

ADAPTABLE APARTMENT REQUIREMENTS

AS 4299_1995

Light Switches

(a) Switches Light switches shall be located at a height not less than 900 mm nor more than 1100 mm above the finished floor and in line with the door handles. Switches shall be located adjacent to door handles where practical. Two-way switching is preferred.

Power Points

GPOs shall be located at a height of not less than 600 mm, with a preferred height of 1000 mm, above the finished floor and in line with the door handles. GPOs shall be located not less than 500 mm horizontally from internal corners.

AS4299 Appendix A:

Defines the classification levels of apartments required as follows;

Adaptable Dwelling Class C - All essential features incorporated.

Essential Required Features:

Sitting

1. A safe continuous accessible path of travel from the street entrance and vehicle parking entry to comply with AS1428.1
2. Additional Paths and Walkways to be continuous and hard surfaced with gradients complying with AS 1428.1

Private car accommodation

3. Parking spaces min 6.0 x 3.8m

Accessible entry

4. Accessible entry to be level (max 1:40 slope).
5. Threshold to be low level.
6. Landing to enable wheelchair manoeuvrability.
7. Accessible entrance door to have min 850 mm clearance.
8. Door lever handles and hardware to AS 1428.1

Accessible entry

9. Internal doors to have 820 mm min clearance.
10. Internal corridors: 1000 mm min. clear width.
11. Provision for compliance with AS 1428.1 for door approaches.

Living room & dining room

12. Provision for circulation space of 2250 mm dia.
13. Living / Dining space: Telephone point adjacent to GPO.
14. Living / Dining space: Potential illumination level min 300 lux.

Kitchen

15. Kitchen: Minimum width 2.7 m (1550 mm clear between benches).
16. Kitchen: Provision for circulation at doors to comply with AS1428.1.
17. Kitchen: Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750 mm to 850 mm or replaceable.
18. Kitchen: Refrigerator adjacent to work surface.
19. Kitchen: Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable.
20. Kitchen sink bowl max. 150 mm deep.
21. Kitchen: Tap set capstan or lever handles or lever mixer.
22. Kitchen: Tap set located within 300mm of front of sink.
23. Cooktops to include either front or side controls with raised cross bars.
24. Cooktops to include isolating switch.
25. Kitchen: Work surface min. 800 mm length adjacent to cooktop at same height.
26. Kitchen: Oven located adjacent to an adjustable height or replaceable work surface.
27. Kitchen: GPOs to comply with AS 1428.1 At least one double GPO within 300 mm of front of work surface.
28. Kitchen: GPO for refrigerator to be easily reachable when refrigerator is in its operating position.
29. Kitchen: Slip resistant floor surface to comply with relevant NCC and Australian Standards.

Bedroom

30. Main Bedroom: At least one bedroom of area sufficient to accommodate queen size bed and wardrobe with circulation space to meet requirements of AS 1428.1

Bathroom

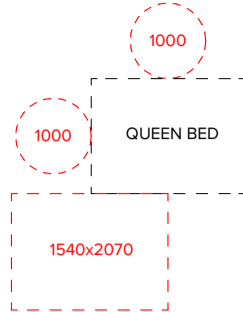
31. Bathroom: Provision for bathroom area to comply with AS 1428.1 and relevant NCC.
32. Bathroom: Slip resistant floor surface.
33. Shower recess, with no hob. Min size 1160 x 1100 to comply with AS 1428.1
34. Shower area waterproofed to AS 3740 with floor fall to waste.
35. Recessed soap holder.
36. Shower taps positioned for easy reach to access side of shower sliding track.
37. Provision for adjustable, detachable hand held shower rose mounted on a grab rail of fixed hook. (Plumbing and wall strengthening provision).
38. Provision of grab rail in the shower.
39. Tap sets to be capstan or lever handles with single outlet.
40. Provision for wash basin with clearances to comply with AS 1428.1
41. Double GPO beside mirror.
42. Provision for either visitable toilet, or accessible toilet.
43. Provision to comply with AS 1428.1
44. Location of WC pan at correct distance from fixed walls.
45. Provision for grab rail zone.
46. Slip resistant floor surface to comply with relevant NCC and Australian Standards. (Vitreal tiles or similar).

Laundry

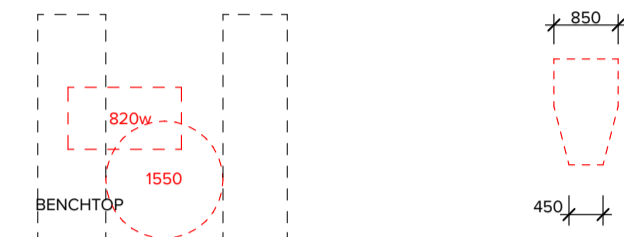
47. Laundry: Circulation at doors to comply with AS 1428.1
48. Laundry: Provision for adequate circulation space in front of or beside appliances. (1550 mm min depth).
49. Provision for automatic washing machine.
50. Double GPO.
51. Slip resistant floor surface to comply with relevant NCC and Australian Standards.
52. Door locks: Hardware operable with one hand, located 900 - 1100 mm above floor.

ADAPTABLE LEGEND

CIRCULATION
AROUND QUEEN BED
(1530x2030mm)



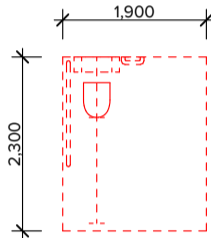
CLEAR WIDTH OF KITCHEN BENCH ACCESS ZONE TO BATHROOM SINK



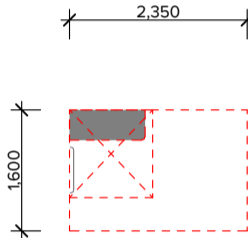
REMOVED ITEM (ROBE, STUD WALL, ETC)



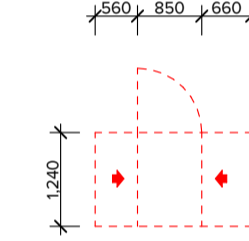
ACCESS ZONE TO WC



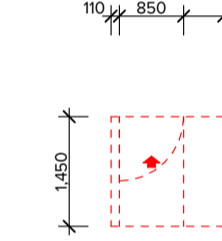
ACCESS ZONE TO SHOWER



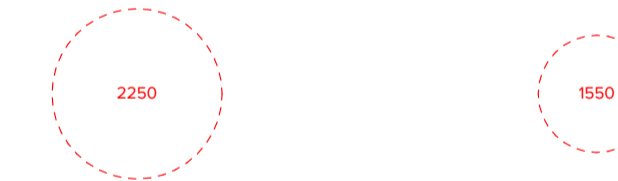
DOOR CIRCULATION - TYPE (C)



DOOR CIRCULATION - TYPE (H)



CIRCULATION WITHIN LIVING AREA CIRCULATION AT 360° TURN POINTS



ZONE OF PROVISION OF
APPROPRIATE WALL
STRENGTHENING FOR FUTURE
INSTALLATION OF GRAB RAIL
AND FIXTURES COMPLIANT
WITH AS4299

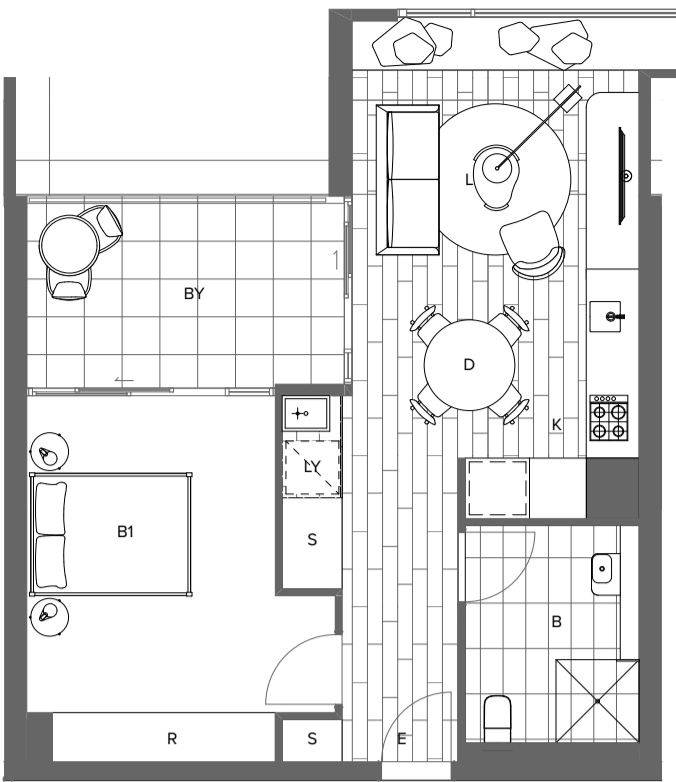
SUMMARY:

TOTAL APARTMENTS: 126

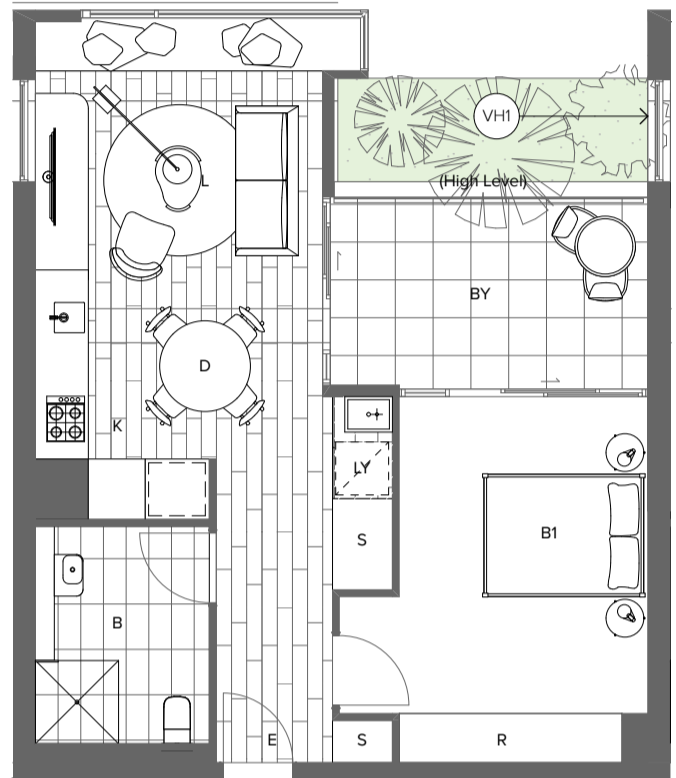
Min. 10% of the total apartments to be adaptable housing units.

TOTAL COMPLYING ADAPTABLE APARTMENTS: 13

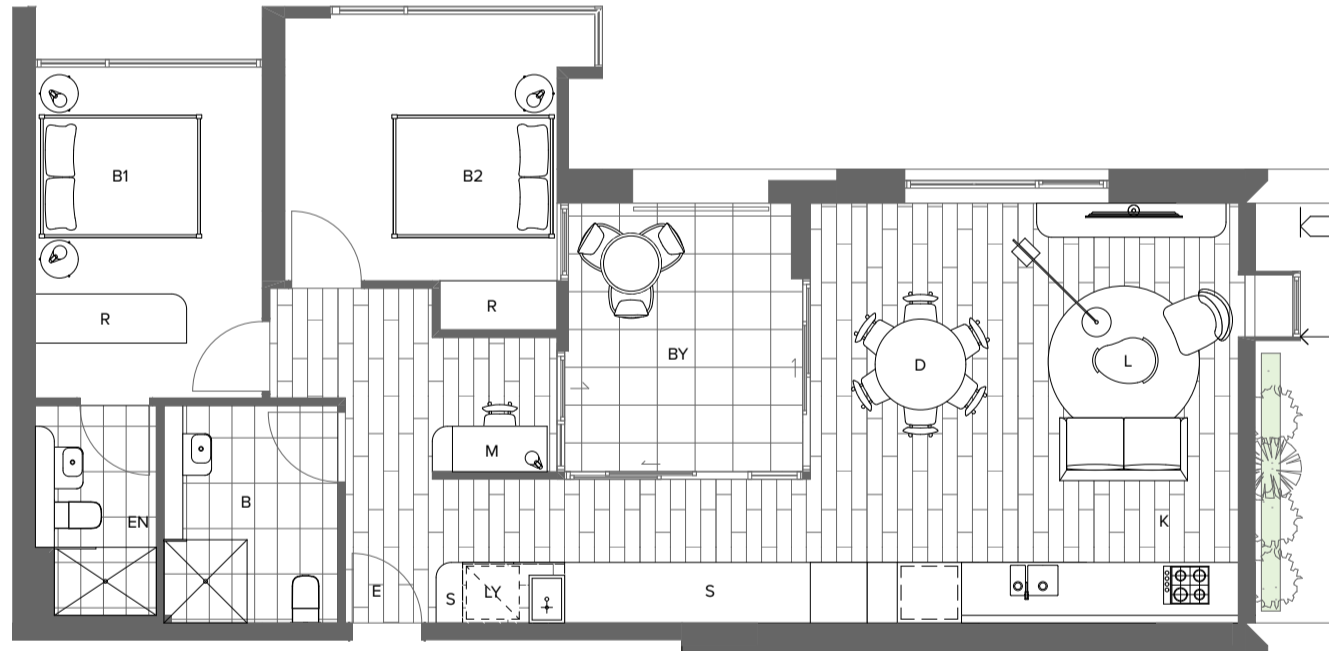
PERCENTAGE OF COMPLYING APARTMENTS: 10%



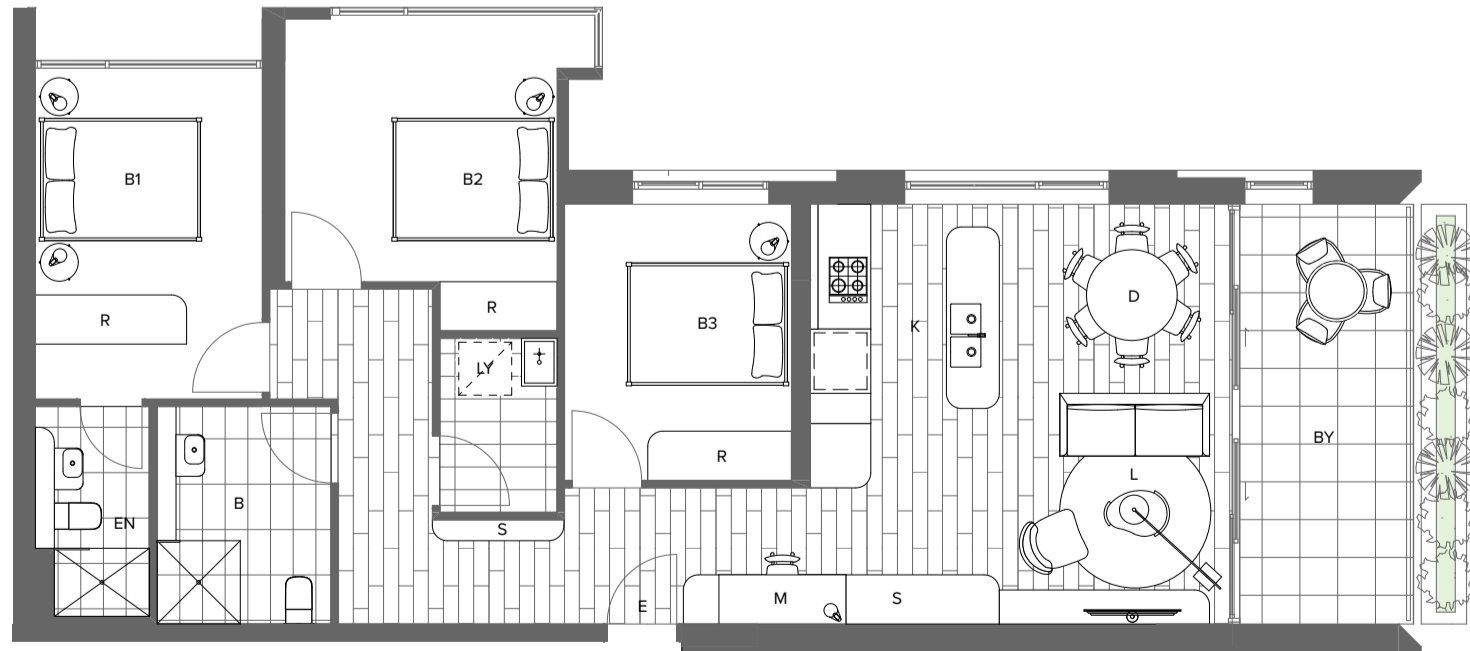
1B_T01c Pre Adaptable
1:100



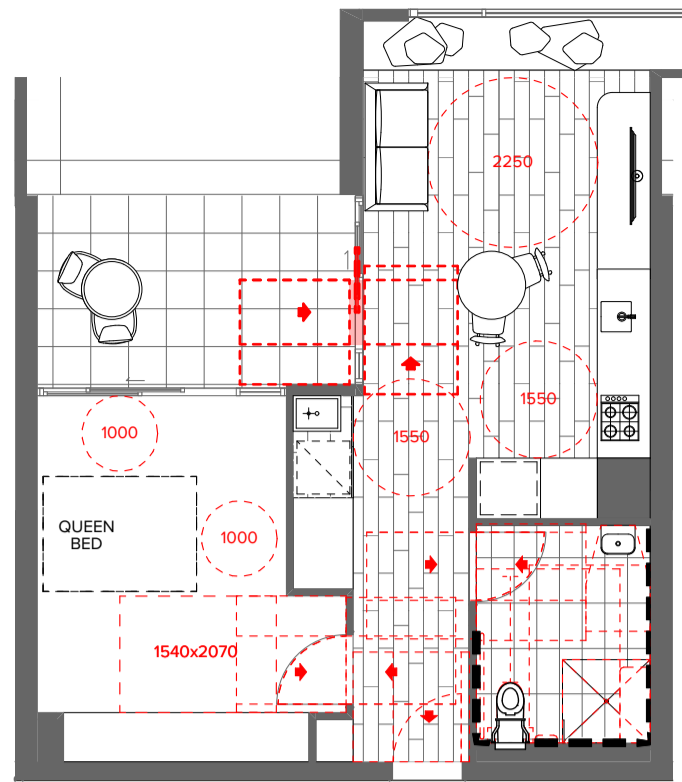
1B_T01a Pre Adaptable (Mirror)
1:100



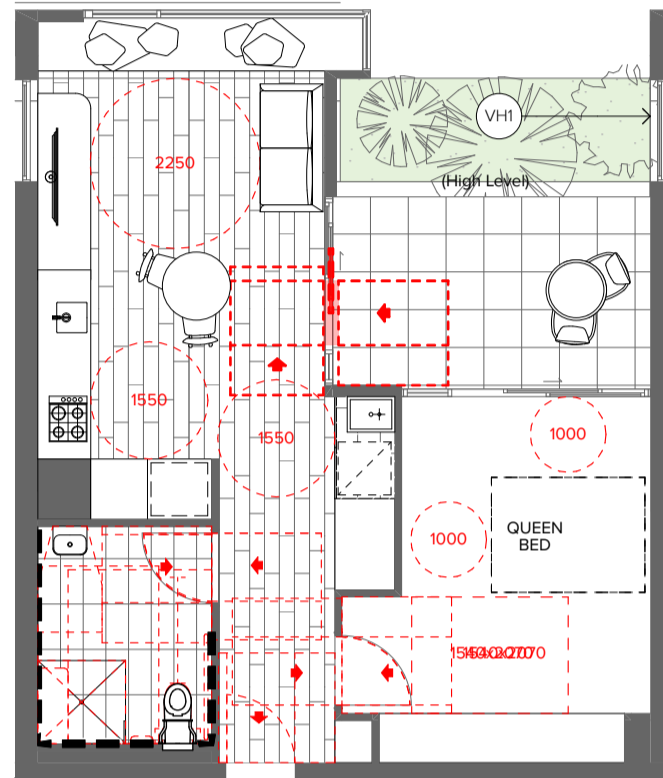
2B_T10 Pre Adaptable
1:100



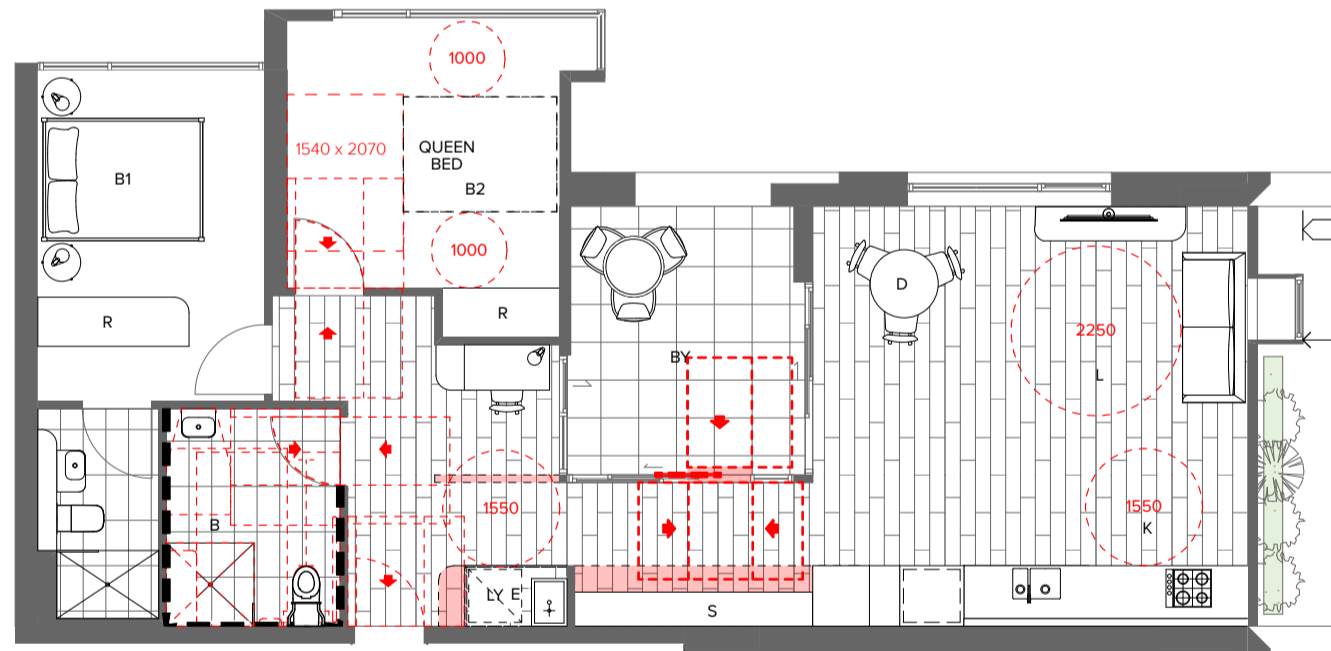
3B_T02c Pre Adaptable
1:100



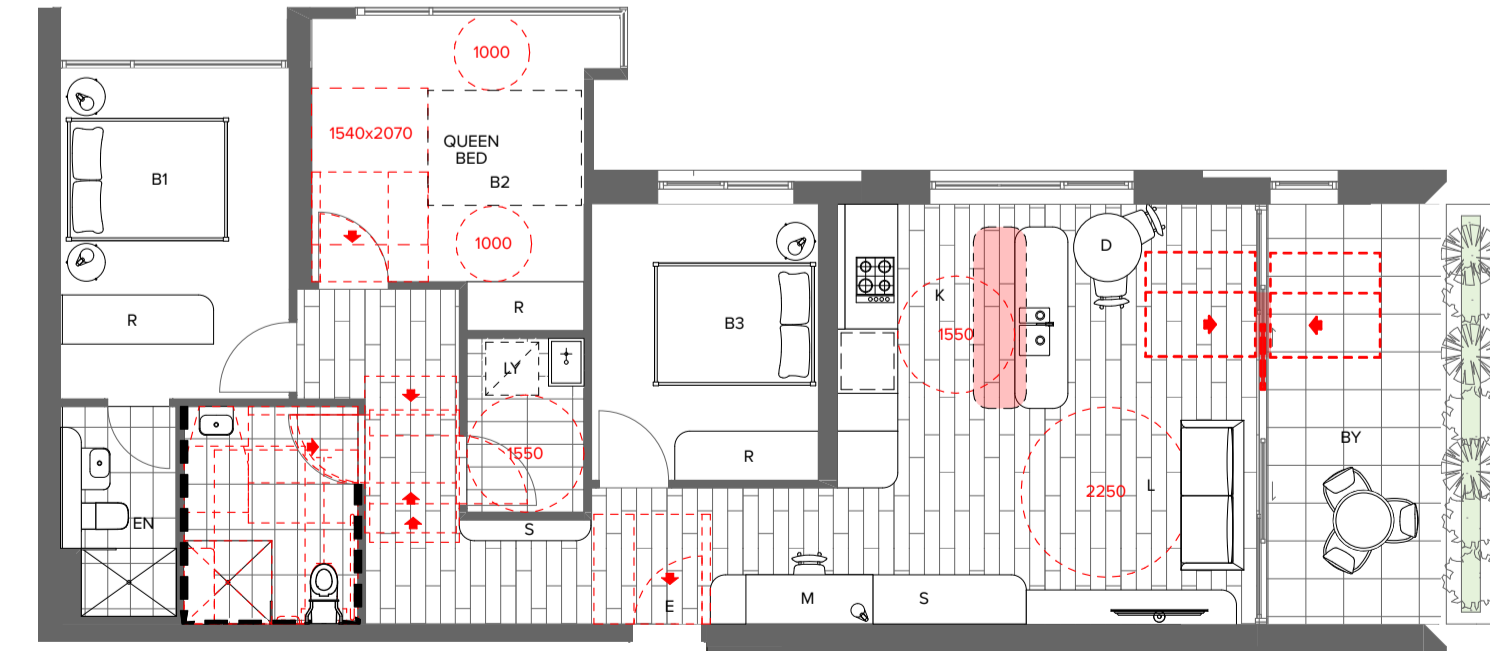
1B_T01c Post
1:100
(Total Units: x6)
Apartment location:
A2.01, A2.02, A2.03, B2.02, B2.03, B2.04



1B_T01a Post (Mirror)
1:100
(Total Units: x4)
Apartment location:
A3.01, A3.02, A3.03, B3.04



2B_T10 Post
1:100
(Total Units: x2)
Apartment location:
A5.04, A7.04



3B_T02c Post
1:100
(Total Units: x1)
Apartment location:
A15.02

NOTES
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Rev Date Approved By Revision Notes
DA01 09/02/21 AC

Project Title
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59-77 Becroft Road & 72 Rawson Street Epping NSW 2121 Australia

Drawing Title
Adaptable & Livable Plans Sheet 1
Adaptable Layouts

Scale
1:100 @A1, 50% @A3
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DA-810-001

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