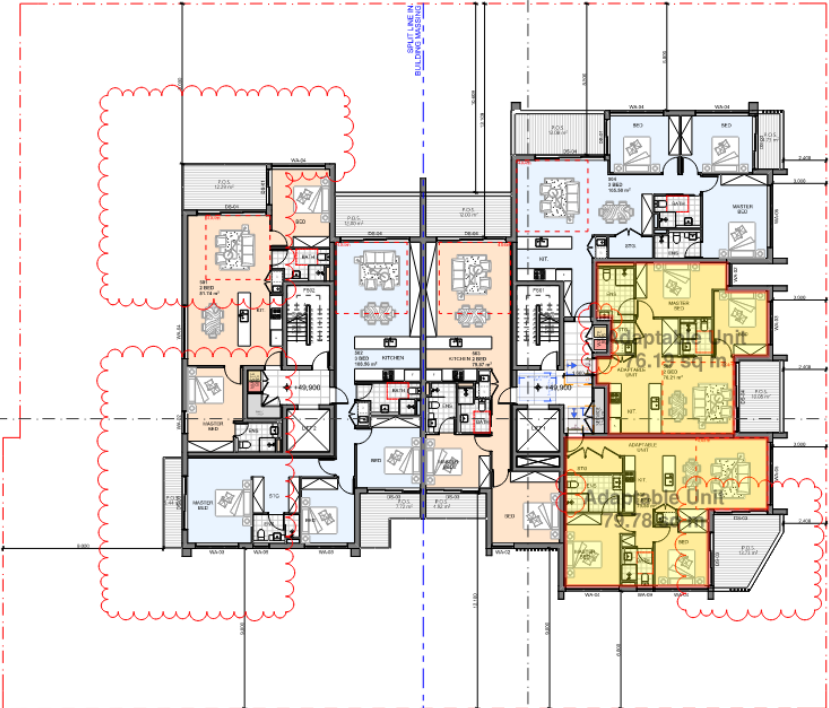
Siting			
Item	Status	Item Description	References
3	CRA	<p>A continuous path of travel from the street frontage and vehicle parking to entry complying with AS1428.1</p> <p><i>An accessible path of travel from the street frontage carparking area or drop-off point shall be provided to all adaptable housing units. As a minimum, this accessible path shall comply with AS 1428.1 and shall be continuous, slip-resistant, hard-surfaced and shall not incorporate any step, stairway or other impediment which would prevent it from being safely negotiated by people with disabilities. It is advisable for walkways to be provided with passing areas, as specified in AS 1428.2.</i></p> <p>A continuous path of travel from the vehicle parking and street frontage to entry complying with AS 1428.1 appears to be provided through the provision of a Clause E3.6 compliant lift, as illustrated below:</p>  <p>The diagram shows a plan view of the Basement Level 2 Carpark. A red dashed line outlines the carpark area. A blue shaded path of travel is shown, starting from the street frontage, passing through a lift shaft, and continuing through the carpark to the building entrance. The path is marked with blue arrows and includes a blue wheelchair icon. Various carpark spaces are numbered (e.g., 37, 38, 41, 42, 43, 44, 45, 46, 47). Other features like 'STAIRS', 'ELEVATOR', and 'TRAFFIC SIGNAL SYSTEM' are also labeled.</p>	<p>Clause 3.3.2 - Accessible Pathway</p>



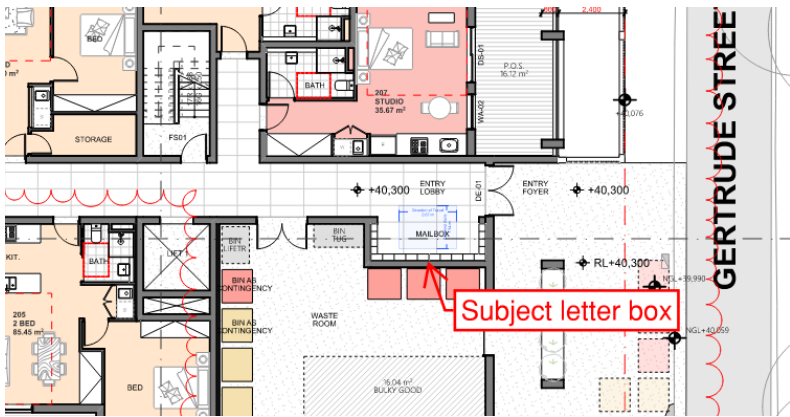
Siting			
Item	Status	Item Description	References
		 <p>Second Floor Level Access from Street Frontage</p>	
		 <p>Third Floor Accessible Path of Travel</p>	



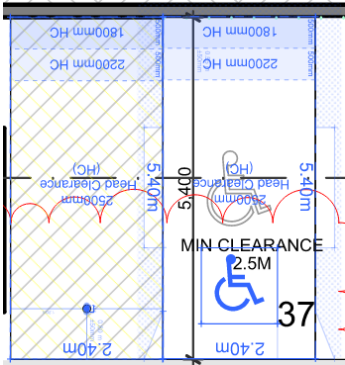
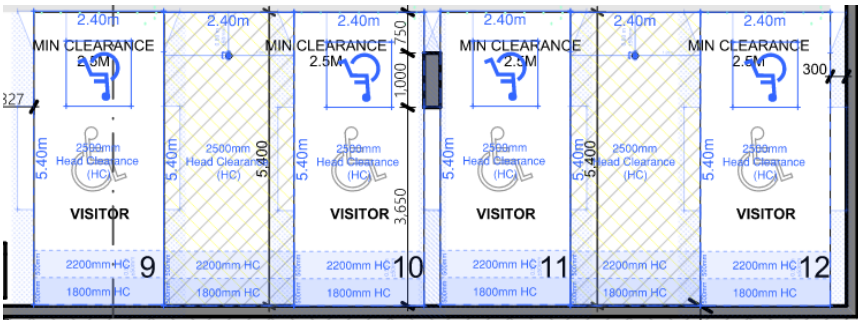
Siting

Item	Status	Item Description	References
		 <p>Fourth Floor Accessible Path of Travel</p>	
		 <p>Fifth Accessible Path of Travel</p>	



Letterboxes			
Item	Status	Item Description	References
11	CRA	<p>Letterboxes to be on hard standing area connected to accessible pathway</p> <p><i>Where letterboxes are centrally located in residential estate developments they should be adjacent to the street entry. Letterboxes and parcel racks should be lockable. The letterbox area should allow for a future roof to be constructed and be in a well-lit location. External letterboxes shall be located on a hard-standing area connected to an accessible pathway to the adaptable housing unit.</i></p> <p>External letterboxes appear to be provided in an area connected to an accessible pathway as required, and are provided with sufficient turning space as illustrated below:</p>  <p>The diagram is a detailed floor plan of a residential unit. It shows various rooms including a storage area, a bathroom, a kitchen, a bedroom, a waste room, and a mailroom. A red box labeled 'Subject letter box' is positioned outside the unit, adjacent to the street entry. The plan also shows a 'GERTRUDE STREET' on the right side. Various room labels and dimensions are present, such as 'STUDIO 35.67 m²', 'KIT. 10.00 m²', 'BED 10.00 m²', 'BATH 5.00 m²', 'WASTE ROOM', 'MAILBOX', 'ENTRY LOBBY', 'ENTRY FOYER', 'BIN AS', 'ENTINGENCY', 'KIT. 10.00 m²', 'BED 10.00 m²', 'BATH 5.00 m²', 'WASTE ROOM', 'MAILBOX', 'ENTRY LOBBY', 'ENTRY FOYER', 'BIN AS', 'ENTINGENCY'.</p>	<p>Clause 3.8 - Letterboxes</p>



Private Car Accommodation			
Item	Status	Item Description	References
14	CRA	<p>Car parking space or garage min. area 6.0m x 3.8m</p> <p><i>Garages and carports shall have minimum internal dimensions of 6.0 m ' 3.8 m. A 2.5 m internal vertical clearance is desirable. A garage may be reduced if a hard surfaced level outside space of minimum dimensions 5.4 m ' 3.8 m is provided as a sheltered carpark, or can be provided in the future. Provision for a power- operated roller door is desirable.</i></p> <p><i>For Residential estate developments, one car parking space per adaptable unit shall have minimum dimensions specified in Clause 3.7.2 and should otherwise comply with the requirements of AS 2890.1 for parking for people with disabilities.</i></p> <p>Five (5) AS2890.6-2009 compliant 5.5m x 3.2m accessible car spaces appear to be provided as required, with one assigned to an adaptable unit as pictured below:</p>  <p>Basement Level 2 Accessible Parking</p>  <p>Ground Floor Accessible Parking</p>	<p>Clause 3.7.2 - Garages and Carports</p>

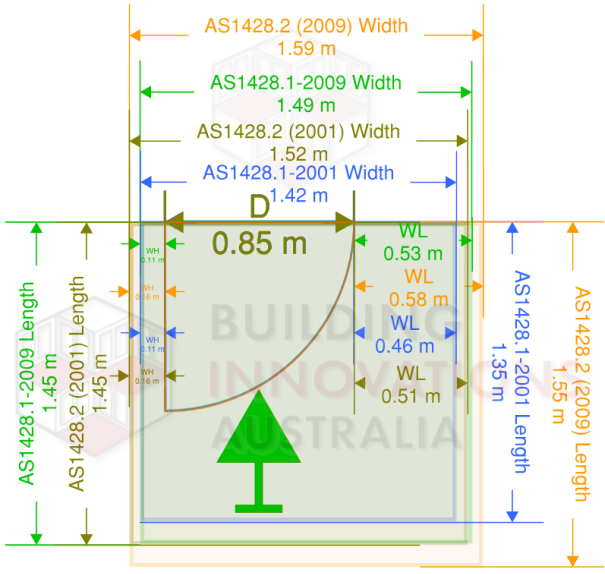
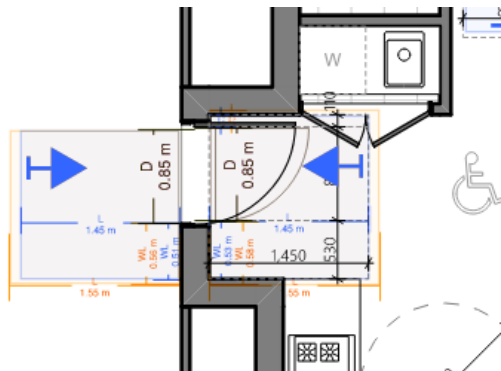


SECTION 4: DESIGN OF THE HOUSING UNIT

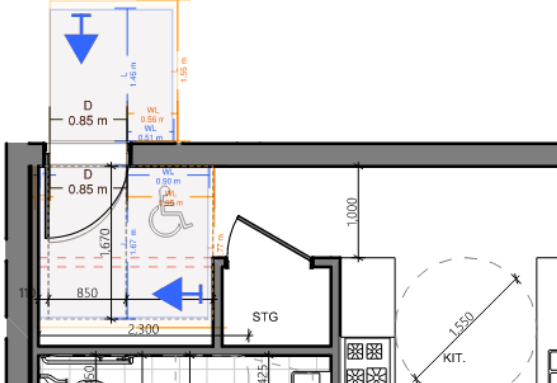
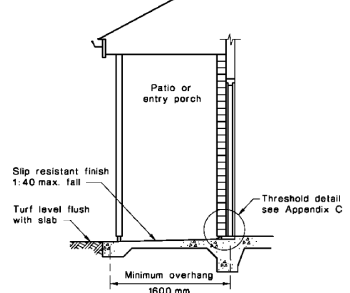
Accessible Entry			
Item	Status	Item Description	References
20	CRA	<p>Accessible Entry</p> <p><i>At least one accessible entry door complying with AS 1428.2 shall be provided.</i></p> <ol style="list-style-type: none"> <i>1. Entry doors should preferably have a porch or some other form of protection from the weather (see AS 1428.2).</i> <i>2. Consideration should be given to features like a shelf on which to rest parcels while opening the door.</i> <p>Covered accessible entry SOU doorways provided with circulation spaces at doorway appearing to comply with AS1428.1-2009 as a minimum, with the additional dimensions requested by AS1428.2-1992 provided where possible.</p> <p>In relation to the entrance doorways of the subject units, Clause 3.7.8 of Standards Australia's "Standardisation Guide 003: Standards and other publications" (2016) clarifies references to other standards can be dated or undated. Undated references can only be made if it is accepted that it will be possible to use all future changes of the referenced document for the purposes of the referring document, or for informative references. Furthermore, the applicability of subsequent editions or amendments of referenced Standards is a matter of determination by the users of the Standard, employing their professional judgement.</p> <p>This item of the essential features in Appendix A of the Adaptable Housing standard AS4299-1995 implies compliance with AS1428.2. This is an undated referenced standard, as is AS1428.1 for which AS1428.2 internally references.</p> <p>At the time of release of AS4299, the following versions were in force:</p> <ul style="list-style-type: none"> • AS 1428.1 Design for access and mobility Part 1: General requirements for access - Buildings – 1993 (<i>superseded in 2009</i>); • AS 1428.2 Design for access and mobility Part 2: Enhanced and additional requirements – Buildings and facilities – 1992 (<i>reviewed in 2015</i>); • AS 1680.1 Interior lighting Part 1: General principles and recommendations – 1990 Amdt 1 1993 (<i>superseded in 2006</i>); • AS 2890.1 Parking Facilities Part 1: Off-street car parking – 1993 (<i>superseded in 2004</i>); • AS 3727 Guide to residential pavements – 1993 (<i>current</i>); • AS 3740 Waterproofing for wet areas within residential buildings – 1994 (<i>superseded in 2010</i>); • AS 3661.1 Slip resistance of pedestrian surfaces Part 1: Requirements 1993 (<i>superseded by AS 4586 in 2013</i>); and • HB 46 Guide to residential fire safety – 1993 (<i>superseded in 2010</i>). <p>As identified above, the version of AS 1428.1 in force at the time of the release of the current AS4299 standard was the 1993 edition.</p>	<p>Clause 4.3.1 - Accessible Entrance</p>



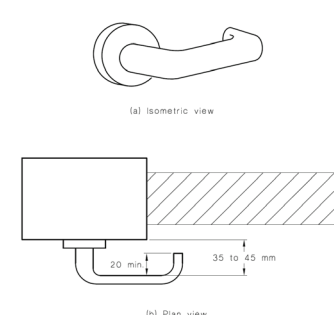
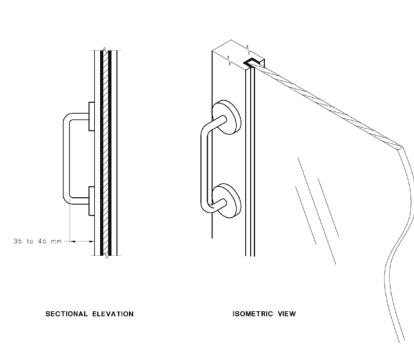
Accessible Entry

Item	Status	Item Description	References
		<p>As the requirement for the subject accessible entries to comply with AS 1428.2 is set by AS4299 and not by the Building Code of Australia (BCA) 2016, compliance with the requirements of the 1993 edition can be considered as sufficient.</p> <p>Below is a direct comparison of frontal-approach, swing-towards door circulation of 2001-edition dimension and 2009-edition dimensions, illustrating AS1428.1-2009 provides the same length as AS1428.2 based on 2001-edition, with greater latch-side circulation space, which is more important for independent access than hinge-side circulation space:</p>  <p>Although compliance with AS1428.1-1992 & AS1428.1-1993 is the minimum requirement for compliance with AS4299-1995, based on the above, this office considers compliance with AS1428.1-2009 required, and AS1428.2-1992 dimensions added to AS1428.1-2009 as highly desirable.</p> <p>The subject SOU entry doorways appear to comply with AS1428.1-2009 (green) and AS1428.2-1992 (orange) at post adaptation, as illustrated below:</p> <p>Units 307, 405 & 505:</p> 	



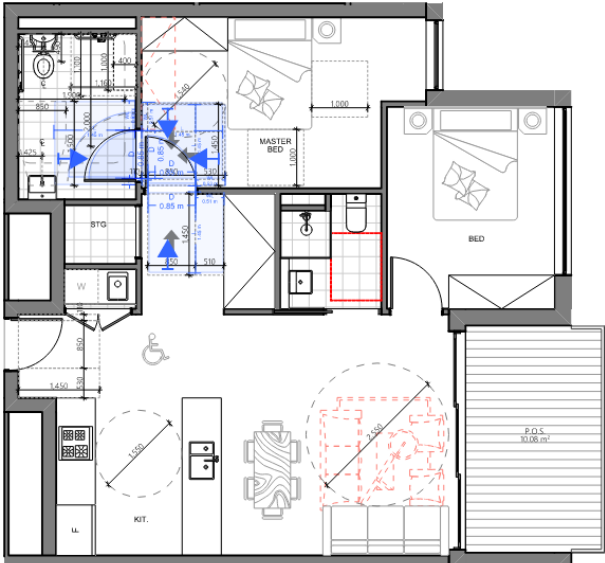
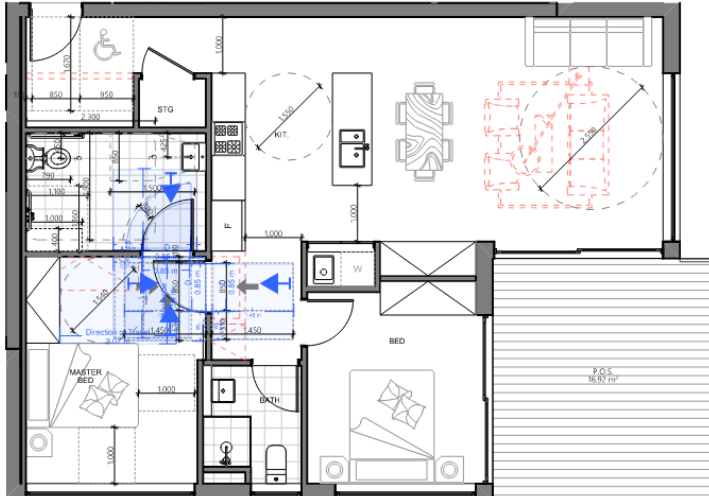
Accessible Entry			
Item	Status	Item Description	References
		<p>Units 608, 406 & 506:</p> 	
22	CRA	<p>Accessible Entry to be level (i.e 1:40 slope)</p> <p><i>Where the accessible entry door is exposed to the weather, it shall be provided with a landing outside the door with a maximum fall of 1:40 and a low threshold at the entry door to exclude water. The threshold shall allow for the smooth transition of a wheelchair (see Figure 4.1). The landing shall be of sufficient area to enable wheelchair manoeuvrability.</i></p>  <p>FIGURE 4.1 ENTRY LANDING</p> <p>RLs on plans indicate level accessible entry SOU doorways.</p>	Clause 4.3.2 - Landing
23	CRA	<p>Threshold to be low level</p> <p><i>Where the accessible entry door is exposed to the weather, it shall be provided with a landing outside the door with a maximum fall of 1:40 and a low threshold at the entry door to exclude water. The threshold shall allow for the smooth transition of a wheelchair (see Figure 4.1). The landing shall be of sufficient area to enable wheelchair manoeuvrability.</i></p> <p>Covered, level accessible entry SOU doorways with low or no threshold ramp within each unit entry doorway threshold as illustrated in Item 20.</p>	Clause 4.3.2 - Landing



Accessible Entry			
Item	Status	Item Description	References
24	CRA	<p>Landing to enable wheelchair manoeuvrability</p> <p><i>Where the accessible entry door is exposed to the weather, it shall be provided with a landing outside the door with a maximum fall of 1:40 and a low threshold at the entry door to exclude water. The threshold shall allow for the smooth transition of a wheelchair (see Figure 4.1). The landing shall be of sufficient area to enable wheelchair manoeuvrability.</i></p> <p>Covered, level accessible entry SOU doorways with sufficient space for a 180 degree turn as defined by AS1428.1-2009 at each landing of the subject unit entries as illustrated in Item 20.</p>	Clause 4.3.2 - Landing
25	CRA	<p>Accessible entry door to have min 850mm clearance</p> <p><i>At least one accessible entry door complying with AS 1428.2 shall be provided. 1. Entry doors should preferably have a porch or some other form of protection from the weather (see AS 1428.2). 2. Consideration should be given to features like a shelf on which to rest parcels while opening the door.</i></p> <p>850mm unobstructed width for the SOU entry doorway appears to be provided for the subject unit, as illustrated in Item 20.</p>	Clause 4.3.1 - Accessible Entrance
27	CRA	<p>Door lever handles and hardware to AS 1428.1</p> <div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  <p>FIGURE 35(A) EXAMPLE OF ACCEPTABLE DOOR HARDWARE FOR HINGED DOORS</p> </div> <div style="text-align: center;">  <p>FIGURE 35(B) EXAMPLE OF ACCEPTABLE DOOR HARDWARE FOR SLIDING DOORS</p> </div> </div> <p><i>The door handle and related hardware shall be of the type that allows the door to be unlocked and opened with one hand. Door lever handles and hardware shall be not less than 900 mm nor more than 1100 mm above the plane of the finished floor and shall be in accordance with AS 1428.1. All lockable external doors in the housing unit should be keyed alike, including any garage doors, storeroom door and the like.</i></p> <p>Note on plans indicate that door level handles and hardware are to comply with this item.</p>	Clause 4.3.4 - Door Handles and Hardware

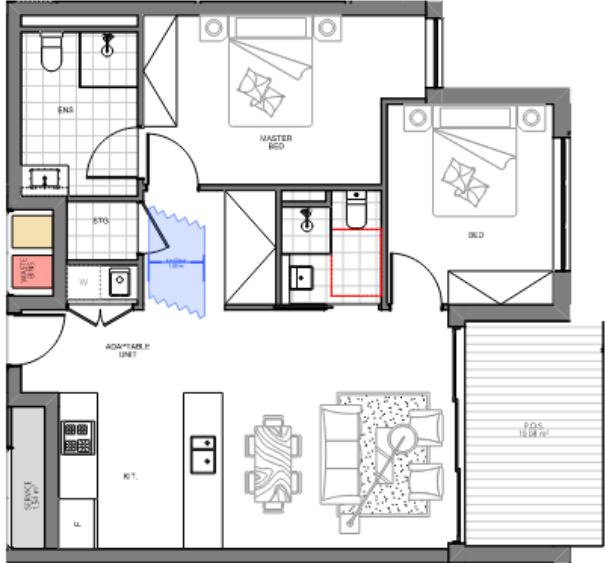
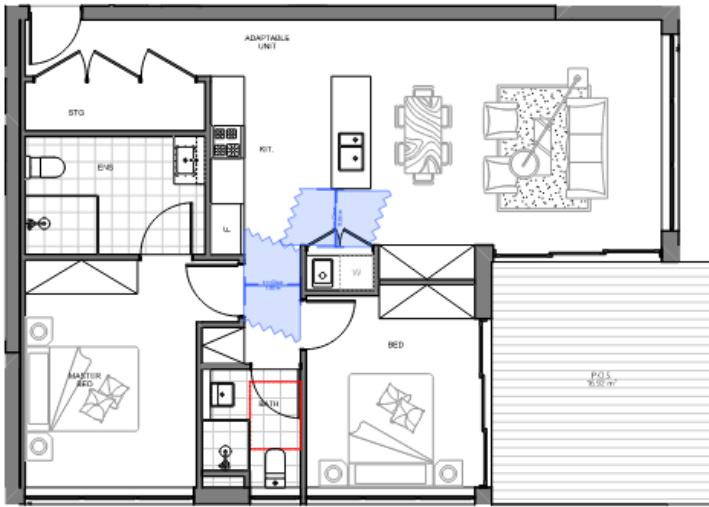


Interior: General

Item	Status	Item Description	References
32	CRA	<p>Internal doors to have min 820mm clearance</p> <p><i>Doors throughout shall have a minimum clear opening of 820 mm, except where otherwise described. 1 A hinged door leaf of 870 mm width will satisfy this requirement and will accommodate over 80% of people who use wheelchairs. 2 Consideration may be given to using a door leaf of 920 mm width.</i></p> <p>All internal doors to main bedroom, visitable bathroom and shared space appear to be provided with minimum 820mm clearance in post-adaptation as illustrated in the figure below:</p> <p>Units 307, 405 & 505:</p>  <p>Units 608, 406 & 506:</p> 	<p>Clause 4.3.3 - Doors</p>



Interior: General

Item	Status	Item Description	References
33	CRA	<p>Internal Corridors to have min 1000mm width</p> <p><i>Internal corridors shall have a minimum width of 1000 mm. After adaptation, circulation spaces at doorways shall comply with AS 1428.1.</i></p> <p>Internal corridors of the subject units appear to comply with the required minimum 1000mm width throughout, as illustrated below:</p> <p>Units 307, 405 & 505:</p>  <p>Units 608, 406 & 506:</p> 	<p>Clause 4.3.7 - Internal Corridors</p>

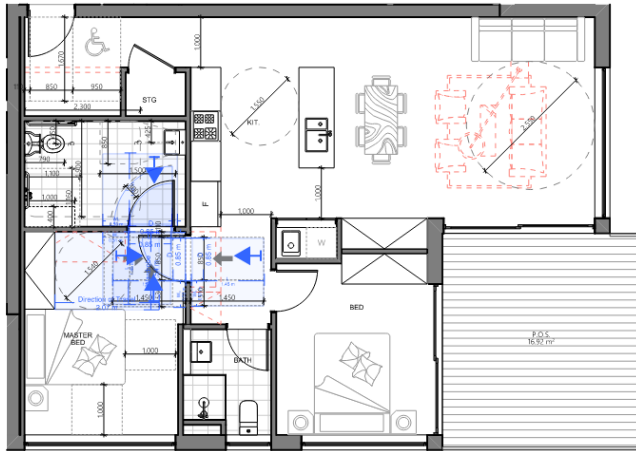


Interior: General

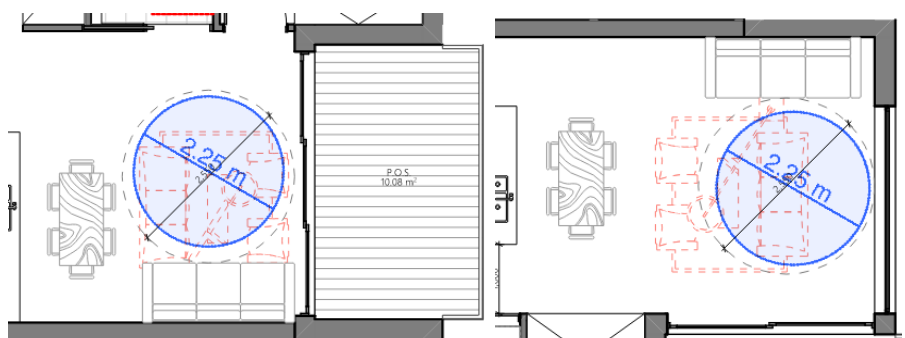
Item	Status	Item Description	References
34	Complies	<p>Provision for compliance with AS 1428.1 for door approaches</p> <p>AS 1428.1-2009</p> <p>LEGEND: D = Clear opening of width of doorway L = Length W_H = Width—hinge side W_L = Width—latch side → = Direction of approach — = Circulation space</p> <p>DIMENSIONS IN MILLIMETRES</p> <p>FIGURE 31 (in part) CIRCULATION SPACES AT DOORWAYS WITH SWINGING DOORS</p> <p>58</p> <p>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</p> <p>DIMENSIONS IN MILLIMETRES</p> <p>FIGURE 31 (in part) CIRCULATION SPACES AT DOORWAYS WITH SWINGING DOORS</p> <p>59</p> <p>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</p> <p>DIMENSIONS IN MILLIMETRES</p> <p>FIGURE 31 (in part) CIRCULATION SPACES AT DOORWAYS WITH SWINGING DOORS</p> <p>AS 1428.1-2009</p> <p>59</p> <p>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</p> <p>DIMENSIONS IN MILLIMETRES</p> <p>FIGURE 31 (in part) CIRCULATION SPACES AT DOORWAYS WITH SWINGING DOORS</p>	Clause 4.3.7 - Internal Corridors
<p>Internal corridors shall have a minimum width of 1000 mm. After adaptation, circulation spaces at doorways shall comply with AS 1428.1.</p> <p>Provision for doorway approach circulation spaces for the main toilet and common facilities to comply with AS 1428.1-2009 with minimum 820mm clear door width as allowed by Item 32 for the subject units appear to be provided at post-adaptation as illustrated below:</p> <p>Units 307, 405 & 505:</p>			



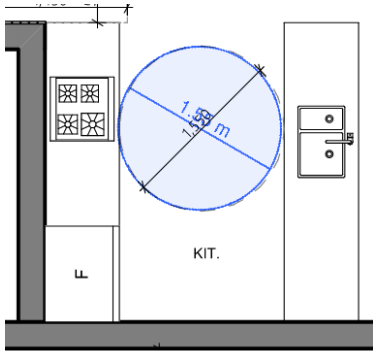
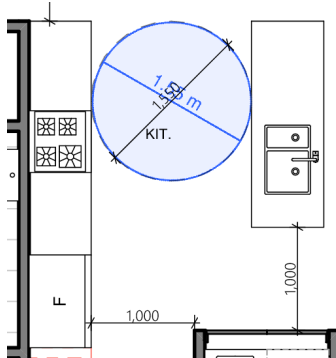
Interior: General

Item	Status	Item Description	References
		<p>Units 608, 406 & 506:</p>  <p>The floor plan shows a residential unit layout. Key areas include a kitchen (KIT) with a stove (STG) and sink, a dining area with a table and chairs, a living area with a sofa and coffee table, a master bedroom (MASTER BED) with a bed, a second bedroom (BED) with a bed, a bathroom (BATH), and a storage area (STG). Dimensions are provided for various rooms and furniture. A red dashed line indicates a specific area of interest. A wheelchair icon is shown near the entrance. A large storage unit (P.O.S. 15.92 m²) is located on the right side of the plan.</p>	

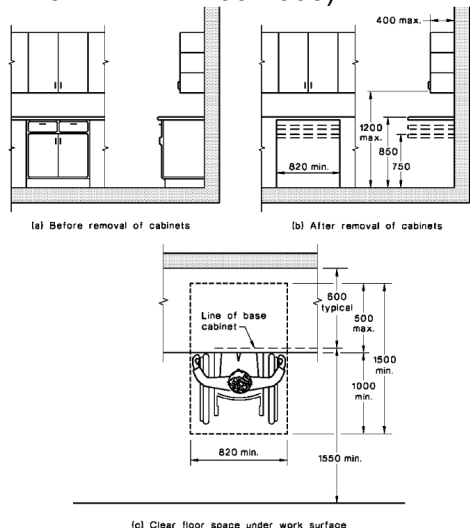
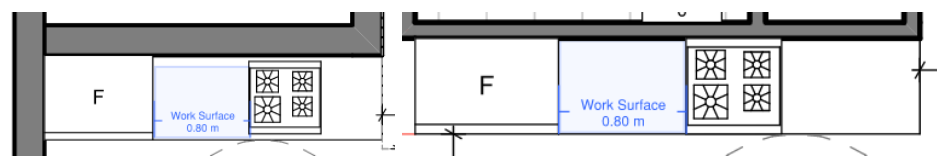


Living Room & Dining Room			
Item	Status	Item Description	References
36	CRA	<p>Provision for circulation space of min. 2250mm diameter</p> <p>Provision shall be made for circulation space to enable a 360° wheelchair turn after the furniture has been placed.</p> <p>Circulation space within the living and dining room areas appear to allow a 360-degree wheelchair turn after furniture has been placed in the subject areas. An example is provided below:</p>  <p>Note: Only one 360-degree wheelchair circulation space within the living and dining room is required according to Clause 4.7.1 of AS4299-1995s</p>	Clause 4.7.1 - Circulation Space
38	CRA	<p>Telephone adjacent to GPO</p> <p>A telephone outlet shall be provided in the living-dining area. This should be adjacent to a GPO.</p> <p>Note on plans indicate that the telephone is to be adjacent to GPO.</p>	Clause 4.7.4 - Telephone
41	Complies	<p>Potential illumination level min 300 lux</p> <p>An even degree of light particularly along paths of travel shall be available throughout the building (i.e. more than one single light bulb may be required in each room). Provide a level of maintenance illuminance to comply with AS 1680.1.</p> <p>NOTE: A level of illumination of 150 lux would be suitable in most instances. This level allows for lip reading by people with impaired hearing. (See AS 1428.2).</p> <p>The lighting and power reticulation shall be such that recommended lux levels for people with visual impairment may be achieved without rewiring. Provision shall be made for the recommended illumination levels for different rooms for people with visual impairment are shown in Table 4.1.</p> <p>Where illumination levels in a given area need to be varied from time to time, a dimmer switch should be installed. Lighting should be designed for non-glare, with an easy-to-change or long-life light source. Wherever possible, natural lighting should be provided in laundries and hallways.</p> <p>Note on plans indicate that potential illumination level shall be min 300 lux.</p>	Clause 4.10 - Lighting



Kitchen			
Item	Status	Item Description	References
42	CRA	<p>Minimum width of 2.7m (1550mm between benches)</p> <p><i>Minimum clearances in front of appliances and between opposing base cabinets shall be provided at the outset. A minimum clear floor space of 1500 mm x 820 mm that allows either a forward or parallel approach by a person in a wheelchair shall be provided at the sink and all appliances in the kitchen. In addition, a minimum clearance of 1550 mm shall be maintained between all opposing base cabinets, appliances and walls to allow for a 180° turn by a person in a wheelchair. For further guidance see AS 1428.2.</i></p> <p><i>NOTE: A 2.7 m width between walls will enable 1550 mm clearance between cupboards to both walls.</i></p> <p>Circulation spaces identified in post-adaptation plans appear to comply with the minimum clearance requirements of this item, as illustrated below:</p> <p>Units 307, 405 & 505:</p>  <p>Units 608, 406 & 506:</p> 	<p>Clause 4.5.2 - Circulation Prior to Adaptation</p>
43	CRA	<p>Provision for circulation at doors to comply with AS 1428.1</p> <p><i>The potential configuration of the kitchen area after adaptation shall be demonstrated prior to certification. The final configuration of the kitchen after adaptation shall be shown to comply with Clause 4.5.3.</i></p> <p>No kitchen doors are provided, therefore provisions for door circulation space and dead-end circulation spaces comply with AS 1428.1 within the kitchen area.</p>	<p>Clause 4.5.1 - General</p>



Kitchen			
Item	Status	Item Description	References
44	CRA	<p>Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750mm to 850mm or replaceable (Figure 4.8 from AS 4299-1995)</p>  <p>At least one section of the work surface, not less than 800 mm in length, should comply with the following:</p> <ul style="list-style-type: none"> (a) The work surface should be adjustable or replaceable as a unit at variable heights within the range 750 mm to 850 mm above the finished floor surface. (See Figure 4.8(b).) (b) Base cabinets, if provided, should be removable over the full 800 mm length of the work surface. The finished floor shall extend under the work surface to the wall. (c) The required clear floor space of 1500 mm x 820 mm should allow a forward approach to the work surface. No more than 500 mm of this clear floor space should extend beneath the work surface. (See Figure 4.8(c).) <p>As illustrated below, the subject units have provision for not less than one worksurface:</p> 	Clause 4.5.5 - Work Surfaces
45	CRA	<p>Refrigerator adjacent to work surface</p> <p>At least one section of the work surface, not less than 800 mm in length, should comply with the following:</p> <ul style="list-style-type: none"> (a) The work surface should be adjustable or replaceable as a unit at variable heights within the range 750 mm to 850 mm above the finished floor surface. (See Figure 4.8(b).) (b) Base cabinets, if provided, should be removable over the full 800 mm length of the work surface. The finished floor shall extend under the work surface to the wall. (c) The required clear floor space of 1500 mm x 820 mm should allow a forward approach to the work surface. No more than 500 mm of this clear floor space should extend beneath the work surface. (See Figure 4.8(c).) <p>The subject unit appears to have provision for a designated 800mm work surface adjacent the refrigerator; as indicated in Item 44.</p>	Clause 4.5.5 - Work Surfaces

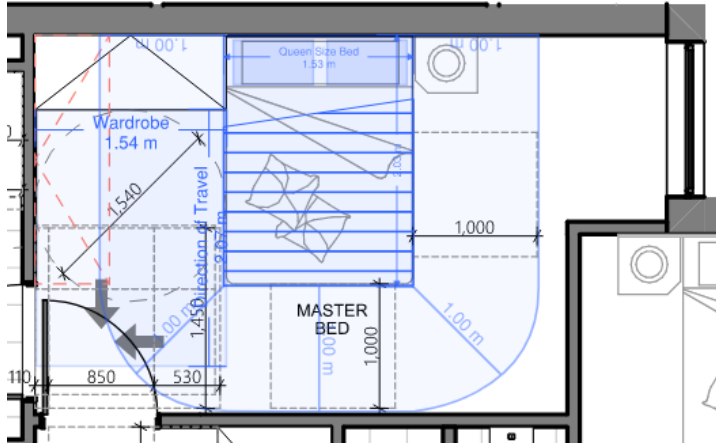
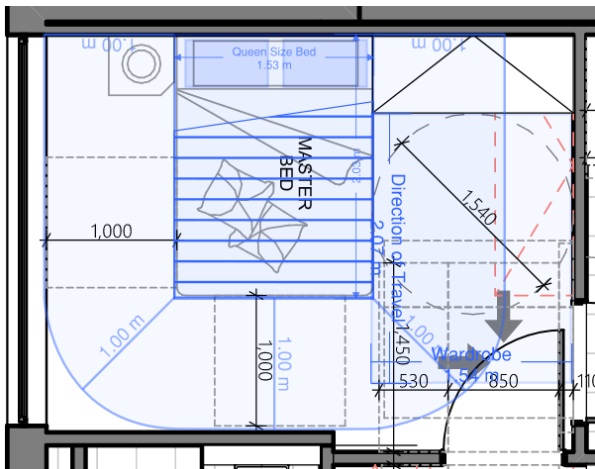


Kitchen			
Item	Status	Item Description	References
46	CRA	<p>Kitchen sink adjustable heights from 750 to 850mm or replaceable</p> <p><i>The sink and an adjacent work surface which shall be a minimum of 800 mm in length, and may be the work surface referred to under Clause 4.5.5, shall comply with (a) to (f)</i></p> <p>Note to be added prior to issue of the Construction Certificate</p>	Clause 4.5.6 - Sinks
47	CRA	<p>Kitchen sink bowl max. 150mm deep</p> <p><i>The sink and an adjacent work surface which shall be a minimum of 800 mm in length, and may be the work surface referred to under Clause 4.5.5, shall comply with (a) to (f)</i></p> <p>Note to be added prior to issue of the Construction Certificate</p>	Clause 4.5.6 - Sinks
48	CRA	<p>Tapset capstan or level handles or level mixer</p> <p><i>Taps shall comply with AS 1428.1 (see also AS 1428.2). See Figure 4.4 of this Standard. Taps or their operating handles shall be within 300 mm of the front of the sink to allow for ease of operation.</i></p> <p>Note to be added prior to issue of the Construction Certificate</p>	Clause 4.5.6(e) - Taps
49	CRA	<p>Tapset located within 300mm of front of sink</p> <p><i>Taps shall comply with AS 1428.1 (see also AS 1428.2). See Figure 4.4 of this Standard. Taps or their operating handles shall be within 300 mm of the front of the sink to allow for ease of operation.</i></p> <p>Note to be added prior to issue of the Construction Certificate</p>	Clause 4.5.6(e) - Taps
51	CRA	<p>Cooktops to include either front or side controls with raised cross bars</p> <p><i>Circulation spaces and clearances shall be as for sinks (see Clause 4.5.6). Cooktops shall have controls which do not require reaching over the hotplates to adjust them. Controls shall have raised cross-bars for ease of grip. Cooktops shall have an adjacent work surface of 800 mm minimum length at the same height. Cooktops should be provided with isolating switches or gas stop valves which can be easily and safely operated while the cooktop is in use.</i></p> <p>Note to be added prior to issue of the Construction Certificate</p>	Clause 4.5.7 - Cooktops
52	CRA	<p>Cooktops to include isolating switch</p> <p><i>Circulation spaces and clearances shall be as for sinks (see Clause 4.5.6). Cooktops shall have controls which do not require reaching over the hotplates to adjust them. Controls shall have raised cross-bars for ease of grip. Cooktops shall have an adjacent work surface of 800 mm minimum length at the same height. Cooktops should be provided with isolating switches or gas stop valves which can be easily and safely operated while the cooktop is in use.</i></p> <p>Note on plans indicate compliance.</p>	Clause 4.5.7 - Cooktops

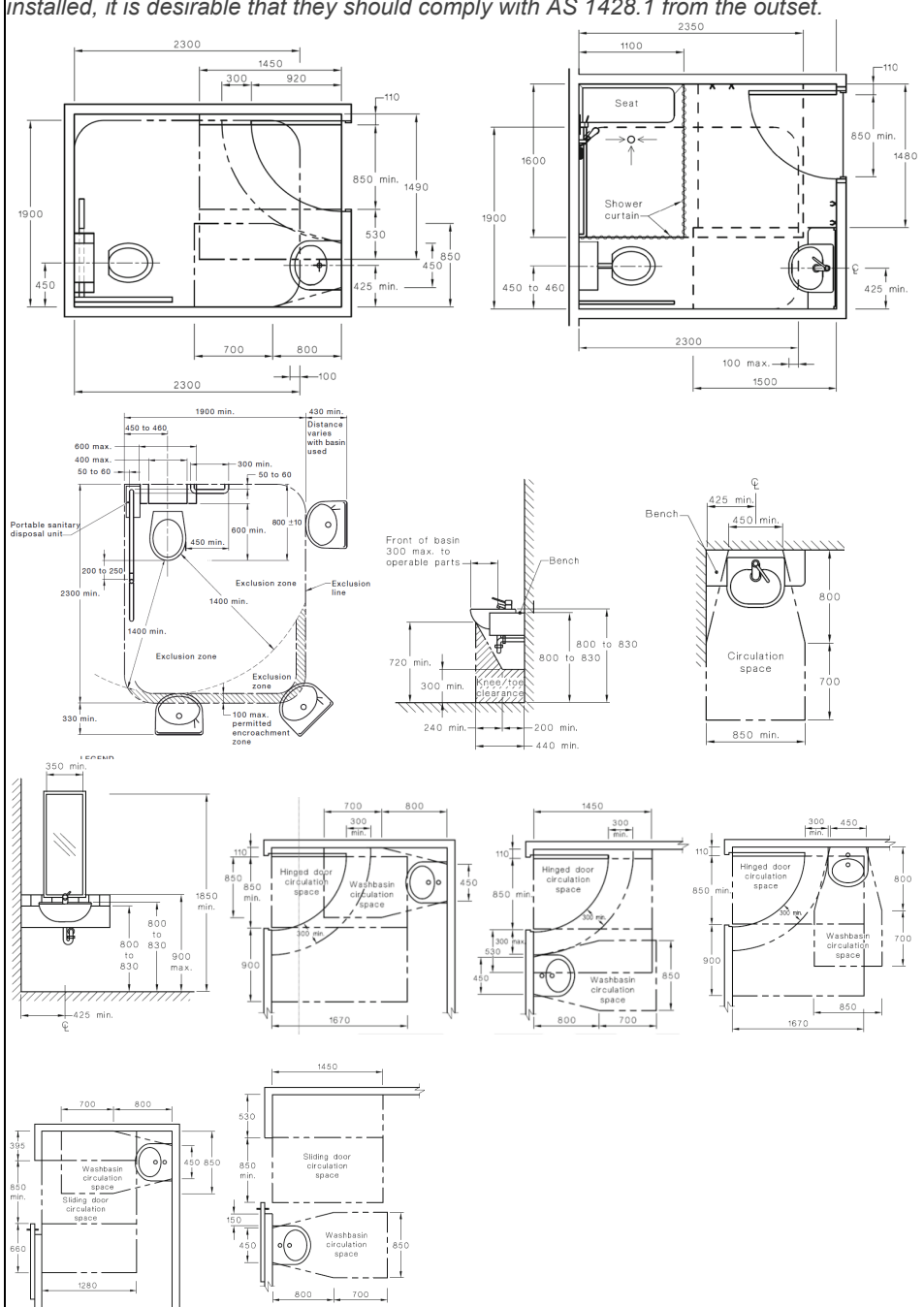


Kitchen			
Item	Status	Item Description	References
53	CRA	<p>Worksurface min. 800mm length adjacent to cooktop at same height</p> <p><i>Circulation spaces and clearances shall be as for sinks (see Clause 4.5.6). Cooktops shall have controls which do not require reaching over the hotplates to adjust them. Controls shall have raised cross-bars for ease of grip. Cooktops shall have an adjacent work surface of 800 mm minimum length at the same height. Cooktops should be provided with isolating switches or gas stop valves which can be easily and safely operated while the cooktop is in use.</i></p> <p>Cooktop is adjacent an 800mm workspace as illustrated in Item 44.</p>	Clause 4.5.7 - Cooktops
54	CRA	<p>Oven located adjacent to an adjustable height or replaceable work surface</p> <p><i>Ovens shall be located adjacent to a work surface in accordance with Clause 4.5.5 (see Figure 4.10). Where the oven door is hinged, the clear work surface shall be on the opposite side to the hinge</i></p> <p>Oven is adjacent an 800mm workspace as illustrated in Item 44.</p>	Clause 4.5.8 - Ovens
59	CRA	<p>GPO's to comply with AS 1428.1. At least one double GPO within 300mm of front of work surface</p> <p><i>General purpose outlets shall be located to comply with AS 1428.1. At least one double general purpose outlet shall be located with a horizontally accessible reach over a work surface at a maximum of 300 mm from the front of the work surface. The GPO for the refrigerator shall be easily reachable when the refrigerator is in its operating position.</i></p> <p>Note on plans indicate that GPO's are to comply with AS1428.1.</p>	Clause 4.5.11 - Power Outlets
60	CRA	<p>GPO for refrigerator to be easily reachable when the refrigerator is in its operating position</p> <p><i>General purpose outlets shall be located to comply with AS 1428.1. At least one double general purpose outlet shall be located with a horizontally accessible reach over a work surface at a maximum of 300 mm from the front of the work surface. The GPO for the refrigerator shall be easily reachable when the refrigerator is in its operating position.</i></p> <p>Note on plans indicate that the GPO for refrigerator is to comply with this item.</p>	Clause 4.5.11 - Power Outlets
61	CRA	<p>Slip-resistant floor surface</p> <p><i>The floor surface shall be slip-resistant to comply with AS/NZS 3661.1.</i></p> <p>Note on plans indicate slip resistant floor surface to be provided.</p>	Clause 4.5.4 - Floor Surfaces

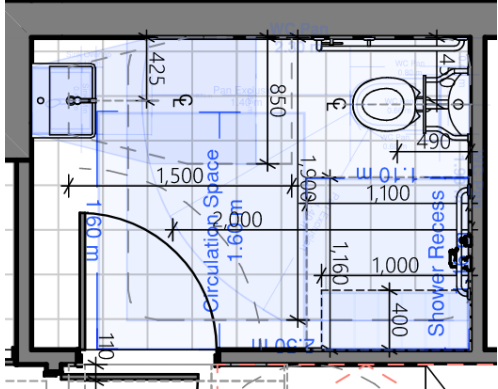
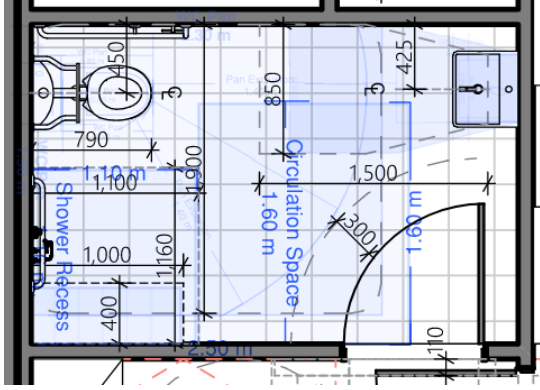


Main Bedroom			
Item	Status	Item Description	References
62	CRA	<p>At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2</p> <p><i>At least one bedroom shall be capable of accommodating a queen size bed and a wardrobe and the circulation space requirements of AS 1428.2 clear of wardrobe fixtures.</i></p> <p>Provision of a queen size bed, not less than 1000mm circulation space on both sides and foot of bed, and provision of a wardrobe and space for a 180° turn in front of the wardrobe circulation spaces are provided for the subject units at post-adaptation, as illustrated below:</p> <p>Units 307, 405 & 505:</p>  <p>Units 608, 406 & 506:</p> 	Clause 4.6.1 - Bedroom Areas

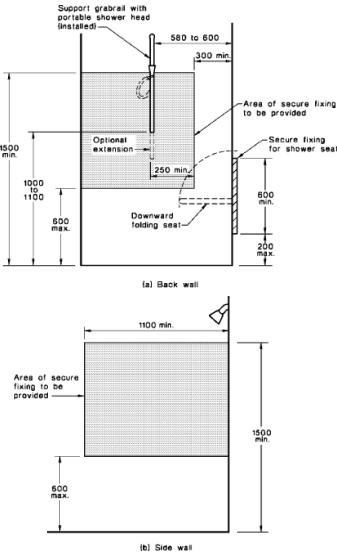
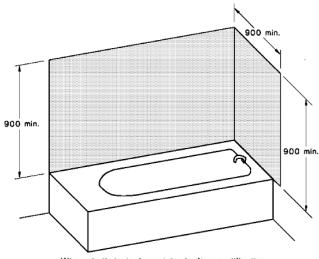


Bathroom			
Item	Status	Item Description	References
75	CRA	<p>Provision for bathroom area to comply with AS 1428.1</p> <p><i>All sanitary facilities and components shall be adaptable, at minimum cost, to potentially comply with AS 1428.1 as a minimum, and preferably with AS 1428.2.</i></p> <p><i>NOTE: The required circulation spaces at doors and around WC pans, washbasins and showers shall be able to be provided without major plumbing changes. The WC pan should either be located in the after-adaptation location initially or be fitted with a P trap. In addition, items like toilet paper dispensers and WC flushing controls shall comply with AS 1428.1. Because of the difficulty in moving some of these items after they have been initially installed, it is desirable that they should comply with AS 1428.1 from the outset.</i></p>  <p>The technical drawings illustrate various bathroom configurations and their required dimensions for accessibility. Key features include:</p> <ul style="list-style-type: none">Top Left: Plan view of a bathroom with a shower, toilet, and washbasin. Dimensions include 2300mm total width, 1900mm total depth, and specific clearances for the shower (1100mm width, 1600mm depth) and toilet (700mm width, 800mm depth).Top Right: Plan view of a bathroom with a shower, toilet, and washbasin. Dimensions include 2350mm total width, 1900mm total depth, and specific clearances for the shower (1100mm width, 1600mm depth) and toilet (700mm width, 800mm depth).Middle Left: Plan view of a bathroom with a toilet, washbasin, and shower. Dimensions include 1900mm total width, 1400mm total depth, and specific clearances for the toilet (450mm width, 600mm depth) and washbasin (450mm width, 600mm depth).Middle Right: Section view of a toilet and washbasin. Dimensions include 425mm total width, 450mm total depth, and specific clearances for the toilet (425mm width, 450mm depth) and washbasin (425mm width, 450mm depth).Bottom Left: Plan view of a bathroom with a toilet, washbasin, and shower. Dimensions include 1900mm total width, 1400mm total depth, and specific clearances for the toilet (450mm width, 600mm depth) and washbasin (450mm width, 600mm depth).Bottom Middle: Plan view of a bathroom with a toilet, washbasin, and shower. Dimensions include 1900mm total width, 1400mm total depth, and specific clearances for the toilet (450mm width, 600mm depth) and washbasin (450mm width, 600mm depth).Bottom Right: Plan view of a bathroom with a toilet, washbasin, and shower. Dimensions include 1900mm total width, 1400mm total depth, and specific clearances for the toilet (450mm width, 600mm depth) and washbasin (450mm width, 600mm depth).	Clause 4.4.1 - General



Bathroom			
Item	Status	Item Description	References
		<p>Post adaptive fixtures and circulation spaces are illustrated as appearing to comply with the required dimensions of AS1428.1-2009 (green) or element(s) requiring review (red) for the designated units:</p> <p>Units 307, 405 & 505:</p>  <p>Units 608, 406 & 506:</p> 	
76	CRA	<p>Slip-resistant floor surface</p> <p><i>Floor surfaces shall be slip-resistant to comply with AS/NZS 3661.1.</i></p> <p>Note on plans indicate slip resistant floor surface shall be provided.</p>	Clause 4.4.2 - Floor Surface



Bathroom			
Item	Status	Item Description	References
77	CRA	<p>Shower recess-no hob. Minimum size 1160 x 1100mm to comply with AS 1428.1 (Refer to Figures 4.6 and 4.7 of AS 4299-1995)</p>   <p>FIGURE 4.6 REINFORCED AREAS FOR SUBSEQUENT INSTALLATION OF GRABRAILS IN SHOWER COMPARTMENTS</p> <p>FIGURE 4.7 REINFORCED AREAS FOR SUBSEQUENT INSTALLATION OF GRABRAILS AT BATHS</p> <p>Shower compartment A shower shall be provided. The shower compartment shall be a minimum size of 1160 x 1100 mm. The soap holder shall be recessed. The position of the shower head and taps shall be such that the clearances and heights required by AS 1428.1 are achieved.</p> <p>Provision for this item appears to be indicated on the post-adaption plans as illustrated in Item 75.</p>	Clause 4.4.4(f) - Shower Compartment
78	CRA	<p>Shower area waterproofed to AS 3740 with floor to fall to waste</p> <p>Shower compartment A shower shall be provided. The shower compartment shall be a minimum size of 1160 x 1100 mm. The soap holder shall be recessed. The position of the shower head and taps shall be such that the clearances and heights required by AS 1428.1 are achieved.</p> <p>Provision for this item appears to be indicated on the post-adaption plans as illustrated in Item 75.</p>	Clause 4.4.4(f) - Shower Compartment
79	CRA	<p>Recessed soap holder</p> <p>Shower compartment A shower shall be provided. The shower compartment shall be a minimum size of 1160 x 1100 mm. The soap holder shall be recessed. The position of the shower head and taps shall be such that the clearances and heights required by AS 1428.1 are achieved.</p> <p>Note to be added prior to issue of the Construction Certificate</p>	Clause 4.4.4(f) - Shower Compartment



Bathroom			
Item	Status	Item Description	References
80	CRA	<p>Shower taps positioned for easy reach to access side of shower sliding track</p> <p><i>Shower compartment A shower shall be provided. The shower compartment shall be a minimum size of 1160 x 1100 mm. The soap holder shall be recessed. The position of the shower head and taps shall be such that the clearances and heights required by AS 1428.1 are achieved.</i></p> <p>Note to be added prior to issue of the Construction Certificate</p>	Clause 4.4.4(f) - Shower Compartment
82	CRA	<p>Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall-strengthening provision)</p> <p><i>Grabrails If grabrails or shower seats are required by the initial occupant of the housing unit they shall be installed in accordance with AS 1428.1 or to suit the occupant. Grabrails for baths if required by the initial occupant, shall be installed in accordance with AS 1428.2, or to suit the occupant. If grabrails or a shower seat are not initially required, provision for grabrails shall be made in the modified configurations as required by AS 1428.1.</i></p> <p>Provision for this item appears to be indicated on the post-adaption plans as illustrated in Item 75.</p>	Clause 4.4.4(h) - Grabrails
83	CRA	<p>Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS 1428.1</p> <div data-bbox="563 1178 976 1520" data-label="Image"> <p>Where bath is to be retained after modification</p> <p>DIMENSIONS IN MILLIMETRES</p> <p>FIGURE 4.7 REINFORCED AREAS FOR SUBSEQUENT INSTALLATION OF GRABRAILS AT BATHS</p> </div> <p><i>Grabrails If grabrails or shower seats are required by the initial occupant of the housing unit they shall be installed in accordance with AS 1428.1 or to suit the occupant. Grabrails for baths if required by the initial occupant, shall be installed in accordance with AS 1428.2, or to suit the occupant. If grabrails or a shower seat are not initially required, provision for grabrails shall be made in the modified configurations as required by AS 1428.1.</i></p> <p>Note on plans indicate walls around shower and toilet are to be reinforced to provide a fixing surface for the safe installation of grabrails.</p>	Clause 4.4.4(h) - Grabrails



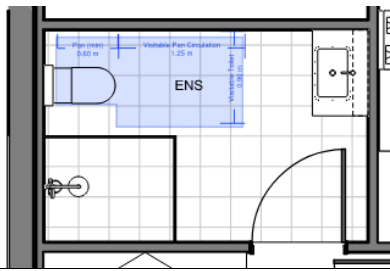
Bathroom			
Item	Status	Item Description	References
86	CRA	<p>Tap sets to be capstan or level handles with single outlet</p> <p><i>Tap sets throughout shall have capstan or lever handles.</i></p> <p>Note on plans indicate that tap set is to be capstan or level handle with single outlet.</p>	<p>Clause 4.4.4 (c) - Tap sets</p>
88	CRA	<p>Provision for washbasin with clearances to comply with AS 1428.1</p> <p><i>Washbasin The washbasin shall be located such that circulation spaces to adjacent doors, WC pans and other components, and knee clearances are either provided in accordance with AS 1428.1 or will be able to be provided at adaptation.</i></p> <p>Provision for this item appears to be indicated on the post-adaption plans as illustrated in Item 75.</p>	<p>Clause 4.4.4(g) - Washbasin</p>
90	CRA	<p>Double GPO beside mirror</p> <p><i>Wall cabinet in the bathroom should include a wall cabinet with a light above. A double GPO shall be located adjacent to the mirror.</i></p> <p>Note on plans indicate that double GPO is to be provided beside the mirror.</p>	<p>Clause 4.4.4(d) - Wall Cabinet</p>



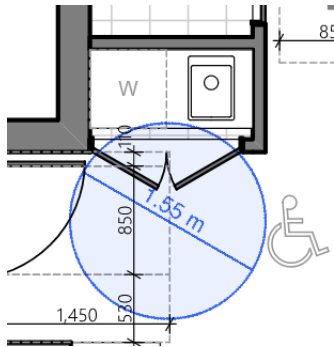
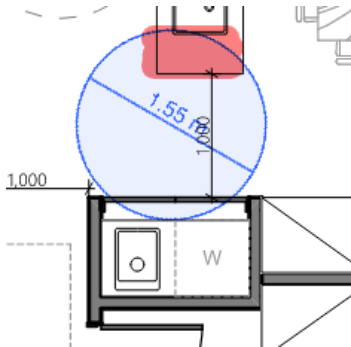
Toilet

Item	Status	Item Description	References
92	CRA	<p>Provision of either 'visitable toilet' or accessible toilet</p> <p><i>Each housing unit shall be provided with either a visitable toilet or an accessible toilet. Where a separate toilet and bathroom are used with the intention of future unification, the WC pan shall initially be positioned at the correct distance from any fixed walls. Refer to Figure 4.3.</i></p> <div data-bbox="435 598 1117 969"><p>(a) Side view</p><p>(b) Front view</p></div> <p>NOTES:</p> <ol style="list-style-type: none">1 For the purpose of dimensioning, the front of the WC pan has been taken as the datum plane.2 The dimension of 800 mm from the front of the WC pan to the wall is a critical dimension.3 A back support at 600 mm from the front of the pan is important. This supports people who are paralysed from the chest down. The back support may be a cistern or a continuous grab rail and toilet lid. <p>DIMENSIONS IN MILLIMETRES</p> <p>FIGURE 4.3 LOCATION OF WC PAN</p> <p>Provision for this item appears to be indicated on the post-adaption plans as illustrated in Item 75.</p> <p>In addition, provision for a visitable toilet pre-adaptation also appears to be made for the subject units as illustrated below:</p> <p>Units 307, 405 & 505:</p> <div data-bbox="635 1491 922 1872"></div>	Clause 4.4.3 - Toilet



Toilet			
Item	Status	Item Description	References
		<p>Units 608, 406 & 506:</p> 	
93	CRA	<p>Provision to comply with AS 1428.1</p> <p><i>All sanitary facilities and components shall be adaptable, at minimum cost, to potentially comply with AS 1428.1 as a minimum, and preferably with AS 1428.2.</i></p> <p><i>NOTE: The required circulation spaces at doors and around WC pans, washbasins and showers shall be able to be provided without major plumbing changes. The WC pan should either be located in the after-adaptation location initially or be fitted with a P trap. In addition, items like toilet paper dispensers and WC flushing controls shall comply with AS 1428.1. Because of the difficulty in moving some of these items after they have been initially installed, it is desirable that they should comply with AS 1428.1 from the outset.</i></p> <p>Not less than one sanitary compartment is accessible and has provision to comply with AS1428.1-2009 as indicated in Item 75 above.</p>	Clause 4.4.1 - General
94	CRA	<p>Location of WC pan at correct distance from fixed walls</p> <p><i>Each housing unit shall be provided with either a visitable toilet or an accessible toilet. Where a separate toilet and bathroom are used with the intention of future unification, the WC pan shall initially be positioned at the correct distance from any fixed walls. Refer to Figure 4.3.</i></p> <p>Provision for this item appears to be indicated on the post-adaption plans as illustrated in Item 75.</p>	Clause 4.4.3 - Toilet
95	CRA	<p>Provision for grab rail zone. (Refer Figure 4.6)</p> <p><i>If grabrails or shower seats are required by the initial occupant of the housing unit they shall be installed in accordance with AS 1428.1 or to suit the occupant. Grabrails for baths if required by the initial occupant, shall be installed in accordance with AS 1428.2, or to suit the occupant. If grabrails or a shower seat are not initially required, provision for grabrails shall be made in the modified configurations as required by AS 1428.1.</i></p> <p>Note on plans indicate that the walls around the shower and toilet should be reinforced to provide a fixing surface for the installation of grabrails if required.</p>	Clause 4.4.4(h) - Grabrails
96	CRA	<p>Slip-resistant floor surface (Viterous tiles or similar)</p> <p><i>Floor surfaces shall be slip-resistant to comply with AS/NZS 3661.1.</i></p> <p>Note on plans indicate that slip resistant floor shall be provided.</p>	Clause 4.4.2 - Floor Surface



Laundry			
Item	Status	Item Description	References
98	CRA	<p>Circulation at doors to comply with 1428.1</p> <p><i>If a separate room is used for a laundry, circulation spaces at doors shall be in accordance with AS 1428.1. Provision for adequate circulation space shall be made in front of or beside appliances and under or adjacent to the tub to enable people who use wheelchairs to use all the facilities.</i></p> <p>Sufficient circulation does not appear to be provided at laundry doorways in post-adaptation, as illustrated below in Item 99.</p>	Clause 4.8 - Laundry Areas
99	CRA	<p>Provision for adequate circulation space in front of or beside appliances (min 1550mm depth)</p> <p><i>If a separate room is used for a laundry, circulation spaces at doors shall be in accordance with AS 1428.1. Provision for adequate circulation space shall be made in front of or beside appliances and under or adjacent to the tub to enable people who use wheelchairs to use all the facilities.</i></p> <p>Greater than 1550mm circulation space appears to be provided in front of appliances as required by this item, with the exception of Units 308, 406 & 508, as illustrated below:</p> <p>Units 307, 405 & 505:</p>  <p>Units 608, 406 & 506:</p>  <p>Recommendation: Compliance can be achieved via slight redesign prior to issue of the Construction Certificate</p>	Clause 4.8 - Laundry Areas



Laundry			
Item	Status	Item Description	References
100	CRA	<p>Provision for automatic washing machine</p> <p><i>Provision shall be made for an automatic washing machine.</i></p> <p>Provision for this item is indicated on the post-adaption plans as required.</p>	Clause 4.8(e) - Automatic Washing Machine
102	CRA	<p>Where clothes line is provided, an accessible path of travel to this</p> <p><i>There shall be a clothes drying facility. Where a clothes line is provided, an accessible path of travel shall be provided to the clothes line.</i></p> <p>No clothes lines indicated on the plans due to the provision of a drying machine in the subject laundry.</p>	Clause 4.8(a) - Clothes Dry Facility
105	CRA	<p>Double GPO</p> <p><i>A double GPO shall be provided as a minimum.</i></p> <p>Note on plans indicate that a double GPO is to be provided.</p>	Clause 4.8(g) - Double GPO
108	CRA	<p>Slip-resistant floor surface</p> <p><i>Floor surfaces including bathrooms, laundries, toilets and all external paved surfaces shall be slip-resistant to comply with AS/NZS 3661.1.</i></p> <p>Note on plans indicate slip resistant floor shall be provided.</p>	Clause 4.9.1 - Floor Surfaces

Door Locks			
Item	Status	Item Description	References
110	CRA	<p>Door hardware operable with one hand, located 900-1100mm above floor</p> <p><i>The door handle and related hardware shall be of the type that allows the door to be unlocked and opened with one hand. Door lever handles and hardware shall be not less than 900 mm nor more than 1100 mm above the plane of the finished floor and shall be in accordance with AS 1428.1. All lockable external doors in the housing unit should be keyed alike, including any garage doors, storeroom door and the like.</i></p> <p>Note to be added prior to issue of the Construction Certificate</p>	Clause 4.3.4 - Door Handles and Hardware



4.0. CONCLUSION

4.1. Adaptable Housing Statement

This report has reviewed the subject development to determine compliance with the objectives and performance requirements of AS 4299-1995 Adaptable Housing, outlined in Section 1.3 of this report. This assessment has been conducted through review of the architectural plans detailed in Appendix A below, appropriate for DA submission.

This statement is strictly limited to the items of Appendix A within AS4299-1995 Adaptable Housing compliance with a Class C adaptable unit relating to the unit identified in Section 2.5 of this report and does not include a BCA or Access to Premises Standards compliance assessment or the like.

This statement confirms that the development appears capable of compliance prior to issue of the Construction Certificate without necessitating significant changes that may prompt a Section 4.55 submission, and upon completion of recommendations and actions detailed in this report, the subject development appears to either comply directly with Appendix A of AS4299-1995 for Class C essential features (modified to purchaser request as outlined in Section 2.4 of this report) or complies indirectly with the objectives and/or performance requirements relevant to these items as permitted during development consent determination by Clause 79C(3A)(b) of the Act.

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APPENDIX A – REFERENCED DOCUMENTATION

The following documentation was used in the preparation of this report:

Drawing No.	Title	Rev.	Project No.	Date	Drawn By
101	BASEMENT 02 PLAN	C	2201	04.10.2023	TEXCO DESIGN
103	GROUND FLOOR PLAN	C	2201	04.10.2023	TEXCO DESIGN
105	LEVEL 02 FLOOR PLAN	C	2201	04.10.2023	TEXCO DESIGN
106	LEVEL 03 FLOOR PLAN	C	2201	04.10.2023	TEXCO DESIGN
107	LEVEL 04 FLOOR PLAN	C	2201	04.10.2023	TEXCO DESIGN
108	LEVEL 05 FLOOR PLAN	C	2201	04.10.2023	TEXCO DESIGN
501	PRE AND POST ADAPTABLE UNIT DETAILS	C	2201	04.10.2023	TEXCO DESIGN