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DA ACCESS REPORT

PROJECT NAME 47-49 Close St Parkes
PROJECT NUMBER CA230046
CLIENT SARM

REVISION	ISSUE DATE	DETAILS
DA-DRAFT1	21/09/2023	Draft for Stage B
DA-DRAFT2	16/11/2023	Draft for Stage C
DA	4/12/2023	DA Access Report

REPORT PREPARED BY

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DOCUMENTATION REVIEWED

Refer to Appendix A.

INTRODUCTION

This Access Report is an assessment of the proposed building development to demonstrate consideration of access for people with a disability for the development application submission.

The design team have affirmed the brief relating to accessibility for this development with the Land and Housing Corporation as being all dwellings to meet gold level requirements of Livable Housing Design Guidelines (LHDG) and one adaptable unit to AS 4299 (Class C requirements have been utilised).

This report contains comments regarding issues of non-compliance and identifies where insufficient information has been provided for an assessment to be made. Recommendations may also be made to enhance accessibility and minimise the risk of action under the Disability Discrimination Act (DDA).

Unless otherwise specified, all Australian Standards references are from the following:

- AS 1428.1-2009 (including Amendments No. 1 and 2)

- AS/NZS 2890.6-2009

- AS 4299-1995

- Livable Housing Design Guidelines (4th Edition)

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
1.	ADAPTABLE UNIT		
1.1	The accessible path of travel to the adaptable unit entrance is required to be accessible in accordance with AS 1428.1. This has been assessed via the unit 1 driveway with a gradient of 1:92 and a walkway with a gradient of 1:118. Compliance is achievable subject to confirmation of specific dimensions and features which are not fully detailed on the plans at this early stage of design including flush transitions between ground surfaces and level ground beside walkways.	AS 4299 3.3.2	Compliance achievable
1.2	The entrance door to the adaptable unit is required to have a minimum clear opening width of 850mm while internal doors are to have a minimum clear opening width of 820mm (note that a standard 870mm door leaf may not meet this requirement and the use of a 920mm door leaf may depend on suitable leaf thickness and hinge style).	AS 4299 4.3 AS 1428.1 13.2	Compliance achievable
1.3	Door circulation space is intended initially to minimise future adaptation work and these are indicated on plans. A maximum gradient and crossfall of 1:40 will be required.	AS 4299 4.3.7 AS 1428.1 13.3	Compliance achievable
1.4	Where the transition between floor surfaces is not flush, a ramped threshold is to be provided with a maximum length of 280mm, maximum height of 35mm and maximum gradient of 1:8. It is to be located within 20mm of the door leaf which it serves.	AS 1428.1 10.5 Fig. 21	Compliance achievable

A 30mm difference in RL is shown on plans and a ramped threshold will therefore be required at the entrance door.



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
1.5	The adaptable unit is to have a minimum bedroom width to provide 1m clearance on each side of a queen bed and at least 1540mm x 2070mm for turning space at the foot of the bed (or at one side) with additional space for a wardrobe. A scaled assessment indicates that this will be achievable in the main bedroom of each adaptable unit.	AS 4299 4.6.1	Compliance achievable
1.6	The living/dining area in the adaptable unit is to have at least 2250mm clear of furniture. The open plan designs are conducive to this, however, will be impacted by an occupant's furniture layout.	AS 4299 4.7.1	Compliance achievable
1.7	The kitchen in the adaptable unit is to have at least 1550mm clearance in front of the kitchen bench. A scaled assessment indicates this will be achievable.	AS 4299 4.5.2 4.5.4	Compliance achievable
	Other Class C features of AS 4299 are to be incorporated as the design progresses. Floor finishes are to be slip-resistant continuous beneath kitchen joinery to enable removal of cabinets or replacement/relocation of joinery for adaptation.		
1.8	The laundry in the adaptable unit is to have at least 1550mm clearance in front of or beside appliances and a scaled assessment indicates this will be achievable upon adaptation. There is to be provision for an automatic washing machine and a slip resistant floor surface.	AS 4299 4.8 4.9.1	Compliance achievable
1.9	Where a clothes line is provided, an accessible path of travel is to be provided between laundry and clothesline.	AS 4299 4.8(a)	Compliance achievable
	This is intended via the private outdoor space and floor transitions at the sliding glass door are to be considered as the design progresses.		

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
1.10	The letterbox is to be located on a hard standing area which is to be connected to an accessible pathway. Plans show this at the end of the driveway.	AS 4299 3.8	Compliance achievable
1.11	The bathroom is to be capable of complying with AS 1428.1 in the future. It is to incorporate the following features:		
	a) Minimum room size conducive to AS 1428.1 circulation space requirements.	AS 4299 4.4.1	Compliance achievable
	b) A hobless shower recess with the shower screen able to be easily removed.	AS 4299 4.4.4 f	Confirm for detailed design
	c) A recessed soap holder.	AS 4299 4.4.4 f	Confirm for detailed design
	d) A slip-resistant floor surface.	AS 4299 4.4.2	Confirm for detailed design
	e) Shower taps able to be positioned in accordance with AS 1428.1.	AS 4299 4.4.4 f	Confirm for detailed design
	f) Provision for an adjustable, detachable hand held shower rose.	AS 4299 4.4.4 h	Confirm for detailed design
	g) Provision for a grabrail and folding seat in the shower to comply with AS 1428.1 through reinforced walls.	AS 4299 4.4.4 f Fig. 4.6	Confirm for detailed design

Comment:

It is strongly recommended that wall reinforcing consist of 12mm structural ply to the entire walls surrounding the shower, given the potential for error in aiming for compliance with AS 4299 Figure 4.6.

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	h) Tap sets to be capstan or lever handles with a single outlet.	AS 4299 4.4.4 c	Confirm for detailed design
	i) Provision for a washbasin with clearances to comply with AS 1428.1.	AS 4299 4.4.4 g	Confirm for detailed design
1.12	The toilet is to be capable of complying with AS 1428.1 in the future. It is to incorporate the following features:	AS 4299 4.4.1	
	a) The WC pan located at correct distances from fixed walls and accessible circulation spaces (as an option in lieu of visitable WC circulation spaces).	AS 4299 4.4.3	Compliance achievable/ Confirm for detailed design
	b) Provision for grab rails through reinforced walls.	AS 4299 4.4.4 h Fig. 4.5	Confirm for detailed design
	Comment: It is strongly recommended that wall reinforcing consist of 12mm structural ply to the entire walls surrounding the toilet, given the potential for error in aiming for compliance with AS 4299 Figure 4.5.		
	c) Slip resistant floor surface.	AS 4299 4.4.2	Confirm for detailed design
1.13	A car park with minimum dimensions of 3.8m x 6m is required.	AS 4299 3.7.2	Compliance achievable

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
2.	LIVABLE HOUSING – GOLD		
2.1	Dwelling access		
	A safe, continuous step-free pathway from the front boundary of the property is required to an entry door of the dwelling. This is to have:	LHDG 1	
	a) A minimum clear width of 1100mm.		Compliance achievable
	b) No steps.		Compliance achievable
	c) An even, firm, slip-resistant surface.		Confirm for detailed design
	d) A crossfall of not more than 1:40.		Compliance achievable
	e) A maximum pathway slope of 1:14 (minimum 1200mm landings are to be provided at intervals appropriate to the pathway gradient).		Compliance achievable
	f) Where a step ramp is incorporated, it is to have a maximum gradient of 1:10 and length of 1900mm.		Compliance achievable
	g) Where a ramp forms part of the pathway, minimum 1200mm level landings are to be provided exclusive of any door swing or gate swing.		Compliance achievable/ confirm for detailed design
	Comment: The gate to unit 7 will need landings on each side.		

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
2.2	Dwelling entrance	LHDG 2	
	a) A level landing area of at least 1350mm x 1350mm is required on the arrival side of the entrance door (i.e. the external side).		Compliance achievable
	b) Reasonable shelter from the weather is to be provided at this entrance. Where the entrance is not located inside a building, cover should be provided over the entire landing mentioned above.		Confirm for detailed design
	c) An entrance door is to have a minimum clear opening width of 850mm.		Confirm for detailed design
	d) A level (step-free) transition and threshold is required. A maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled.		Confirm for detailed design
	e) A ramped threshold may be provided at the entrance where the threshold is between 5mm and 56mm.		Confirm for detailed design
2.3	Internal doors and corridors	LHDG 3	
	a) Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes are to have a minimum clear opening width of 850mm.		Confirm for detailed design
	b) A level (step-free) transition and threshold is required at these doorways. A maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled.		Confirm for detailed design

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	c) Internal corridors to the doorways referred to above are to have a minimum clear width of 1200mm. On completion, 1200mm clearance is required between skirtings or the narrowest point. Note that corridors which scale at exactly 1200mm will not have any construction tolerance.		Confirm for detailed design
2.4	Toilet	LHDG 4	
	a) A toilet is to be provided on ground or entry level with a minimum 1200mm between amenities in a combined bathroom, minimum 1200mm clearance forward of the WC pan clear of the door swing. Comment: In units 5, 6, 7 and 8, 1200x1200mm clearance is provided forward of the WC pan and fixtures are adjacent to the pan (eg basin, shower and laundry).		Compliance achievable/ Confirm for detailed design
	b) This toilet pan is to be located in a corner of the room adjacent to a wall that extends 600-1000mm in front of the WC pan, to allow for wall reinforcing in accordance with Figures 6a or 6b of the LHDG as outlined in section 2.6 of this report, for the future installation of grab rails.	LHDG 4.a.iii	Compliance achievable
2.5	Shower	LHDG 5	
	a) An entry level bathroom is to feature a slip resistant, hobless shower recess which measures minimum 900mm x 900mm. Clear space of at least 1200mm x 1200mm is required forward of the shower recess. Shower screens are permitted provided they can be easily removed at a later date.		Compliance achievable/ Confirm for detailed design

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
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| b) | This shower recess is to be located in a corner of the room to enable the installation of grabrails at a future date in accordance with Figures 8(a) or 8(b) of the LHDG as outlined in section 2.6 of this report. | Compliance achievable |
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2.6	Reinforcement of bathroom & toilet walls	LHDG 6
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| a) | Except for walls constructed of solid masonry or concrete, the walls around the shower and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails. | Confirm for detailed design |
| b) | The walls around the toilet and shower recess are to be reinforced by installing: <ul style="list-style-type: none"> i. Noggings with a thickness of at least 25mm in accordance with Fig. 6a and 8a of LHDG; or ii. Sheeting with a thickness of at least 12mm in accordance with Fig. 6b and 8b of LHDG. | Confirm for detailed design |

Comment:

It is strongly recommended that wall reinforcing consist of 12mm structural ply to the entire walls surrounding the shower and toilet given the potential for error in aiming for compliance with LHDG Figures 6a or 6b and 8a or 8b.

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
2.7	Kitchen	LHDG 8	
	<p>The kitchen space should be designed to support ease of movement and adaptation with at least 1200mm clearance in front of fixed benches and appliances (excluding handles). Slip resistant flooring is required.</p> <p>Note that floor finishes should extend under kitchen cabinetry to enable cupboards to be easily removed without affecting flooring.</p>		<p>Compliance achievable/ Confirm for detailed design</p>
2.8	Laundry	LHDG 9	
	<p>The laundry space should be designed to support ease of movement and adaptation with at least 1200mm clear width provided in front of fixed benches and appliances (excluding handles). Where the appliances are not installed, the recessed area provision for an appliance is to be minimum 600mm. Slip resistant flooring is required.</p> <p>Note that floor finishes should extend under laundry cabinetry to enable cupboards to be removed without affecting flooring.</p>		<p>Compliance achievable/ Confirm for detailed design</p>
2.9	Bedroom	LHDG 10	
	<p>A bedroom or space on the ground (entry) level is to have at least 10sqm clearance exclusive of wardrobes, skirtings and wall lining. At least 1000mm clearance is required on at least one side of the bed.</p>		<p>Compliance achievable</p>
2.10	Switches and power points	LHDG 11	
	<p>a) Light switches are to be positioned in a consistent location between 900-1100mm AFFL and horizontally aligned with the door handle at the entrance to a room.</p>		<p>Confirm for detailed design</p>



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	b) Power points are to be installed at least 300mm AFFL.		Confirm for detailed design
2.11	Door hardware	LHDG 12	
	Doorways are to feature hardware installed at 900-1100mm AFFL.		Confirm for detailed design

CONCLUSION

Adaptable housing and livable housing will need to comply with the elements identified in this report to meet the development brief.

Generally, the plans assessed show that compliance is achievable subject to incorporation of further details.

At this early stage of design, full details are not shown on plans. As further planning occurs, consideration is to be given to specific elements and plans showing more detailed dimensions and features are to confirm compliance at construction certificate stage.

Requirements and recommendations to achieve compliance with AS 4299 Class C adaptable housing and gold level livable housing have been explained in this report.

Reference numbers are provided for clarification of comments within this report. Alternatively, the author may be contacted on the details on page 1 for further clarification.

Reasonable care and skill have been exercised in the assessment of the building and the preparation of this report. However, this report shall not be construed as relieving any other party of their responsibilities or obligations.

The advice given is based on the assessment of the plans and other relevant documentation supplied regarding adaptable and livable housing requirements in AS 4299 and Livable Housing Design Guidelines current at the time. The advice relates specifically to this project and may not apply to any other building or to this building at any other point in time.



APPENDIX A: DOCUMENTATION REVIEWED

Plans by SARM Architects | Project BGZQQ

DOCUMENT NUMBER NAME	REVISION	DATE
A201	C	29/11/2023
A202	C	29/11/2023