



NEST
CONSULTING
GROUP

ACCESSIBILITY ASSESSMENT REPORT

PROJECT:	30-36 Light Street & 42 Walker Street Casino NSW 2470
STAGE:	Development Consent Phase
REFERENCE:	22074.4-Access
DATE:	23 rd January 2024
CLIENT:	Brewster Murray

Document Information

Issue	Description	Date
1	Preliminary issue	3 July 2023
2	Report updated to assess amended Sketch Design documentation	22 September 2023
3	Report updated to assess amended Sketch Design documentation	26 September 2023
4	Report updated to assess updated design documentation to accompany the Part 5 submission	23 January 2024

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1. Introduction

1.1 Project Description

The proposed development is understood to include the construction of fourteen (14) residential sole occupancy units and associated off-street carparking located at 34-36 Light Street & 42 Walker Street Casino NSW 2470.

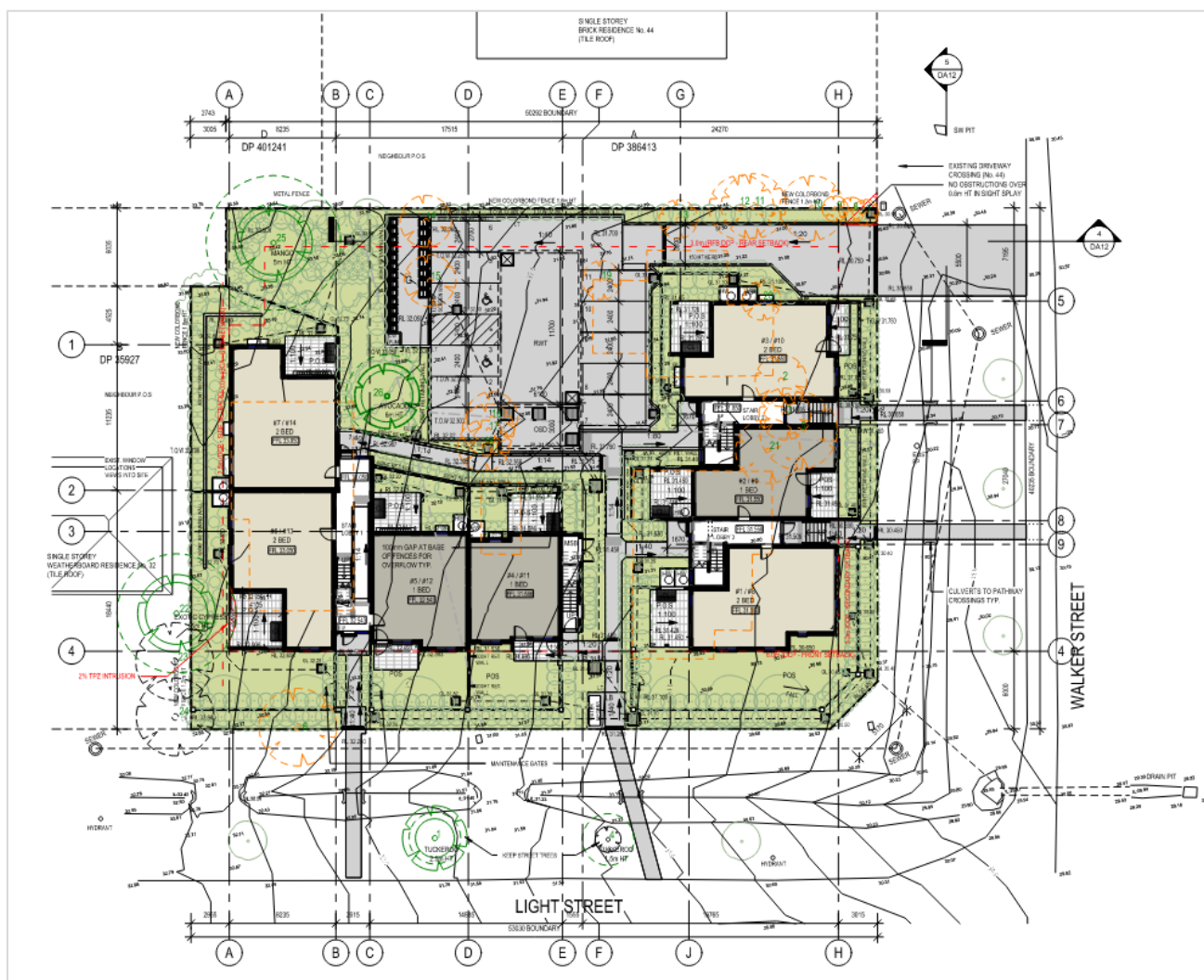


Figure 1.1 – Site plan

1.2 Intent of Report

The purpose of this report is to provide an assessment of the proposed development against the relevant accessibility deemed-to-satisfy provisions of the Building Code of Australia (BCA) Volume 1 2022 (i.e., Part D4, E3D7 - E3D8, F4D5 - F4D7 & F4D12).

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

1.3 Limitations

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

- (a) Structural Adequacy, Design & Performance;
- (b) Fire, Mechanical, Hydraulic and Electrical Services Design & Performance;
- (c) Work Health & Safety Act 2011;
- (d) Work Cover Authority Requirements;
- (e) Service & Utilities Authority Requirements;
- (f) The Disability Discrimination Act (DDA) 1992;
- (g) The National Construction Code Volume 2 2022;
- (h) National Construction Code Volume 3 2022 (Plumbing Code of Australia 2022);
- (i) Any Deemed-to-Satisfy provisions other than those contained within the relevant accessibility Deemed-to-Satisfy provisions of the National Construction Code (i.e. Part D4, E3D7 - E3D8, F4D5 - F4D7 & F4D12);
- (j) The relevant energy efficiency Deemed-to-Satisfy provisions as contained within the National Construction Code (i.e. Section J).

1.4 Documentation Assessed

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

2. Building Description

2.1 General

The proposed multi dwelling housing development is understood to include the construction of fourteen (14) residential sole occupancy units and associated off-street carparking.

The site is to consist of two (2) Class 2 buildings, with the western building comprising units 4-6 & 11-14, and the eastern building comprising units 1-3 & 8-10.

Pedestrian access to each building is provided from the allotment boundary at each road frontage (i.e. Walker Street and Light Street) as well as from the accessible car spaces within the car parking area. Whilst pedestrian access is provided from each road frontage, step free access for persons with a disability to each building is provided via the Light Street road frontage.

2.2 Classification/s

The building has been identified as having the following building classification/s –

Classification	Description
2	Multi residential

2.3 Rise in Storeys

The building has been determined as having a rise in storeys of 2.

2.4 Effective Height

The building has been determined as having an effective height of less than 12m.

2.5 Principal Pedestrian Entrance

Referring to Figure 2.1 below, the site is provided with multiple pedestrian entrances, with the accessible pedestrian entrance/s from the allotment boundary assessed as shown (highlighted **red**).

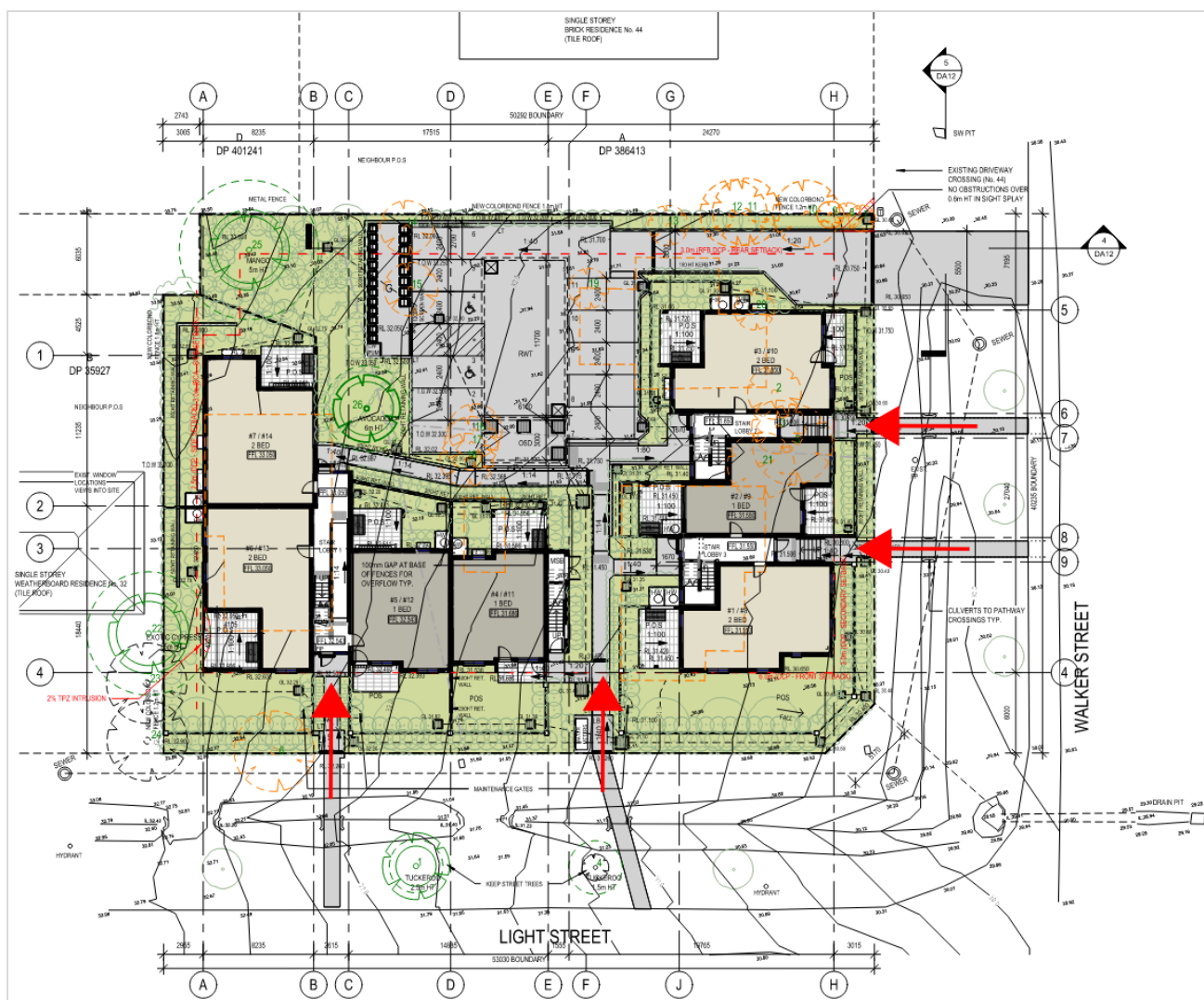


Figure 2.1 – Pedestrian entrance/s

Access to the building has been assessed further in D4D3 of the report.

2.6 Exemptions

The following areas have been identified as not required to be accessible in accordance with D4D5 of the BCA, based on the particular purpose for which it is to be used as well as the potential health or safety risk posed for people with a disability –

- (a) Plant & equipment room/s; and
- (b) Services room.
- (c) Storage area/s; and

2.7 Interpretation Notes

The following interpretations have been adopted as part of the assessment undertaken for the proposed development –

- (a) The internal stairways within Lobby 1, Lobby 2 and Lobby 3 have been assessed as non-fire isolated;
- (b) The principal pedestrian entrance to the building at the allotment boundary has been assessed as being adjacent to the Water Meters, via the Light Street road frontage.

3. Detailed Assessment

A detailed assessment of the proposed scope of works in the context of the applicable Deemed to Satisfy provisions of the Building Code of Australia (BCA) has been undertaken, as outlined below.

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

C	Complies. The proposed design satisfies the requirements of the BCA clause.
CRA	Compliance readily achievable. There is insufficient information to determine that the proposed design satisfies all requirements of the BCA clause, however, may be satisfied by minor design amendments and/or design development.
DNC	Does not Comply. The proposed design does not satisfy the requirements of the BCA clause.
FIR	Further Information Required. There is insufficient information to undertake a detailed assessment of the proposed design against the BCA clause.
PS	Addressed by way of a Performance Solution prepared in accordance with A2G2 of the BCA.
PPS	Potential for Performance Solution prepared in accordance with A2G2 of the BCA.
Note	Information is provided to guide the reader and not as specific assessment of the BCA clause.
N/A	Not applicable. The requirements of the BCA clause do not apply.

SECTION D: ACCESS AND EGRESS

Part D4 – Access for people with a disability

BCA Clause		Comment/s	Status
D4D2	General building access requirements	<p><u>Requirement/s</u></p> <p>Unless exempted by D4D5, access for people with a disability must be provided –</p> <ul style="list-style-type: none"> (a) 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 on that level; and (b) To and within not less than 1 of each type of room or space for use in common by the residents, including cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like. (c) Where a ramp complying with AS 1428.1-2009 or a passenger lift is installed— <ul style="list-style-type: none"> (i) to the entrance doorway of each sole-occupancy unit; and (ii) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp, to and within all areas normally used by the occupants. 	CRA

		<p><u>Comment/s</u></p> <p>Access to entrance doorway of the ground floor storey of each building as well as to and within the garbage room for use in common by the residents is to be provided in accordance with the requirements of AS1428.1-2009, which includes (but is not limited to) the following –</p> <ul style="list-style-type: none"> (a) Doorway circulation spaces to the outside of entry doorways of the ground floor units only complying with Clause 13 of AS1428.1- 2009; and (b) Continuous accessible paths of travel (incl. turning spaces) complying with Clause 6 of AS1428.1-2009; and (c) Ground surfaces on continuous accessible paths of travel and circulation spaces complying with Clause 7 of AS1428.1-2009; and (d) Walkways complying with Clause 10.2 of AS1428.1-2009 (incl. edge protection requirements); and (e) Ramps complying with Clause 10.3 of AS1428.1-2009. 	
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Part D4 – Access for people with a disability

BCA Clause		Comment/s	Status
D4D3	Access to buildings	<p><u>Requirement/s</u></p> <ul style="list-style-type: none"> (1) An accessway complying with AS1428.1-2009 must be provided to the building – <ul style="list-style-type: none"> (a) from the main points of a pedestrian entry at the allotment boundary; (b) from another accessible building connected by a pedestrian link; (c) from any required accessible carparking space on the allotment (2) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and- <ul style="list-style-type: none"> (a) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and (b) a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance, <p>except for pedestrian entrances serving only areas exempted by D4D5.</p> 	CRA

		<p><u>Comment/s</u></p> <p>Access to each building, extending from the corresponding pedestrian entrances at the allotment boundary as well as between buildings, is to be provided in accordance with the requirements of AS1428.1-2009, which includes (but is not limited to) the following –</p> <ul style="list-style-type: none"> (a) Walkways and landings complying with Clause 10.2 and 10.8.1 of AS1428.1-2009; and (b) Ramps complying and landings complying with Clause 10.3 and 10.8.1 of AS1428.1-2009; and (c) Doorway circulation spaces and door hardware complying with Clause 13 of AS1428.1-2009; and (d) Continuous accessible paths of travel complying with Clause 6 of AS1428.1-2009; and (e) Ground surfaces on continuous accessible paths of travel and circulation spaces complying with Clause 7 of AS1428.1-2009; and (f) Intercommunication panels and any door controls located in accordance with 13.5.3 of AS1428.1-2009. 	
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Part D4 – Access for people with a disability

BCA Clause		Comment/s	Status
D4D4	Parts of buildings to be accessible	<p><u>Requirement/s</u></p> <ul style="list-style-type: none"> (a) Any ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with - <ul style="list-style-type: none"> (i) for a ramp, clause 10 of AS1428.1-2009; and (ii) for a stairway, clause 11 of AS1428.1-2009. (b) Accessways 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 accessway where a direct line of sight is not available; and (ii) turning spaces complying with AS1428.1-2009 – <ul style="list-style-type: none"> (A) within 2m of the end of accessways where it is not possible to continue travelling along the accessway; and (B) at maximum 20m intervals along the accessway. (d) Clause 7.4.1(a) of AS1428.1-2009 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm'. (c) The carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS1428.1-2009 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively. 	CRA
D4D5	Exemptions	Refer section 2.7 of this report for areas identified as not required to be accessible in accordance with this clause.	Note

Part D4 – Access for people with a disability

BCA Clause		Comment/s	Status
D4D6	Accessible carparking	Not applicable. No accessible car spaces are required to be provided for the Class 2 buildings to satisfy BCA requirements. Refer Adaptable Housing Assessment Report prepared by this office for detailed commentary regarding the proposed accessible car spaces.	CRA
D4D7	Signage	<u>Requirement/s</u> (1) Braille and tactile signage complying with Specification 15 must – identify each door required by E4D5 to be provided with an exit sign and state— (a) “Exit”; and (b) “Level”; and either (c) the floor level number, or a combination of the two. (2) Where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1-2009 must be provided to direct a person to the location of the nearest accessible pedestrian entrance.	CRA
D4D8	Hearing augmentation	Not applicable.	N/A
D4D9	Tactile indicators	<u>Requirement/s</u> Tactile ground surface indicators complying with Sections 1 and 2 of AS/NZS 1428.4.1-2009 must be provided to warn people who are blind or have a vision impairment that they are approaching – (a) A stairway, other than a fire isolated stairway; and (b) A ramp, other than a fire isolated ramp, step ramp or kerb ramp; and (c) In the absence of a suitable barrier – (i) an overhead obstruction less than 2m above the floor level, other than a doorway; and (ii) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building.	CRA
D4D10	Wheelchair seating spaces in Class 9b assembly buildings	Not applicable.	N/A
D4D11	Swimming pools	Not applicable.	N/A
D4D12	Ramps	<u>Requirement/s</u> On an accessway – (a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and (b) a landing for a step ramp must not overlap a landing for another step ramp or ramp.	CRA

Part D4 – Access for people with a disability

BCA Clause		Comment/s	Status
D4D13	Glazing on an accessway	<p><u>Requirement/s</u></p> <p>On an accessway, 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 for their full width with a solid and non-transparent contrasting line in accordance with Clause 6.6 of AS1428.1-2009.</p> <p>Clause 6.6 of AS1428.1-2009 requires that the contrasting line shall be not less than 75 mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900 mm and 1000 mm above the plane of the finished floor level.</p> <p>Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 m of the glazing on the opposite side.</p>	CRA

SECTION E: SERVICES AND EQUIPMENT

Part E3 – Lift installations

BCA Clause		Comment/s	Status
E3D7	Passenger lift types and their limitations	Not applicable.	N/A
E3D8	Accessible features required for passenger lifts	Not applicable.	N/A

SECTION F: HEALTH AND AMENITY

Part F4 – Sanitary and other facilities

BCA Clause		Comment/s	Status
F4D5	Accessible sanitary facilities	Not applicable.	N/A
F4D6	Accessible unisex sanitary compartments	Not applicable.	N/A
F4D7	Accessible unisex showers	Not applicable.	N/A
F4D12	Accessible adult change facilities	Not applicable.	N/A

4. Conclusion

In concluding the review undertaken, it is considered that based on the documentation provided (as referenced in Annexure 1), the proposed scope of works is capable of complying with the relevant accessibility deemed to satisfy provisions and/or performance requirements of the Building Code of Australia (BCA) Volume 1 2022.

Where compliance is to be obtained via a performance-based solution for any BCA provision, it is considered that any such solution/s will not necessitate significant changes to the proposed design.



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ANNEXURE 1 – Documentation Assessed

This assessment is based on the following documentation –

Discipline	Architectural
Organisation	Brewster Murray
Documentation Type	Plans

Plan No.	Title	Revision	Date
DA04	SITE PLAN	J	12.01.2024
DA05	GROUND FLOOR PLAN	J	12.01.2024
DA06	FIRST FLOOR PLAN	H	24.11.2023
DA08	ELEVATIONS 1	H	12.01.2024
DA09	ELEVATIONS 2	H	12.01.2024
DA10	ELEVATIONS 3	H	12.01.2024
DA11	SECTIONS 1	H	12.01.2024
DA12	SECTIONS 2 & RETAINING WALL	G	12.01.2024

ANNEXURE 2 – Summary of Technical Requirements

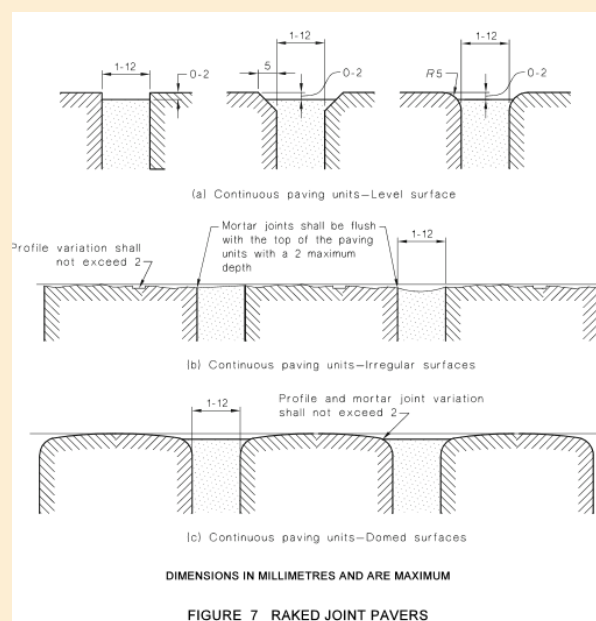
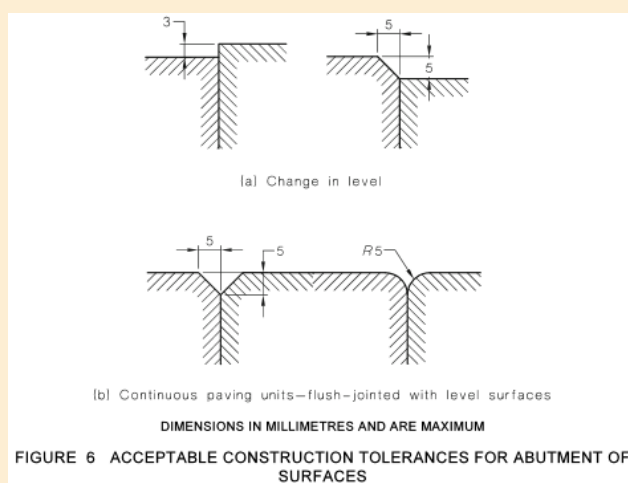
REQUIREMENTS

CONTINUOUS ACCESSIBLE PATHS OF TRAVEL

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

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

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



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

REQUIREMENTS

- (e) Grates shall comply with the following:

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

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

WALKWAYS, RAMPS AND LANDINGS

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

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

WALKWAYS

- (a) Walkways shall comply with the following –

- (i) The floor or ground surface abutting the sides of the walkway shall provide a firm and level surface of a different material to that of the walkway at the same level of the walkway, follow the grade of the walkway and extend horizontally for a minimum of 600 mm unless one of the following is provided:
 - (A) Kerb in accordance with Figure 18 of AS1428.1-2009.
 - (B) Kerb rail and handrail in accordance with Figure 19 of AS1428.1-2009.
 - (C) A wall not less than 450 mm in height.

- (ii) Walkways shall be provided with landings, as specified in Clause 10.8 of AS1428.1-2009, at intervals not exceeding the following:

- (A) For walkway gradients of 1 in 33, at intervals no greater than 25 m.
 - (B) For walkway gradients of 1 in 20, at intervals no greater than 15 m.
 - (C) For walkway gradients between 1 in 20 to 1 in 33, at intervals that shall be obtained by linear interpolation.

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

- (iii) The intervals specified above may be increased by 30% where at least one side of a walkway is bounded by—

- (A) a kerb or kerb rail as specified in Clause 10.3(j) of AS1428.1-2009 and a handrail as specified in Clause 12 of AS1428.1-2009; or
 - (B) a wall and a handrail as specified in Clause 12 of AS1428.1-2009.

RAMPS

- (a) Ramps shall comply with the following –

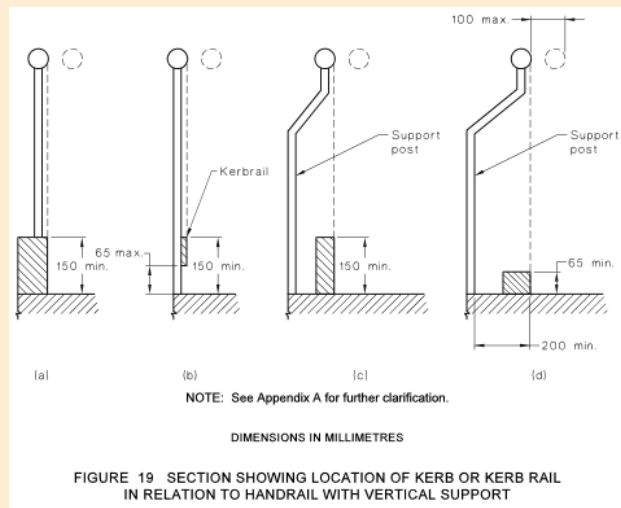
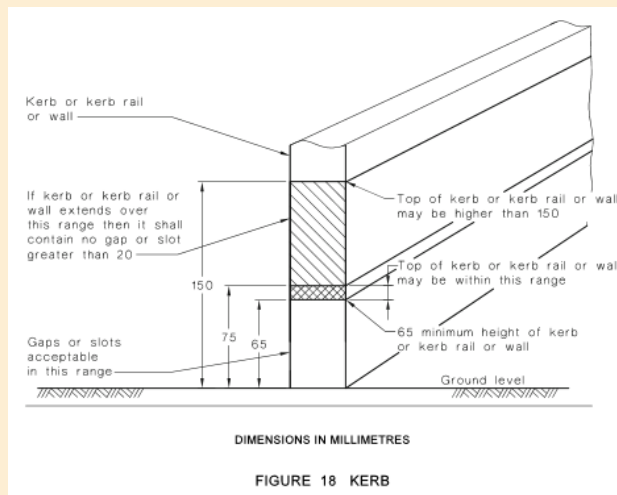
- (i) The maximum gradient of a ramp exceeding 1900 mm in length shall be 1 in 14.
- (ii) The gradient of a ramp shall be constant throughout its length with a maximum allowable tolerance of 3% provided no section of the ramp is steeper than 1 in 14.

REQUIREMENTS

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

REQUIREMENTS

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



STAIRWAYS

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

REQUIREMENTS

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

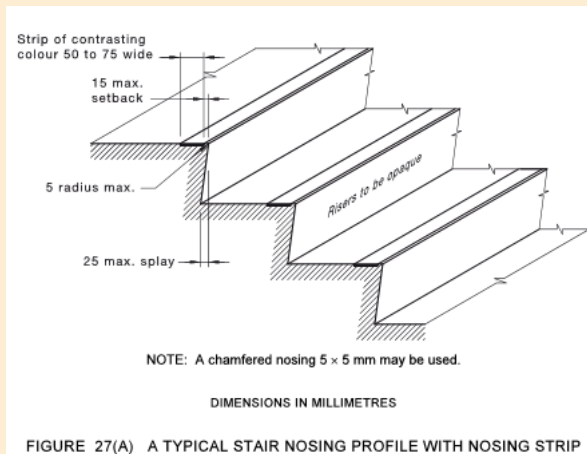


FIGURE 27(A) A TYPICAL STAIR NOSING PROFILE WITH NOSING STRIP

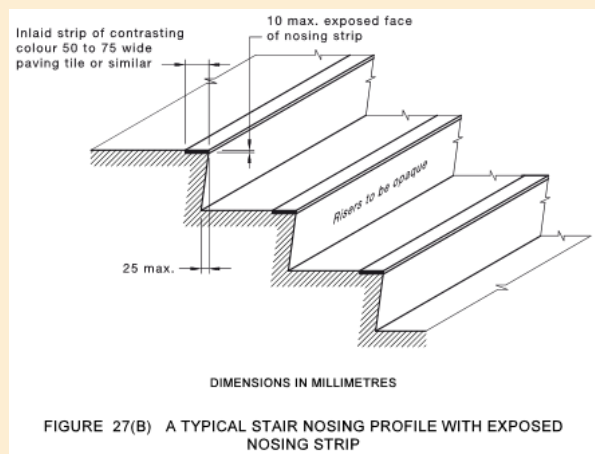


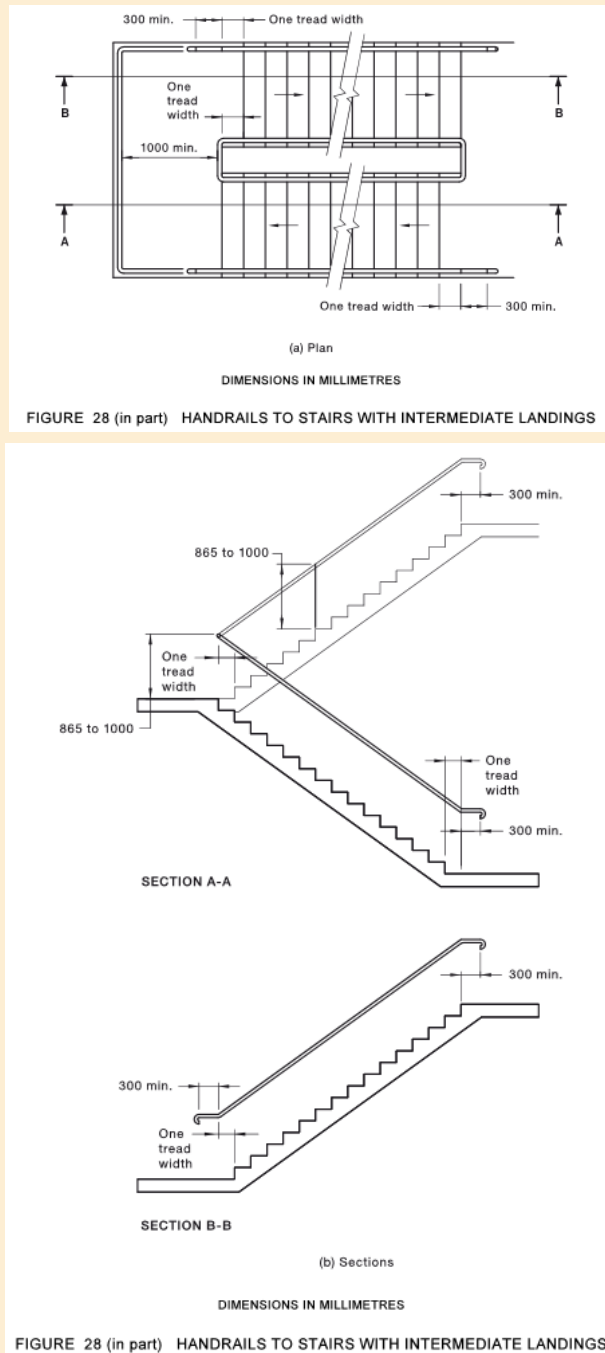
FIGURE 27(B) A TYPICAL STAIR NOSING PROFILE WITH EXPOSED NOSING STRIP

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

HANDRAILS

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

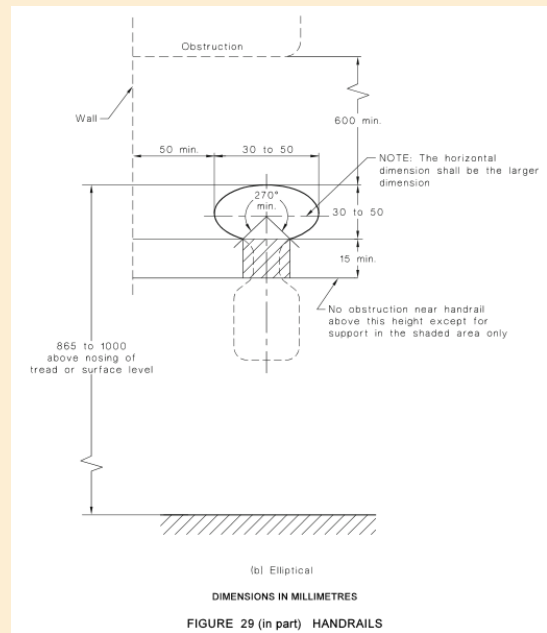
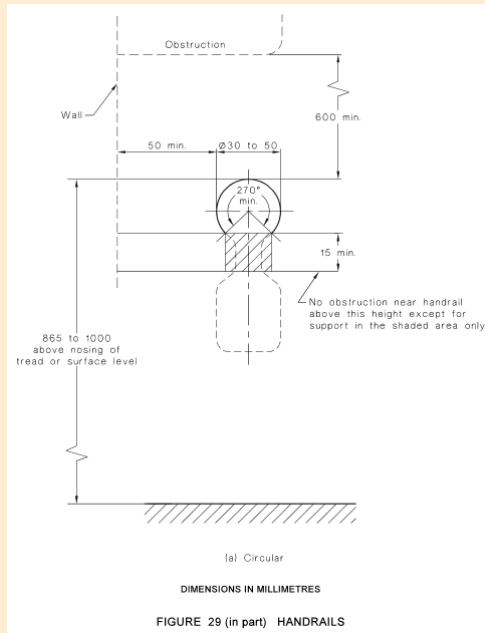
REQUIREMENTS



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

REQUIREMENTS

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



DOORWAYS, DOORS AND CIRCULATION SPACE AT DOORWAYS

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

REQUIREMENTS

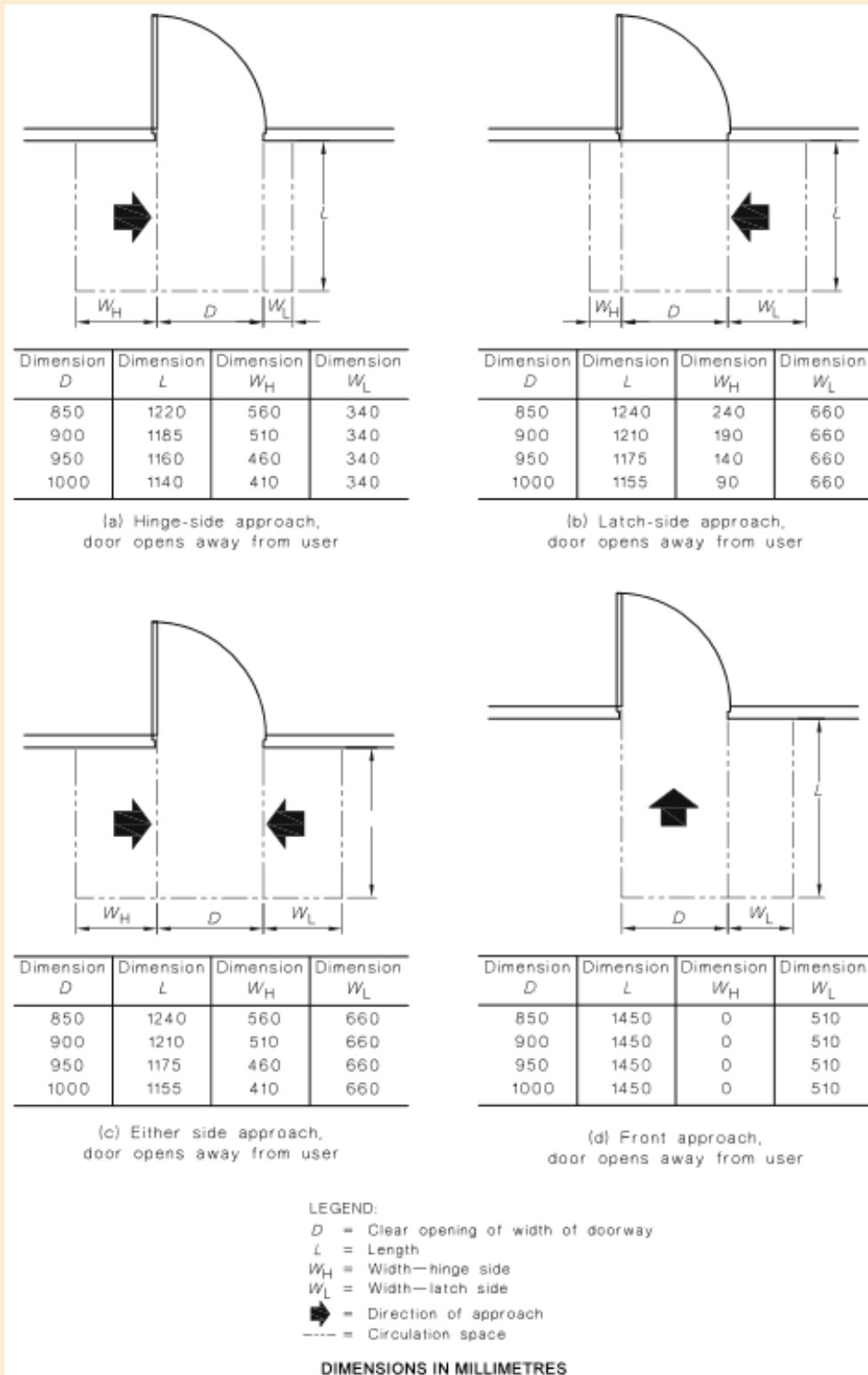
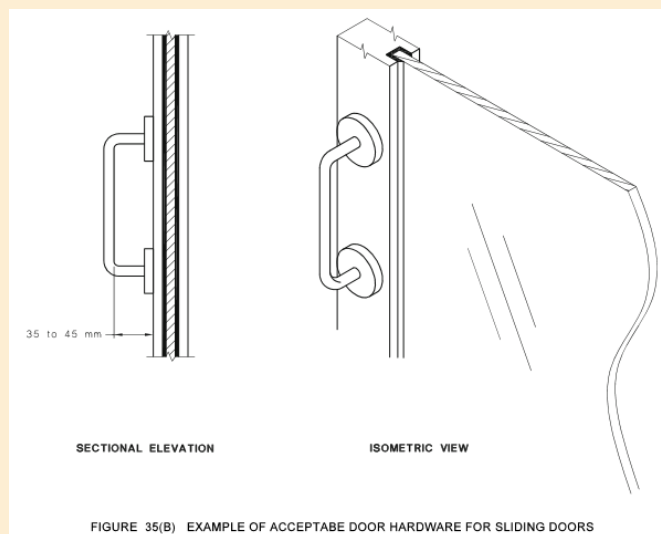
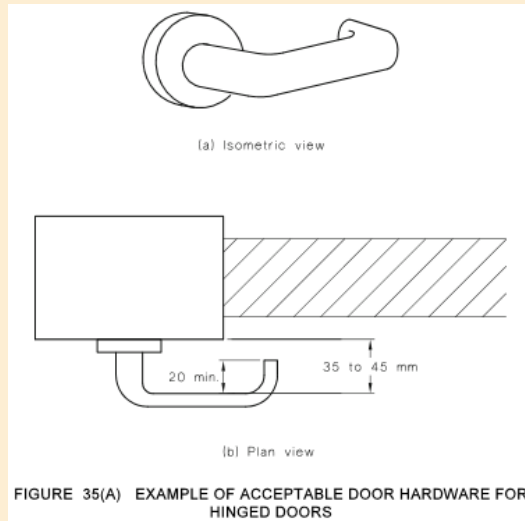


FIGURE 31 (in part) CIRCULATION SPACES AT DOORWAYS WITH SWINGING DOORS

REQUIREMENTS

- (e) Door handles and related hardware and accessories shall comply with the following:
- (i) The door handle and related hardware shall be of the type that allows the door to be unlocked and opened with one hand. The handle shall be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch.
 - (ii) The clearance between the handle and the back plate or door face at the centre grip section of the handle shall be not less than 35 mm and not more than 45 mm.
 - (iii) 'D' type handles shall be provided on sliding doors.
 - (iv) Where snibs are installed, they shall have a lever handle of a minimum length of 45 mm from the centre of the spindle.
 - (v) For doors other than fire doors and smoke doors where a door closer is fitted, the force required at the door handle to operate the door shall not exceed the following:
 - (A) To initially open the door..... 20 N
 - (B) To swing or slide the door20 N.
 - (C) To hold the door open between 60° and 90°.....20 N.
 - (vi) Where an outward opening door is not self-closing, a horizontal handrail or pull bar shall be fixed on the closing face of a side-hung door, as shown in Figure 36 of AS1428.1-2009.

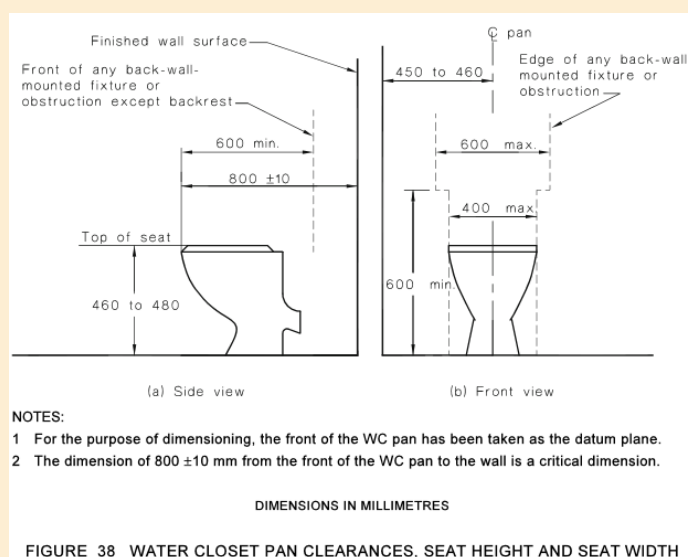


REQUIREMENTS

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

SANITARY FACILITIES

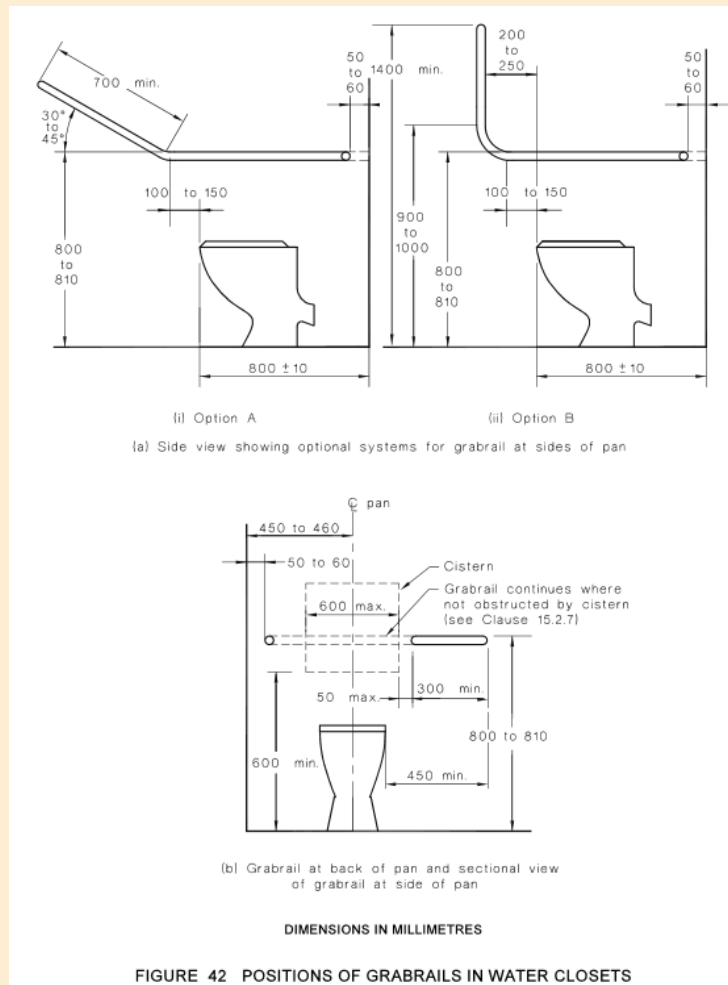
- (a) Water taps shall comply with the following:
 - (i) Taps shall have lever handles, sensor plates, or other similar controls.
 - (ii) Lever handles shall have not less than 50 mm clearance from an adjacent surface.
 - (iii) Where separate taps are provided for hot and cold water, the hot water tap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



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

REQUIREMENTS

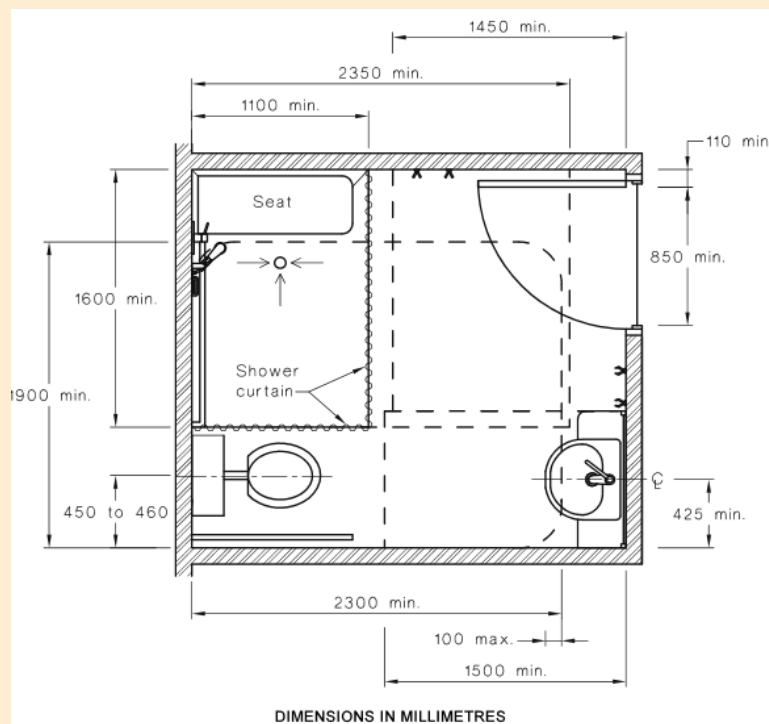
- (d) A backrest shall be provided on accessible toilets. The backrest shall—
 - (i) be capable of withstanding a force in any direction of 1100 N;
 - (ii) have a height, at the lower edge of backrest to the top of the WC seat, of 120 mm to 150 mm;
 - (iii) have a vertical height of 150–200 mm and a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



REQUIREMENTS

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

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



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

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

REQUIREMENTS

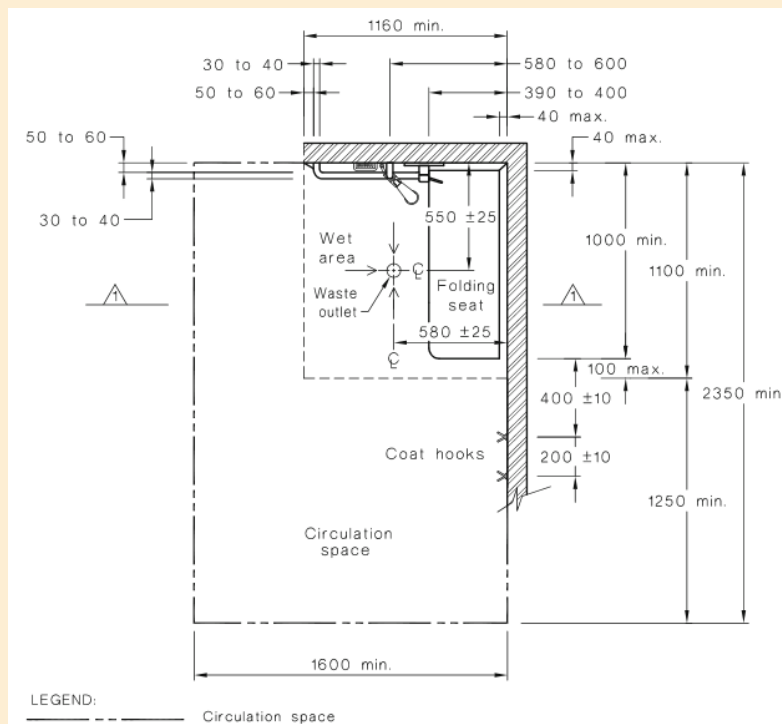
- (j) WC doors may be either hinged or sliding. WC doors shall comply with the following:
 - (i) Outward-opening doors shall have a mechanism that holds the door in a closed position without the use of a latch.
 - (ii) Doors shall be provided with an in-use indicator and a bolt or catch. Where a snib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

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

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

REQUIREMENTS

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

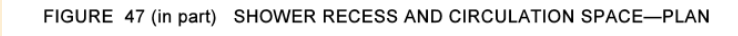


(a) Shower recess with two walls

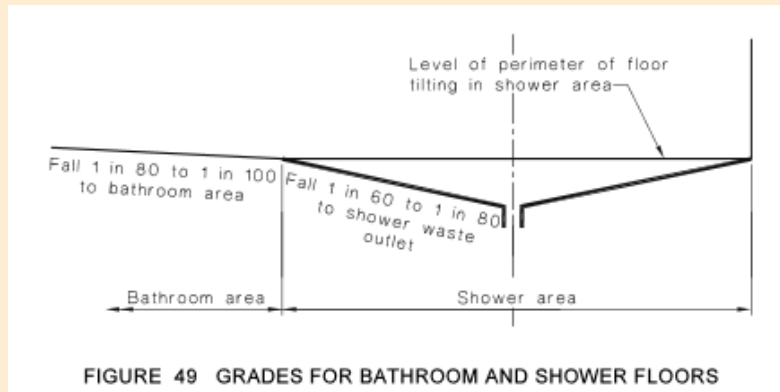
DIMENSIONS IN MILLIMETRES

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

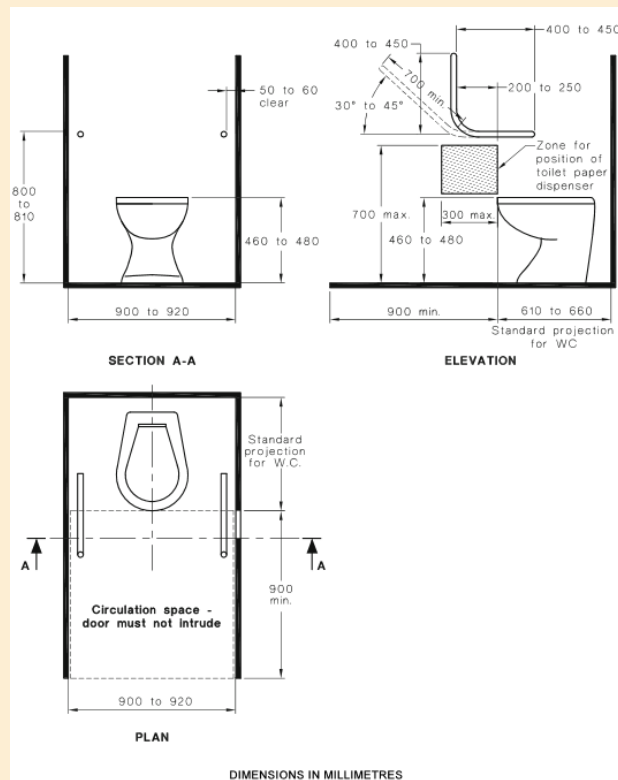
REQUIREMENTS



REQUIREMENTS



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



REQUIREMENTS

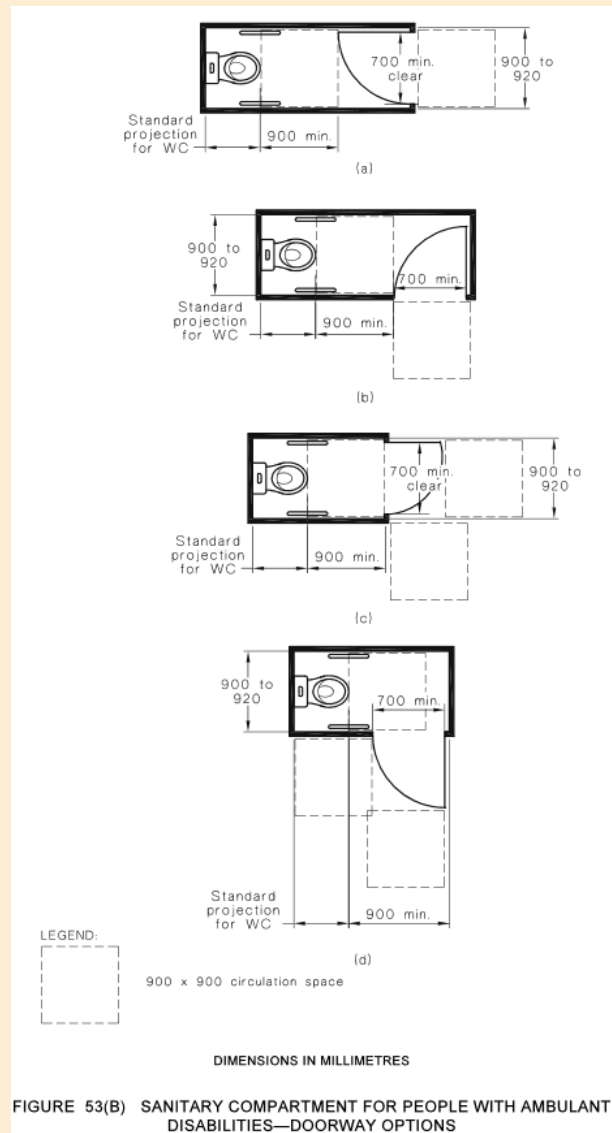


FIGURE 53(B) SANITARY COMPARTMENT FOR PEOPLE WITH AMBULANT DISABILITIES—DOORWAY OPTIONS

GRABRAILS

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



NEST
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ADAPTABLE HOUSING ASSESSMENT REPORT

PROJECT:	30-36 Light Street & 42 Walker Street Casino NSW 2470
STAGE:	Development Consent Phase
REFERENCE:	22074.4-AS4299
DATE:	23 rd January 2024
CLIENT:	Brewster Murray

Document Information

Issue	Description	Date
1	Preliminary issue	17 January 2024
2	Report updated to assess amended Sketch Design documentation	22 September 2023
3	Report updated to assess amended Sketch Design documentation	26 September 2023
4	Report updated to assess updated design documentation to accompany the Part 5 submission	23 January 2024

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1. Introduction

1.1 Project Description

The proposed development is understood to include the construction of fourteen (14) residential sole occupancy units and associated off-street carparking located at 34-36 Light Street & 42 Walker Street Casino NSW 2470.

As part of the proposed development, it is understood that two (2) units are to be provided as adaptable in accordance with the Class C provisions of the Adaptable Housing Australian Standard AS4299-1995.



Figure 1.1 – Site plan

1.2 Intent of Report

The purpose of this report is to provide an assessment of the proposed scope of works against the Class C provisions of the Adaptable Housing Australian Standard AS4299-1995.

Where non-compliances are identified, recommendations for resolution are to be provided, as applicable.

1.3 Limitations

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

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

1.4 Documentation Assessed

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

2. Adaptable Housing Summary

2.1 General

The purpose of the Adaptable Housing Australian Standard (AS4299-1995) is to provide guidelines on adaptable housing to those involved in designing or building new dwellings or renovations, including –

- (a) Project home developers;
- (b) Designers, builders, owners and users of private housing;
- (c) Developers and designers of specialized housing such as retirement villages; and
- (d) Public housing bodies.

Adaptable housing units shall be designed and constructed to meeting the following performance requirements-

- (a) **Visibility** – To 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) **Maneuverability** – This shall include the following:
 - (i) To provide space sufficient to maneuver a wheelchair within a living area, the kitchen and an accessible path of travel linking these areas.
 - (ii) To provide space sufficient to maneuver 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 maneuver 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 required further demolition of walls then these walls shall be non-loadbearing 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.

2.2 Classification Levels

Adaptable Housing units may be designed and constructed to meet the following classification levels, which are categorized by the level of essential and desirable features incorporated –

Class A – All essential and all desirable features incorporated.

Class B – All essential and 50% desirable features incorporated, including all those notated 'first priority'.

Class C – All essential features incorporated.

2.3 Proposed Class C Adaptable Housing Units

The proposed development is understood to consist of two (2) units that are proposed to meet the Class C provisions of the Adaptable Housing Australian Standard AS4299-1995, being Unit 5 and Unit 7, as highlighted in the figure below.

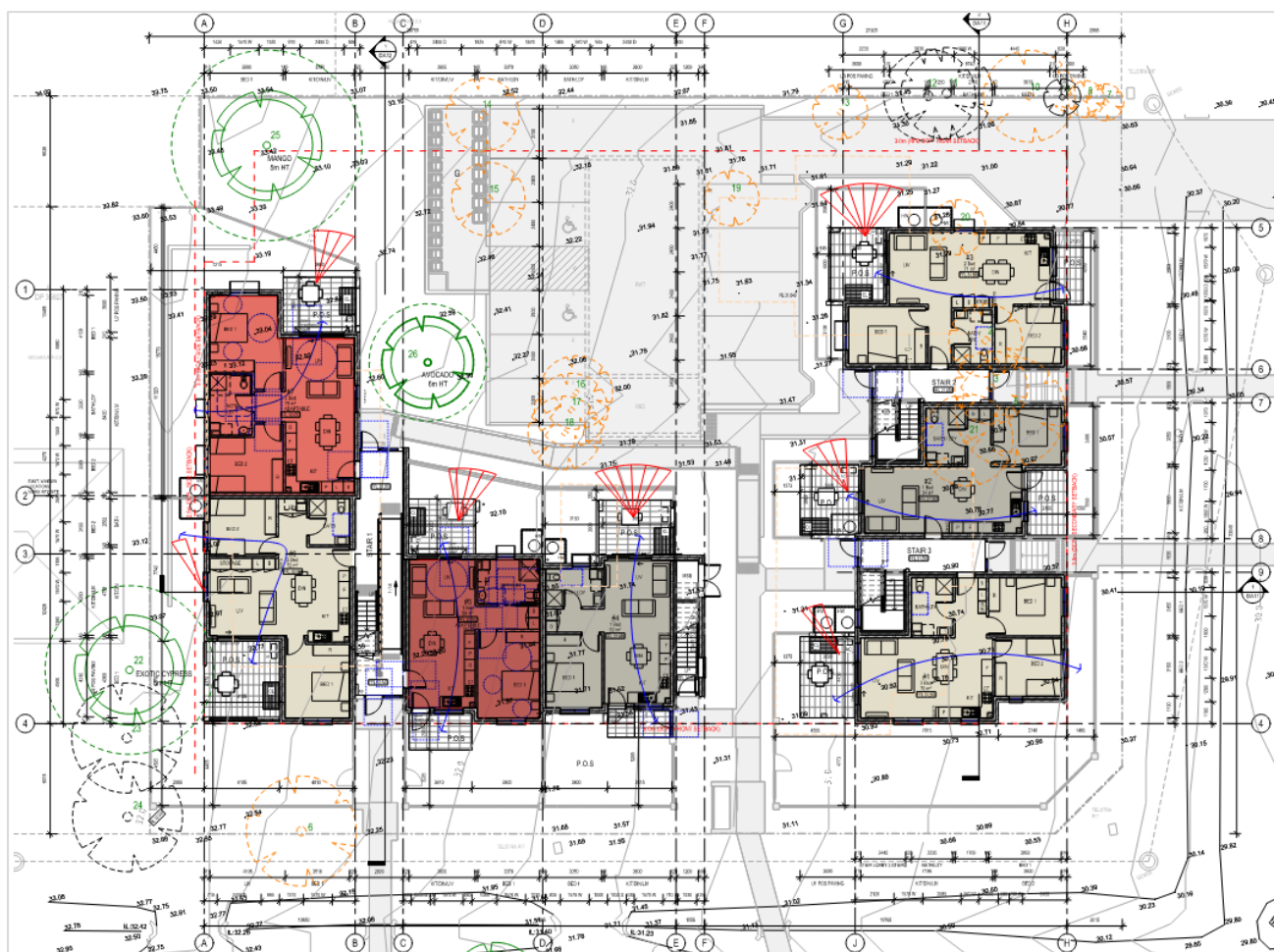


Figure 2.1 – Proposed adaptable units

3. Detailed Assessment

The following table summarises the status of compliance of the proposed design in the context of the Class C provisions of the Adaptable Housing Australian Standard AS4299-1995.

The status of compliance against each applicable feature assessed has adopted the following abbreviations.

C	Complies. The proposed design satisfies the requirements of the relevant Class C essential features of AS4299-1995.
CRA	Compliance readily achievable. There is insufficient information to determine that the proposed design satisfies all requirements of the relevant Class C essential features of AS4299-1995, however, may be satisfied by minor design amendments and/or design development.
DNC	Does not Comply. The proposed design does not satisfy the requirements of the relevant Class C essential features of AS4299-1995.
FIR	Further Information Required. There is insufficient information to undertake a detailed assessment of the proposed design against the relevant Class C essential features of AS4299-1995.
Note	Information is provided to guide the reader and not as specific assessment of the relevant Class C essential features of AS4299-1995.
N/A	Not applicable. The requirements of the relevant Class C essential features of AS4299-1995 do not apply.

A detailed clause by clause assessment is outlined in Section 4 of this report.

AS4299-1995 - CLASS C ESSENTIAL FEATURE/S			STATUS				
Item No.	Room / Item	Clause	C	CRA	DNC	FIR	N/A
DRAWINGS							
1.	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages.	2.3				X	
SITING							
2.	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS1428.1.	3.3.2		X			
LETTERBOXES IN ESTATE DEVELOPMENTS							
3.	Letterboxes to be on hard standing area connected to accessible pathway.	3.8		X			
PRIVATE CAR ACCOMODATION							
4.	Carparking space or garage min. area 6.0m x 3.8m.	3.7.2		X			
ACCESSIBLE ENTRY							
5.	Accessible entry.	4.3.1		X			
6.	Accessible entry to be level (i.e., max 1:40 slope).	4.3.2		X			
7.	Threshold to be low-level.	4.3.2		X			
8.	Landing to enable wheelchair maneuverability.	4.3.2		X			

AS4299-1995 - CLASS C ESSENTIAL FEATURE/S			STATUS				
Item No.	Room / Item	Clause	C	CRA	DNC	FIR	N/A
9.	Accessible entry door to have 850mm min. clearance.	4.3.1		X			
10.	Door lever handles and hardware to AS1428.1.	4.3.4		X			
INTERIOR: GENERAL							
11.	Internal doors to have 820mm min. clearance.	4.3.3		X			
12.	Internal corridors min. width of 1000mm.	4.3.7		X			
13.	Provision for compliance with AS1428.1 for door approaches.	4.3.7		X			
LIVING ROOM & DINING ROOM							
14.	Provision for circulation space of min. 2250mm diameter.	4.7.1		X			
15.	Telephone adjacent to GPO.	4.7.4		X			
16.	Potential illumination level min. 300 lux.	4.10		X			
KITCHEN							
17.	Minimum width 2.7m (1550mm clear between benches).	4.5.2		X			
18.	Provision for circulation at doors to comply with AS1428.1.	4.5.1		X			
19.	Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750mm to 850mm or replaceable.	4.5.5		X			
20.	Refrigerator adjacent to work surface.	4.5.5		X			
21.	Kitchen sink adjustable to heights from 750mm to 850mm or replaceable.	4.5.6		X			
22.	Kitchen sink bowl max. 150mm deep.	4.5.6		X			
23.	Tap set capstan or lever handles or lever mixer.	4.5.6(e)		X			
24.	Tap set located within 300mm of front of sink.	4.5.6(e)		X			
25.	Cooktops to include either front or side controls with raised cross bars.	4.5.7		X			
26.	Cooktops to include isolating switch.	4.5.7		X			
27.	Work surface min. 800mm length adjacent to cooktop at same height.	4.5.7		X			
28.	Oven located adjacent to an adjustable height or replaceable work surface.	4.5.8		X			
29.	GPOs to comply with AS1428.1. At least one double GPO within 300mm of front of work surface.	4.5.11		X			
30.	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position.	4.5.11		X			
31.	Slip resistant floor surface.	4.5.4		X			

AS4299-1995 - CLASS C ESSENTIAL FEATURE/S			STATUS				
Item No.	Room / Item	Clause	C	CRA	DNC	FIR	N/A
MAIN BEDROOM							
32.	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS1428.2.	4.6.1		X			
BATHROOM							
33.	Provision for bathroom area to comply with AS1428.1.	4.4.1		X			
34.	Slip resistant floor surface.	4.4.2		X			
35.	Shower recess-no hob. Minimum size 1160 x 1100 to comply with AS1428.1.	4.4.4(f)		X			
36.	Shower area waterproofed to AS3740 with floor to wall to waste.	4.4.4(f)		X			
37.	Recessed soap holder.	4.4.4(f)		X			
38.	Shower taps positioned for easy reach to access side of shower sliding track.	4.4.4(f)		X			
39.	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)		X			
40.	Provision for grabrail in shower to comply with AS1428.1.	4.4.4(h)		X			
41.	Tap sets to be capstan or lever handles with single outlet.	4.4.4(c)		X			
42.	Provision for washbasin with clearances to comply with AS1428.1.	4.4.4(g)		X			
43.	Double GPO beside mirror.	4.4.4(d)		X			
TOILET							
44.	Provision of either 'visitable toilet' or accessible toilet.	4.4.3		X			
45.	Provision to comply with AS1428.1.	4.4.1		X			
46.	Location of WC pan at correct distance from fixed walls.	4.4.3		X			
47.	Provision for grab rail zone.	4.4.4(h)		X			
48.	Slip resistance floor surface.	4.4.2		X			
LAUNDRY							
49.	Circulation at doors to comply with AS1428.1.	4.8		X			
50.	Provision for adequate circulation space in front of or beside appliances (min. 1550mm depth).	4.8		X			
51.	Provision for automatic washing machine.	4.8(c)		X			
52.	Where clothes line is provided, an accessible path of travel to this.	4.8(a)		X			
53.	Double GPO.	4.8(g)		X			

AS4299-1995 - CLASS C ESSENTIAL FEATURE/S			STATUS				
Item No.	Room / Item	Clause	C	CRA	DNC	FIR	N/A
54.	Slip-resistant floor surface.	4.9.1		X			
DOOR LOCKS							
55.	Door hardware operable with one hand, located 900-1100mm above floor.	4.3.4		X			

4. Detailed Assessment

A detailed assessment of the proposed scope of works in the context of the Class C provisions of the Adaptable Housing Australian Standard (AS4299-1995) has been undertaken, as outlined below.

The status of compliance against each applicable AS4299-1995 clause assessed has adopted the following abbreviations.

C	Complies. The proposed design satisfies the requirements of the relevant Class C essential features of AS4299-1995.
CRA	Compliance readily achievable. There is insufficient information to determine that the proposed design satisfies all requirements of the relevant Class C essential features of AS4299-1995, however, may be satisfied by minor design amendments and/or design development.
DNC	Does not Comply. The proposed design does not satisfy the requirements of the relevant Class C essential features of AS4299-1995.
FIR	Further Information Required. There is insufficient information to undertake a detailed assessment of the proposed design against the relevant Class C essential features of AS4299-1995.
Note	Information is provided to guide the reader and not as specific assessment of the relevant Class C essential features of AS4299-1995.
N/A	Not applicable. The requirements of the relevant Class C essential features of AS4299-1995 do not apply.

DRAWINGS

Clause No.	Requirement/s	Comment/s	Status
2.3	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.	Drawings for the adaptable housing units in the pre and post adaptation stages are to be provided. A description of how the adaptation is to be achieved shall also be provided.	FIR

SITING

Clause No.	Requirement/s	Comment/s	Status
3.3.2	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 AS1428.1 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.	An accessible path of travel from the street frontage and carparking area shall be provided to the adaptable units. Consideration shall be provided to ensure the accessible path of travel complies with the requirements of AS1428.1.	CRA

LETTERBOXES IN ESTATE DEVELOPMENTS

Clause No.	Requirement/s	Comment/s	Status
3.8	Letterboxes shall comply with Australia / New Zealand Post regulations. Where letterboxes are centrally located in residential estate developments they should be adjacent to the street entry. Letterboxes and parcel racks should be lockable.	Letterboxes are to be centrally located, adjacent to the street entry. Letterboxes shall comply with Australia / New Zealand Post regulation and letterboxes and parcel lockers should be lockable.	CRA

PRIVATE CAR ACCOMODATION

Clause No.	Requirement/s	Comment/s	Status
3.7.2	Garages and carports shall have minimum internal dimensions of 6.0m x 3.8m. A 2.5m internal vertical clearance is desirable. A garage may be reduced if a hard surfaced level outside space of minimum dimensions 5.4m x 3.8m is provided as a sheltered carpark, or can be provided in the future. NOTE: A level surface includes surfaces with a gradient of up to 1:40.	A car space associated with each adaptable housing units is to be provided. The car spaces are to comply with one of the following methods – (a) Have minimum internal dimensions of 5.4m x 3.8m, with a 2.5m vertical clearance; or (b) Comply with the requirements of AS/NZS 2890.6-2009, having an accessible car space and associated shared area, with each space having a dimension of 5.4m x 2.4m and a 2.5m vertical clearance throughout the spaces.	CRA

ACCESSIBLE ENTRY

Clause No.	Requirement/s	Comment/s	Status
4.3.1	At least one entry door complying with AS1428.2 shall be provided.	The entry door to the adaptable units is to be provided in accordance with AS1428.2, appropriate to clearances and circulation space/s.	CRA
4.3.2	The accessible entry door 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 entry doors to the adaptable units are to be provided with a level landing.	CRA

ACCESSIBLE ENTRY

Clause No.	Requirement/s	Comment/s	Status
4.3.2	The threshold shall allow for the smooth transition of a wheelchair.	The thresholds to the adaptable unit entry doors are to be detailed to allow for a smooth transition of a wheelchair. Consideration for the abutment of surfaces in accordance with Clause 7.2 of AS1428.1 is to be provided, whereby the construction tolerances shall be as follows – (a) 3mm vertical; or (b) 5mm, provided the edges have a beveled or rounded edge to reduce the likelihood of tripping.	CRA
4.3.2	The landing shall be of sufficient area to enable wheelchair maneuverability.	The landings to the adaptable unit entry doors are to be demonstrated as having sufficient area to enable wheelchair maneuverability.	CRA
4.3.1	Accessible entry door to have 850mm min. clearance.	The entry doors of adaptable units are to be provided with a clear opening width of min. 850mm.	CRA
4.3.4	Door lever handles and hardware shall be not less than 900mm nor more than 1100mm above the plane of the finished floor and shall be in accordance with AS1428.1.	Details are to be provided to ensure the door lever handles and hardware are of a 'D' type handles and located 900mm-1100mm above the finished floor in accordance with Clause 13.5 of AS1428.1.	CRA

INTERIOR: GENERAL

Clause No.	Requirement/s	Comment/s	Status
4.3.3	Internal doors throughout shall have a minimum clear opening of 820mm, except where otherwise described.	Internal doors throughout the adaptable units are to be provided with clear opening widths of not less than 820mm.	CRA
4.3.7	Internal corridors shall have a minimum width of 1000mm.	Internal corridors are to be provided with a minimum width of 1000mm.	CRA
4.3.7	After adaptation, circulation spaces at doorways shall comply with AS1428.1.	After adaptation, circulation spaces at doorways shall comply with AS1428.1.	CRA

LIVING ROOM & DINING ROOM

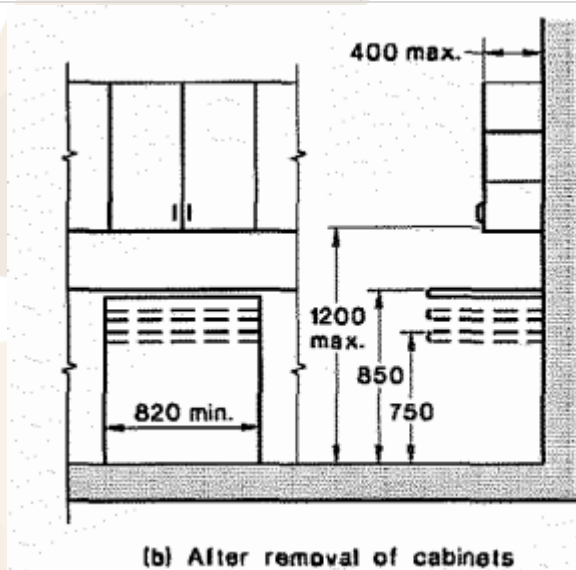
Clause No.	Requirement/s	Comment/s	Status
4.7.1	Provision shall be made for circulation space to enable a 360-degree wheelchair turn after the furniture has been placed. NOTE - An area of 2250mm minimum diameter after the furniture has been placed will satisfy this requirement.	A 2250mm diameter spatial provision is to be provided to enable a 360-degree wheelchair turn, that is free of furniture, within the living room of the adaptable housing units.	CRA
4.7.4	A telephone outlet shall be provided in the living-dining area. This should be adjacent to a GPO.	Details are to be provided to ensure that a telephone outlet is provided adjacent to a GPO within the living-dining areas, at the post adaptation stage.	CRA

LIVING ROOM & DINING ROOM

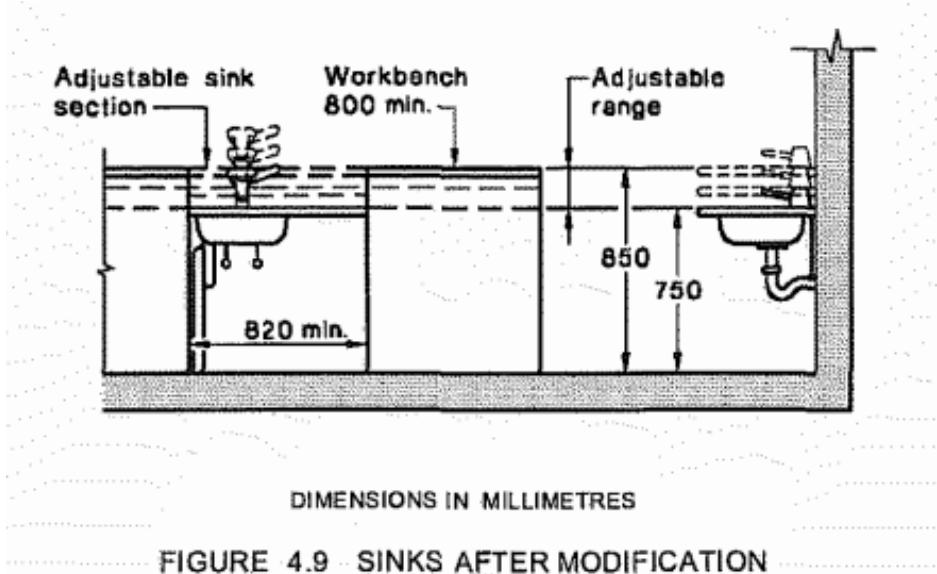
Clause No.	Requirement/s	Comment/s	Status
4.10	Provision shall be made for the illumination level of 300-350 lux for people with visual impairment.	Details are to be provided to ensure that provision for the illumination level of 300-350 lux is provided within the living & dining rooms, at the post adaptation stage.	CRA

KITCHEN

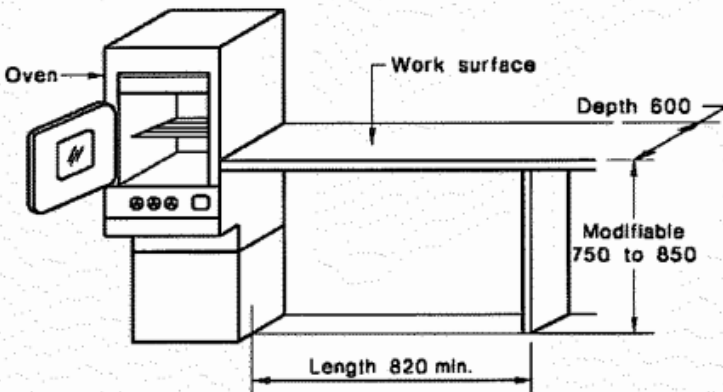
Clause No.	Requirement/s	Comment/s	Status
4.5.2	Minimum clearances in front of appliances and between base cabinets shall be provided at the outset. A minimum clearance of 1550mm shall be maintained between all opposing base cabinets, appliances and walls to allow for a 180 degree turn by a person in a wheelchair.	Details are to be provided to ensure the clearances between the benches within the kitchen is not less than 1550mm, at the pre-adaptation stage.	CRA
4.5.1	The potential configuration of the kitchen area after adaptation shall be demonstrated. The final configuration of the kitchen after adaptation shall be shown to comply with Clause 4.5.3, whereby circulation spaces at door shall comply with AS1428.1.	Details are to be provided to ensure circulation at doors within the kitchen comply with AS1428.1, at post adaptation.	CRA
4.5.5	At least one section of the work surface, not less than 800mm in length, should be adjustable or replaceable as a unit at variable heights within the range 750mm to 850mm above the finished floor surface.	Details are to be provided to ensure at least one section of the work surface, not less than 800mm in length, is provided adjustable or replaceable as a unit at variable heights within the range 750mm to 850mm above the finished floor surface.	CRA



KITCHEN

Clause No.	Requirement/s	Comment/s	Status
4.5.5	A refrigerator shall be located adjacent to a work surface.	Details are to be provided to ensure the refrigerator within the adaptable units is located adjacent to a work surface.	CRA
4.5.6	The kitchen sink shall be adjustable or replaceable as a unit at variable heights within the range 750mm-850mm above the finished floor surface.	Details are to be provided to ensure the kitchen sink within the adaptable units can be adjustable or replaceable as a unit at variable heights within the range 750mm-850mm above the finished floor surface.	CRA
 <p style="text-align: center;">DIMENSIONS IN MILLIMETRES</p> <p style="text-align: center;">FIGURE 4.9 SINKS AFTER MODIFICATION</p>			
4.5.6	The maximum depth of the bowl of the sink should be 150mm. This would only apply to the main bowl of a double bowl sink.	Details are to be provided to ensure the maximum depth of the bowl of the sink is 150mm.	CRA
4.5.6(e)	Taps shall comply with AS1428.1.	Details are to be provided to ensure taps comply with AS1428.1 – (a) Taps shall have lever handles, sensor plates, or similar controls. (b) Lever handles shall have not less than 50mm clearance from an adjacent surface. (c) Where separate taps are provided for hot and cold water, the hot water tap shall be placed to the left of the cold water tap for horizontal configurations, or above the cold water tap for vertical configurations. (d) Where hot water is provided, the water shall be delivered through a mixing spout.	CRA
4.5.6(e)	Taps or their operating handles shall be within 300mm of the front of the sink to allow for ease of operation.	Details are to be provided to ensure taps or their operating handles are within 300mm for the front of the sink.	CRA

KITCHEN

Clause No.	Requirement/s	Comment/s	Status
4.5.7	Cooktops shall have controls which do not require reaching over the hotplates to adjust them. Control shall have raised cross-bars for ease of grip.	Details are to be provided to ensure the cooktops have controls which do not require reaching over the hotplates to adjust them.	CRA
4.5.7	Cooktops should be provided with isolating switches or gas stop valves which can be easily and safely operated while the cooktop is in use.	Details are to be provided to ensure the cooktops are provided with isolating switches or gas stop valves.	CRA
4.5.7	Cooktops shall have an adjacent work surface of 800mm minimum length at the same height.	Details are to be provided to ensure the cooktops are provided with an adjacent work surface of min. 800mm length, at the same height as the cooktop.	CRA
4.5.8	Ovens shall be located adjacent to a work surface that is not less than 800mm in length, and is adjustable or replaceable as a unit at variable heights within the range 750mm to 850mm above the finished floor surface.	Details are to be provided to ensure the ovens are located adjacent to a work surface that is not less than 800mm in length, and is adjustable or replaceable as a unit at variable heights within the range 750mm to 850mm above the finished floor surface.	CRA
 <p style="text-align: center;">DIMENSIONS IN MILLIMETRES</p> <p style="text-align: center;">FIGURE 4.10 OVENS</p>			
4.5.11	General purpose outlets shall be located to comply with AS1428.1. At least one double general purpose outlet shall be located with a horizontally accessible reach over a work surface at a maximum of 300mm from the front of the work surface.	Details are to be provided to ensure the GPOs are located not less than 900mm nor more than 1100mm above the finished floor and not less than 500mm from internal corners in accordance with AS1428.1. At least one double general purpose outlet shall be located with a horizontally accessible reach over a work surface at a maximum of 300mm from the front of the work surface.	CRA
4.5.11	The GPO for the refrigerator shall be easily reachable when the refrigerator is in its operating position.	Details are to be provided to ensure the GPO for the refrigerator is easily reachable when the refrigerator is in operating position.	CRA

KITCHEN

Clause No.	Requirement/s	Comment/s	Status
4.5.4	The floor surface shall be slip-resistant to comply with AS/NZS 3661.1.	Floor surfaces within the kitchens of the adaptable unit are to be documented to ensure they are slip resistant in accordance with AS/NZS 3661.1.	CRA

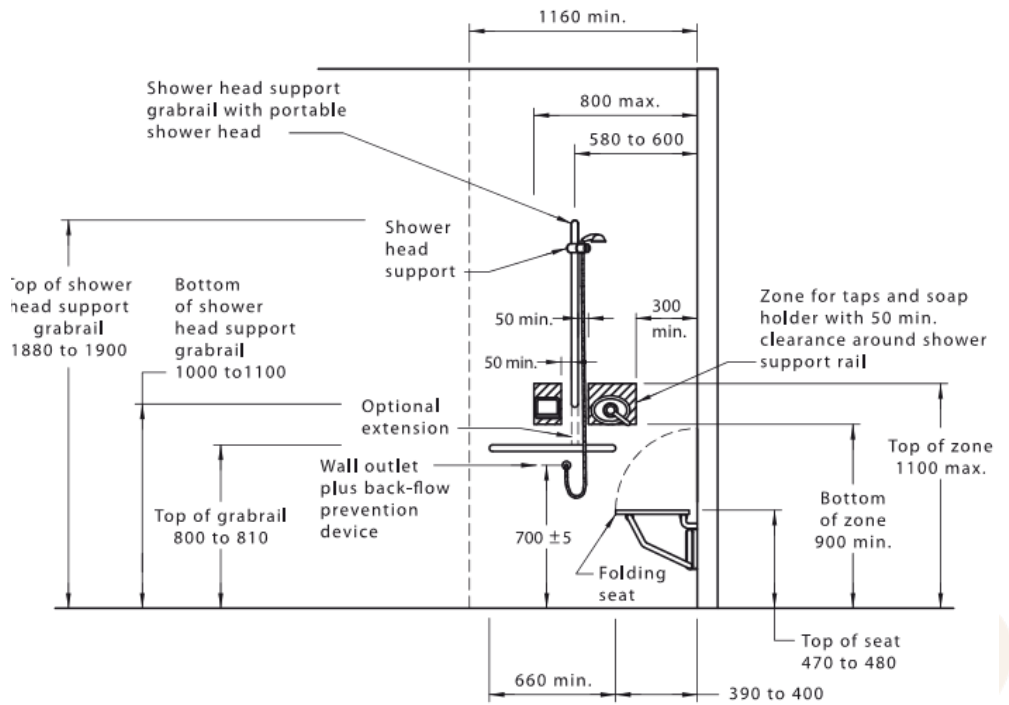
MAIN BEDROOM

Clause No.	Requirement/s	Comment/s	Status
4.6.1	At least one bedroom shall be capable of accommodating a queen size bed (i.e., 1525 x 2030mm) and a wardrobe and the circulation space requirements of AS1428.2 clear of wardrobe fixtures.	At least one bedroom within each adaptable unit is to be provided with adequate clearances to accommodate a queen size bed (i.e., 1525mm x 2030mm), wardrobe and circulation space requirements of AS1428.2, being – (a) A clearance of not less than 1m each side of the queen size bed; (b) A clearance of not less than 1.2m at the foot of the bed; (c) A circulation space of min. 1,550mm in front of the wardrobe.	CRA

BATHROOM

Clause No.	Requirement/s	Comment/s	Status
4.4.1	The bathroom area shall be adaptable, at a minimum cost, to potentially comply with AS1428.1.	The bathroom area shall be adaptable, at a minimum cost, to potentially comply with AS1428.1.	CRA
4.4.2	Floor surfaces shall be slip-resistant to comply with AS/NZS 3661.1.	Floor surfaces within the bathroom are to be documented to ensure they are slip resistant in accordance with AS/NZS 3661.1.	CRA
4.4.4(f)	The shower compartment shall be a minimum size of 1160 x 1100mm. Any waterproofing system used in the shower compartment shall be such that it can be extended to suit the larger, hobless configuration as required by AS1428.1.	The shower compartment within the bathroom is to be provided with a minimum size of 1160mm x 1100mm. Details are to be provided to ensure the waterproofing system used in the shower compartment can be extended to suit the larger, hobless configuration as required by AS1428.1.	CRA
4.4.4(f)	The shower area shall be waterproofed to comply with AS3740.	Details are to be provided to ensure the shower areas are waterproofed to comply with the requirements of AS3740. This is to be provided from the outset at the pre-adaptation stage.	CRA
4.4.4(f)	The soap holder shall be recessed.	Details are to be provided to ensure that the soap holder within each bathroom is recessed.	CRA

BATHROOM

Clause No.	Requirement/s	Comment/s	Status
4.4.4(f)	The position of the shower taps shall be such that the clearances and heights required by AS1428.1 are achieved.	Details are to be provided to ensure that the position of the shower taps shall be such that the clearances and heights required by AS1428.1 are achieved.	CRA
	 <p style="text-align: center;">DIMENSIONS IN MILLIMETRES</p> <p style="text-align: center;">FIGURE 48 SHOWER RECESS FITTINGS—ELEVATION</p>		
4.4.4(h)	Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall-strengthening provision).	Details are to be provided to ensure provision for an adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall-strengthening provision), is provided.	CRA
4.4.4(h)	Provision for grabrails shall be made in the modified configurations as required by AS1428.1.	Details are to be provided to ensure provision for grab rails is provided within shower area to meet the future requirements of AS1428.1.	CRA

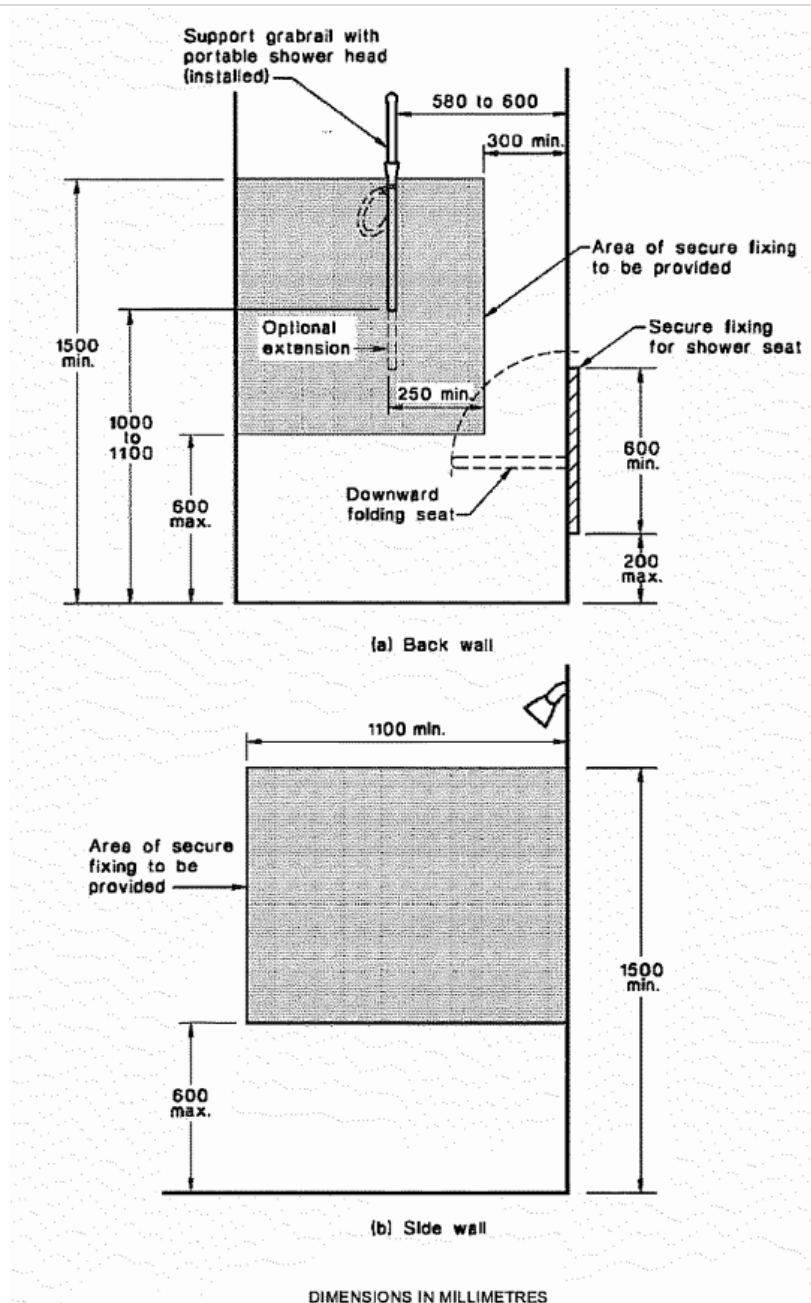
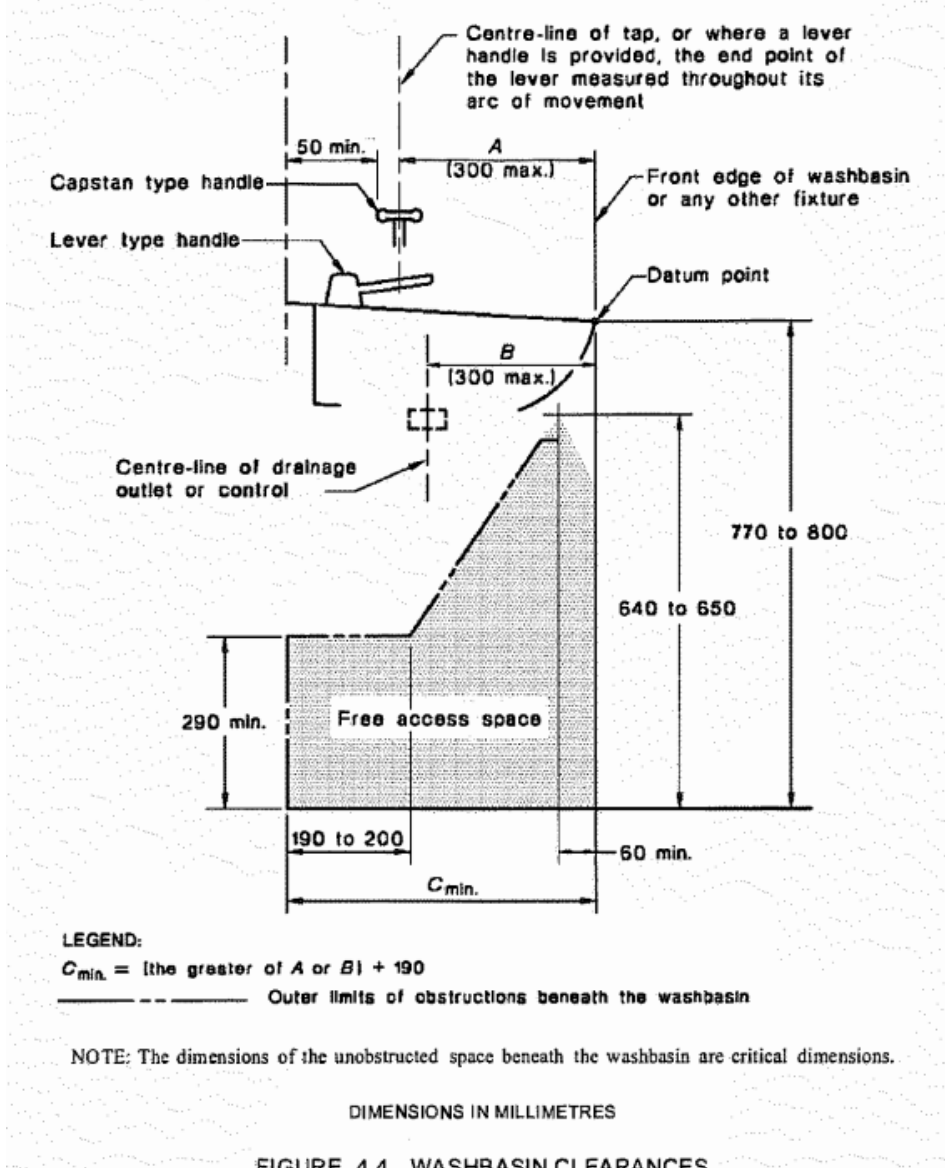


FIGURE 4.6 REINFORCED AREAS FOR SUBSEQUENT INSTALLATION OF GRABRAILS IN SHOWER COMPARTMENTS

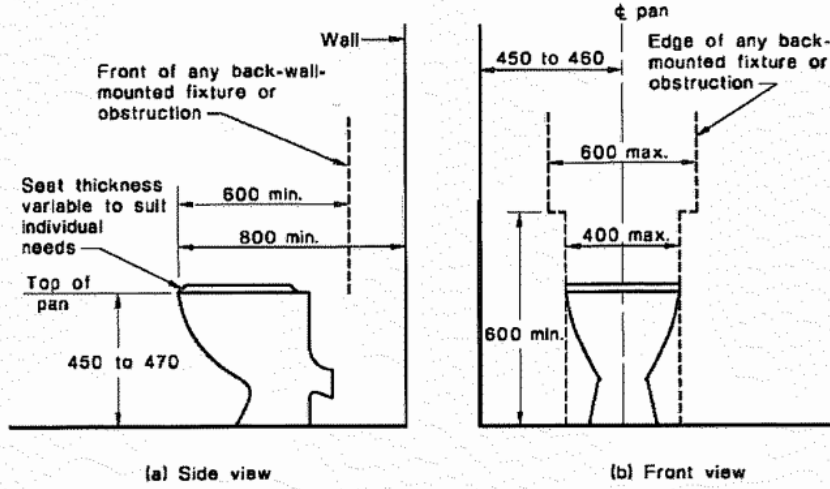
BATHROOM

Clause No.	Requirement/s	Comment/s	Status
4.4.4(c)	Tap sets throughout shall have capstan or lever handles.	Details are to be provided to ensure the tap sets throughout the bathroom are provided as capstan or lever handles, at the post adaptation stage.	CRA

BATHROOM

Clause No.	Requirement/s	Comment/s	Status
4.4.4(g)	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 AS1428.1 or will be provided at adaptation.	Details are to be provided to ensure the washbasin within the bathroom is provided to meet the required circulation spaces to adjacent doors, WC pans and other components, and knee clearances are provided in accordance with AS1428.1 at post adaptation stage.	CRA
 <p>FIGURE 4.4 WASHBASIN CLEARANCES</p> <p>LEGEND: $C_{min} = [\text{the greater of } A \text{ or } B] + 190$ ——— Outer limits of obstructions beneath the washbasin</p> <p>NOTE: The dimensions of the unobstructed space beneath the washbasin are critical dimensions.</p> <p>DIMENSIONS IN MILLIMETRES</p>			
4.4.4(d)	A double GPO shall be located adjacent to the mirror.	Details are to be provided to ensure that a double GPO is provided adjacent to the mirror within the bathrooms.	CRA

TOILET

Clause No.	Requirement/s	Comment/s	Status
4.4.3	Each housing unit shall be provided with either a visitable toilet or an accessible toilet.	The bathroom within each adaptable unit is to be provided with provision to be adapted to made accessible.	CRA
4.4.1	The toilet shall be adaptable, at a minimum cost, to potentially comply with AS1428.1.	The bathroom within each adaptable unit is to be adaptable to potentially comply with AS1428.1.	CRA
4.4.3	The WC pan shall initially be positioned at the correct distance from any fixed walls.	<p>The WC pan is to be located within the permitted tolerance of 450-460mm from the adjacent fixed wall.</p> <p>It is recommended that future provision for a WC pan is provided at the corner of the room to meet the required distances from any fixed walls.</p>	CRA
 <p>(a) Side view</p> <p>(b) Front view</p>			
4.4.4(h)	Provision for grabrails shall be made in the modified configurations as required by AS1428.1.	Details are to be provided to ensure provision for grab rails are provided for future adaptation, to meet the requirements of AS1428.1.	CRA
4.4.2	Floor surfaces shall be slip-resistant to comply with AS/NZS 3661.1.	Floor surfaces within the toilet are to be documented to ensure they are slip resistant in accordance with AS/NZS 3661.1.	CRA

LAUNDRY

Clause No.	Requirement/s	Comment/s	Status
4.8	If a separate room is used for a laundry, circulation spaces at doors shall be in accordance with AS1428.1.	The laundry area within each adaptable units is to have adequate spaces to comply with the requirements of AS1428.1.	CRA
4.8	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. NOTE - An area of 1550mm diameter will satisfy this requirement.	The laundry area within each adaptable units is to be provided with an area of 1550mm in front of the laundry appliances or adjacent to the tub.	CRA
4.8(e)	Provision shall be made for an automatic washing machine.	Details are to be provided to ensure that a double GPO is provided within the laundry rooms.	CRA
4.8(a)	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.	Details are to be provided to ensure a clothes drying facility is provided. Where a clothes line is not proposed, a clothes drying machine is to be provided within the laundry contained within each unit.	CRA
4.8(g)	A double GPO shall be provided as a minimum.	Details are to be provided to ensure that a double GPO is provided within the laundry rooms.	CRA
4.9.1	Floor surfaces shall be slip resistant to comply with AS/NZS 3661.1.	Floor surfaces within the laundry rooms are to be documented to ensure they are slip resistant in accordance with AS/NZS 3661.1.	CRA

DOOR LOCKS

Clause No.	Requirement/s	Comment/s	Status
4.3.4	Door handle and related hardware shall be of the type that allows the door to be unlocked and opened with one hand, at a height not less than 900mm nor more than 1100mm above the plane of the finished floor.	Door handles and related hardware to be unlocked and opened with one hand, at a height not less than 900mm nor more than 1100mm above the plane of the finished floor.	CRA

5. Conclusion

In concluding the review undertaken, it is considered that based on the documentation provided (as referenced in Annexure 1), the proposed scope of works is capable of complying with the Class C provisions of the Adaptable Housing Australian Standard AS4299-1995.



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ANNEXURE 1 – Documentation Assessed

This assessment is based on the following documentation –

Discipline	Architectural
Organisation	Brewster Murray
Documentation Type	Plans

Plan No.	Title	Revision	Date
DA04	SITE PLAN	J	12.01.2024
DA05	GROUND FLOOR PLAN	J	12.01.2024
DA06	FIRST FLOOR PLAN	H	24.11.2023
DA08	ELEVATIONS 1	H	12.01.2024
DA09	ELEVATIONS 2	H	12.01.2024
DA10	ELEVATIONS 3	H	12.01.2024
DA11	SECTIONS 1	H	12.01.2024
DA12	SECTIONS 2 & RETAINING WALL	G	12.01.2024