



## **Access Statement**

**Re:** Revised Adaptable Units

**Project:** Mixed Use Retail and Residential Development

**Address:** 332-338 Sydney Road, Balgowlah NSW

**Stage:** S34 submission


**Ref:** P000679

**Date:** 16 February 2022

**For:** Balgowlah Developments Pty Ltd

## DOCUMENT CONTROL

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# Access Statement

## 1. Purpose of the Statement

The Council has requested this Access Statement be prepared to address the revision of the nominated adaptable unit layout in level 1, 2, and 3 for the proposed mixed use retail and residential development at 332-338 Sydney Rd, Balgowlah. It is understood that the lift needed to be relocated which triggered a re-design of the adaptable units.

This statement is an addendum to the previous reports issued previously by Cheung Access as follows:

- ❑ Access Statement for S4.55 (dated 17 November 2021)
- ❑ Disability Access report for Development Application (dated 5 November 2020)

No other aspect of the development was assessed for disability access compliance, other than the adaptable unit design for units 104, 204 and 303 on Levels 1, 2 and 3.

The content of this Report is based upon the following;

1. Information and Drawings provided by Wolski Coppin Architecture provided on the 16 February 2022, as follows:
  - i. Titled: Adaptables, DWG No. C03, Rev D
  - ii. Titled: Lower Basement, DWG No DA01, Rev D.
  - iii. Titled: Basement, DWG No DA02, Rev D.
  - iv. Titled: Ground, DWG No DA03, Rev D.
  - v. Titled: Level 1, DWG No DA04, Rev D
  - vi. Titled: Level 2, DWG No DA05, Rev D
  - vii. Titled: Level 3, DWG No DA06, Rev D
  - viii. Titled: Level 4, DWG No DA07, Rev E
2. Disability (Access to Premises Buildings) Standards 2010
3. BCA 2019 Amendment 1
4. The relevant Australian Standards listed in the Building Code of Australia, as follows:
  - i. AS1428.1 General requirements for Access – New Building Work (2009).
  - ii. AS1428.4.1 Design for Access and Mobility: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators (2009)
  - iii. AS1735.12 Lifts, escalators and moving walks – Facilities for persons with disabilities, Amendment 1 (1999).
  - iv. AS2890 (Part 6) (2009) – Parking Facilities – Off-street parking for people with disabilities

- v. AS4586 (2013) Slip resistance classification of new pedestrian surface materials
- 5. The following local planning documents;
  - i. 25% of all residential apartments in accordance with AS4299 - 1995 Adaptable housing from *Manly Development Control Plan 2013*  
*SECTION 3.6.3 Certain Design Criteria*  
*3.6.3.1 Accessible (Adaptable) Accommodation Requirements*  
*Access in accordance with AS4299 - Adaptable Housing must be provided to at least 25 percent of dwellings within residential accommodation containing 4 or more dwellings.*

The scope is limited to the assessment of the adaptable units only.

## 2. Applicable Legislation and Standards

### ***Compliance with Manly Development Control Plan 2013***

At the time of the first drawings in February 2020, three (3) Adaptable units were shown on the drawings for 12 units. This meets the requirements within *Manly Development Control Plan 2013, SECTION 2 COMMERCIAL & MIXED USE DEVELOPMENT 2.2.3 Mixed Residential Population* that 25% of all residential apartments be in accordance with AS4299 - 1995 Adaptable housing. The most recent drawings show 3 Adaptable units.

***Compliance with the deemed-to-satisfy disability provisions of the Building Code of Australia*** usually means that the disability access for the subject building meets the intent and objects of the Disability (Access to Premises Buildings) Standards 2010.

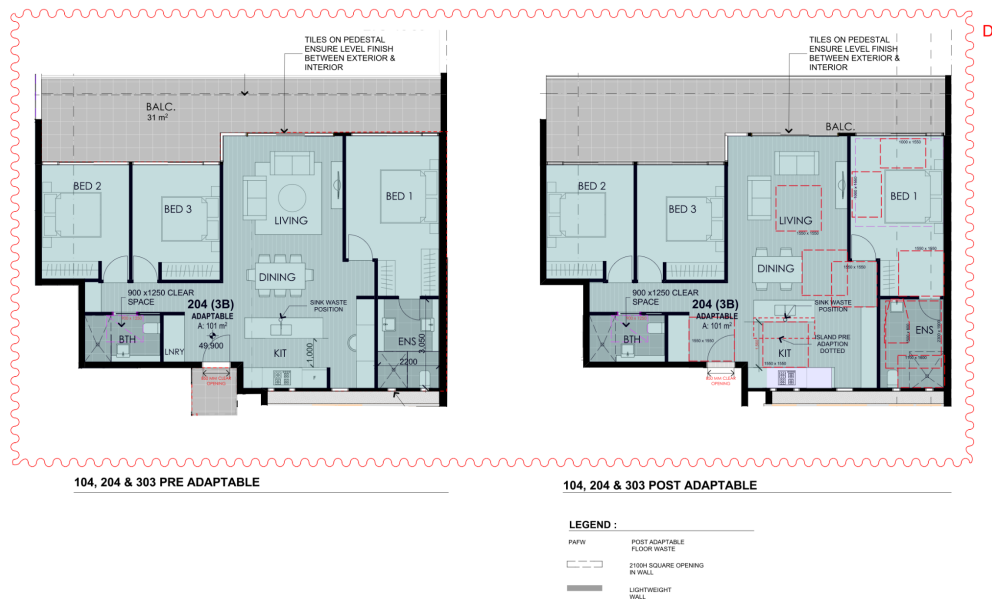
## 3. Adaptable / Livable Units

### Adaptable units

It is my professional opinion that the revised adaptable unit layouts has the capacity to satisfy the following adaptable and visitable housing design requirements, as follows:

1. Drawings - 3 units to be adaptable in accordance with Class C AS4299 Adaptable Housing (1995).
2. Siting - level access from street frontage and level access is proposed from basement car parking areas to each Adaptable Unit as well as access to common use facilities.
3. Security - potential for pathway lighting to be 50 lx and safe vehicle drop off point.
4. Private Car Accommodation - Basement car parking provided for the three (3) adaptable units
5. Accessible 850mm clear entry to the adaptable units.
6. Interior General - Minimum door width 820mm, internal corridors 1000mm.

7. Living room and dining room circulation space, GPO's and telephone outlets.
8. Adaptable Kitchen
9. Main Bedroom circulation space and GPO's
10. Bathroom
11. Toilet to be visitable
12. Laundry
13. Door Locks 900 - 1100mm height
14. Non-slip floor coverings to outside balcony areas.



*Screenshot of pre and post adaptation units prepared by Wolski Coppin Architecture*

The accessible paths of travels from the adaptable car spaces and principal entrances were assessed against the design requirements of AS1428.1-2009 to have the capacity to comply. Further detail is required at design detail stage to ensure that the design requirements of AS1428.1 (2009) are adhered to for door circulation and level thresholds.



Please refer to Appendix A for more information.

### Statement of Qualifications

I declare that I am an appropriately qualified and competent person practicing in the relevant area of work. I have recognised relevant experience in the area of work assessing disability access compliance and hold appropriately current insurance policies.

### Prepared by

Full Name	Christine Cheung
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<b>Company</b>	Inclusive Places (trading as Cheung Access Pty Ltd)
<b>Address</b>	GPO Box 1380, Sydney NSW 2001
<b>Qualifications and Accreditations</b>	<ol style="list-style-type: none"><li>1. B. App Sc (Occupational Therapy), Masters of Environmental Studies</li><li>2. Registered Occupational Therapist (Occupational Therapy Board/ AHPRA)</li><li>3. Accredited with the Association of Consultants in Access</li></ol>  <p>The logo is a blue rectangle with the text 'ACAA' in large white letters, 'ACCREDITED MEMBER' in smaller white letters below it, and 'Christine Cheung: 158' in even smaller white letters at the bottom.</p>
<b>Signature</b>	 <p>A handwritten signature in black ink, appearing to be 'Cheung'.</p>
<b>Date</b>	16 February 2022

## Appendix A: Adaptable Housing Compliance Checklists

The following is a clause-by-clause assessment of the architectural drawings against AS4299 Class C All essential features for Adaptable Housing (refer to Appendix A Schedule of Features for Adaptable Housing 1995).

#	Access Requirement	AS4299 Clause	Access Comments
<b>Drawings</b>			
1.	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages.	<b>Essential 2.3</b>	<i>Drawing C04 [D] shows a typical Adaptable Unit in pre and post-adaptation layouts for Units 104, 204 and 303.</i>
<b>Siting</b>			
2.	A level or gently sloping site with up to 1:14 gradient	<b>3.2.2*</b>	<i>Walkways are proposed for entry into the building from Sydney Road</i>
3.	A continuous accessible path of travel from street frontage, vehicle parking and visitors parking to entry complying with AS 1428.1.	<b>Essential 3.3.2</b>	<i>Gradients are shown on the drawings.  From the basement car park, there is a lift shown on drawings to link all floors in the development. This lift to comply with requirements of AS1735.12 in Part E3.6b of the Building Code of Australia.</i>
4.	Additional paths and walkways to be continuous, slip resistant and and hard surfaced with gradients complying with AS1428.1	<b>3.3.2 **</b>	<i>N/A</i>
5.	Within a residential estate development, common use facilities to be accessible	<b>3.3.3 *</b>	<i>Accessible pathways will be provided to the common areas.</i>
6.	Within a residential estate development, street names with	<b>3.3.3 **</b>	



	house numbers at each intersection.		
7.	Within a residential estate development, internal roadways to be separate from pedestrian walkways	3.3.3 *	N/A
<b>Security</b>			
8.	Pathway lighting shall be positioned at low height to avoid glare and to provide min. 50 lux at ground level	3.6.1 *	Achievable.
9.	Clear line of sight from a well-lit vehicle drop-off point to safe pedestrian entry point	3.6.2 *	Not yet detailed
<b>Letterboxes</b>			
10.	Within residential estate developments, letterboxes centrally located adjacent to street entry. Lockable.	3.8 *	Letterboxes are shown on the ground floor drawings, at the residential entry accessed from Sydney Road.
11.	Letterboxes to be on hard standing level area connected to accessible pathway.	Essential 3.8	Letterboxes to be provided on an accessible pathway.
12.	Letterbox area roofed in a well-lit location.	3.8 *	To be shown on Construction Certificate drawings.
13.	Parcel rack included with letterboxes	3.8 *	Design of letterboxes required for Construction Certificate.
<b>Private Car Accommodation</b>			
14.	Carparking space or garage min. area 6.0m x 3.8m.	Essential 3.7.2	On the lower basement there are 3 accessible residential car spaces. Design to comply with AS2890.6

15.	Roof to car parking space	3.7.1 *	<i>Provided in the basement level.</i>
16.	Internal clearance of garage or carport 2.5m min	3.7.2 **	<i>Basement clearance at adaptable car spaces to provide 2500mm.</i>
17.	Provision for power-operated roller door to garage	3.7.2 **	<i>A basement vehicle entry door is a roller door and noted on the ground floor plan.</i>
18.	Covered access to dwelling unit	3.7.3 *	<i>Complies.</i>
19.	Illumination level min. 50 lux	4.10 **	<i>To be assessed at CC.</i>
<b>Accessible Entry</b>			
20.	At least one accessible entrance.	<b>Essential</b> 4.3.1	<i>Adaptable Units show clear openings of 850mm. Latch side circulation is proposed post adaptation</i>
21.	Entry protected by porch or similar	4.3.1 **	<i>Complies.</i>
22.	Accessible entry to be level (i.e. max 1:40 slope).	<b>Essential</b> 4.3.2	<i>Entry to all adaptable units appears to be level.</i>
23.	Threshold to be low-level (construction tolerance of 5mm permitted).	<b>Essential</b> 4.3.2	<i>Further design detail is to be provided at CC stage and to be checked during construction phases for each adaptable unit.</i>
24.	Landing to enable wheelchair manoeuvrability (i.e. 1550mm min. diameter)	<b>Essential</b> 4.3.2	<i>Complies.</i>
25.	Accessible entry door to have 850mm min. clear (920mm entry doors recommended).	<b>Essential</b> 4.3.1	<i>Complies.</i>

26.	Weatherproofed entry door	4.3.3 **	<i>Complies</i>
27.	Door lever handles and hardware to AS 1428.1 installed between 900-1100mm ffl.	<b>Essential</b> 4.3.4	<i>To be specified at Construction Certificate Stage.</i>
28.	Provision for combined door/security	4.3.5 *	<i>Complies.</i>
29.	Potential min. illumination level 300 lux	4.10 *	<i>To be specified at Construction Certificate Stage.</i>
<b>Exterior General</b>			
30.	All external doors to be keyed alike	4.3.4 **	<i>To be specified at Construction Certificate Stage.</i>
31.	Provision for security screen to exterior opening or sliding windows and doors	4.7.6 *	<i>To be specified at Construction Certificate Stage.</i>
<b>Interior General</b>			
32.	Internal doors to have 820 mm min effective door clearances (870mm leaf doors recommended).	<b>Essential</b> 4.3.3	<i>Internal door minimum clear opening width are proposed to comply for all adaptable units</i>  <i>To be shown on drawings by time of CC</i>
33.	Internal corridors min. clear width of 1000mm.	<b>Essential</b> 4.3.7	<i>Complies.</i>
34.	Compliance with AS 1428.1 for door approaches to visitable toilet and main bedroom pre - adaptation. Drawings of post adaptation door approaches in compliance with AS 1428.1.	<b>Essential</b> 4.3.7	<i>Complies post</i>  <i>Post adapted drawings shows door with compliant clear opening width</i>

<b>35.</b>	Window sills at max 730mm above floor level to living and 600mm above floor level to bedroom areas	<b>4.7.2 and 4.6.2. **</b>	<i>To be specified at Construction Certificate Stage.</i>
<b>Living Room &amp; Dining Room</b>			
<b>36.</b>	Circulation space of min. 2250 mm diameter clear of furniture.	<b>Essential 4.7.1</b>	<i>Complies, pre and post adaption.</i>
<b>37.</b>	Minimum 4 double GPO's	<b>4.7.3 *</b>	<i>To be specified at Construction Certificate Stage.</i>
<b>38.</b>	Telephone adjacent to GPO.	<b>Essential 4.7.4</b>	<i>To be checked at Construction Certificate.</i>
<b>39.</b>	Telephone outlet location between kitchen and living spce, adjacent to GPO.	<b>4.7.4 **</b>	<i>To be specified at Construction Certificate Stage.</i>
<b>40.</b>	Two TV antenna outlets adjacent to GPO	<b>4.7.5 *</b>	<i>To be specified at Construction Certificate Stage.</i>
<b>41.</b>	Potential illumination level min. 300 lux .	<b>Essential 4.10</b>	<i>To be checked at Construction Certificate.</i>
<b>Kitchen</b>			
<b>42.</b>	Minimum width 2.7 m (1550 mm clear width between benches).	<b>Essential 4.5.2</b>	<p><i>There will be opposing benches. Current design shows the between bench distance to be 1000mm in Units 104, 204 and 303 at time of construction.</i></p> <p><i>The Kitchens will allow suitable 1550m clearances at post-adaptation, via modification of the pre-adapted opposing kitchen bench.</i></p> <p><i>CC Drawings to show continuous tiling under the pre-adapted island bench for the required relocation at post-adaptation stage.</i></p>

*CC Drawings to also have a note for Kitchen provisional plumbing points, capped off, so that benches can be increased to 1550mm clear between benches at a later stage*

<b>43.</b>	Circulation at doors to comply with AS 1428.1.	<b>Essential 4.5.3</b>	<i>Complies as kitchen is open plan to dining and living areas.</i>
<b>44.</b>	Benches to include at least one worksurface of 800 mm length, which can be reinstalled or replaced within the range 750mm to 850mm ffl.	<b>Essential 4.5.5</b>	<i>Further design detail within kitchen shop fit drawing to be checked at Construction Certificate.e.</i>
<b>45.</b>	Refrigerator to be located adjacent to a work surface.	<b>Essential 4.5.5</b>	<i>To be checked for Construction Certificate.</i>
<b>46.</b>	Kitchen sink to be adjustable or replaceable to between 750mm to 850mm.	<b>Essential 4.5.6</b>	<i>To be checked for Construction Certificate.</i>
<b>47.</b>	Kitchen sink bowl max. 150mm deep.	<b>Essential 4.5.6</b>	<i>To be checked for Construction Certificate.</i>
<b>48.</b>	Tap set to be capstan, lever type or lever mixer.	<b>Essential 4.5.6(e)</b>	<i>To be checked for Construction Certificate.</i>
<b>49.</b>	Tap set located within 300mm of front of sink.	<b>Essential 4.5.6(e)</b>	<i>To be checked for Construction Certificate</i>
<b>50.</b>	Installation of thermostatic mixing valve	<b>4.5.6 (f) *</b>	<i>To be specified at Construction Certificate Stage.</i>
<b>51.</b>	Cooktops to include either front or side controls with raised cross bars.	<b>Essential 4.5.7</b>	<i>To be checked for Construction Certificate.</i>

52.	Cooktops to include isolating switch.	<b>Essential 4.5.7</b>	<i>To be checked at Construction Certificate.</i>
53.	Work surface min. 800mm length adjacent to cooktop at same height.	<b>Essential 4.5.7</b>	<i>To be checked at Construction Certificate.</i>
54.	Oven located adjacent to an adjustable or replaceable work surface.	<b>Essential 4.5.8</b>	<i>To be checked at Construction Certificate.</i>
55.	Provision for microwave oven at height of 750mm-1200mm above floor.	<b>4.5.9 **</b>	<i>To be specified at Construction Certificate.</i>
56.	Central Light with second light over sink. Illumination levels 300-550lux.	<b>4.10 *</b>	<i>To be specified at Construction Certificate.</i>
57.	Adjustable shelving:	<b>4.5.10**</b>	<i>To be specified at Construction Certificate.</i>
58.	Location of cupboard handles	<b>4.5.10*</b>	<i>To be specified at Construction Certificate.</i>
59.	GPOs to comply with AS 1428.1. At least one double GPO within 300mm of front of work surface.	<b>Essential 4.5.11</b>	<i>To be specified at Construction Certificate</i>
60.	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position.	<b>Essential 4.5.11</b>	<i>To be specified at Construction Certificate</i>
61.	Slip resistant floor surface	<b>Essential 4.5.4</b>	<i>To be checked at Construction Certificate.</i>
<b>Bedroom</b>			
62.	At least one bedroom of area sufficient to accommodate queen size bed and	<b>Essential 4.6.1</b>	<i>Complies, post adaption.</i>

	wardrobe and AS 1428.2 circulation requirements of min. 1000mm to one side of bed and 180° wheelchair turn (2070mm x 1540mm)		
63.	2 double GPO's on bedhead wall	4.6.3 *	To be specified at Construction Certificate
64.	Min. of 1 GPO opposite wall	4.6.3 **	To be specified at Construction Certificate
65.	Telephone outlet next to bed on the side closest to door	4.6.5 **	To be specified at Construction Certificate
66.	TV antenna point and double GPO on opposite wall to bedhead	4.6.6 *	To be specified at Construction Certificate
67.	2 way light switches	4.6.4 *	To be specified at Construction Certificate
68.	Potential illumination 300 lux	4.10 *	To be specified at Construction Certificate
69.	Sliding doors on wardrobe with full length mirror	4.6.7 **	To be specified at Construction Certificate
<b>Other Bedrooms</b>			
70.	2 double GPO's on bedhead wall	4.6.3 *	To be specified at Construction Certificate
71.	2 way light switches	4.6.4 *	To be specified at Construction Certificate
72.	Telephone outlet next to GPO	4.6.5 **	To be specified at Construction Certificate
73.	TV antenna point next to GPO	4.6.6. *	To be specified at Construction Certificate
74.	Potential illumination 300 lux	4.10 *	To be specified at Construction Certificate
<b>Bathroom</b>			
75.	Provision for bathroom area to	<b>Essential</b> 4.4.1	The dimensions for combined accessible shower and toilet for Post Adaptation

	comply with AS 1428.1:2009 (Min dimensions for combined, accessible shower and toilet).		<i>drawings have the capacity to comply with AS1428.1 (2009).</i>
<b>76.</b>	Slip-resistant floor surface as per AS/NZ4586.	<b>Essential 4.4.2</b>	<i>To be checked at Construction Certificate.</i>
<b>77.</b>	Hobless shower recess. Minimum size 1160mm X 1100mm to comply with AS 1428.1. (AS4299 Figures 4.6 and 4.7).	<b>Essential 4.4.4(f)</b>	<i>Details have been provided for Post Adaptation to comply.</i>
<b>78.</b>	Shower area waterproofed to AS3740 with floor to fall to waste.	<b>Essential 4.4.4(f)</b>	<i>Demonstrate in wet area details at Construction Certificate</i>
<b>79.</b>	Recessed soap holder.	<b>Essential 4.4.4(f)</b>	<i>Demonstrate in wet area details at Construction Certificate</i>
<b>80.</b>	Shower taps positioned for easy reach to access side of shower sliding track.	<b>Essential 4.4.4(f)</b>	<i>Demonstrate in wet area details at Construction Certificate</i>
<b>81.</b>	Shower waste min.80mm diameter	<b>4.4.4(f) **</b>	<i>To be specified at Construction Certificate</i>
<b>82.</b>	Provision for adjustable, detachable hand held shower hose mounted on a slider grab rail or fixed hook (plumbing and wall-strengthening provision).	<b>Essential 4.4.4(h)</b>	<i>Demonstrate in wet area details at Construction Certificate</i>
<b>83.</b>	'Provision' for grab rail in shower (refer to figure 4.7) to comply with AS 1428.1.	<b>Essential 4.4.4(h)</b>	<i>Demonstrate in wet area details at Construction Certificate</i>



<b>84.</b>	Provision for additional grabrail	<b>4.4.4 (h) *</b>	<i>To be specified at Construction Certificate</i>
<b>85.</b>	Provision for folding seat in shower.	<b>4.4.4 (h) **</b>	<i>Demonstrate in wet area details at Construction Certificate</i>
<b>86.</b>	Taps set to be capstan or lever handles with single outlet.	<b>Essential 4.4.4(c)</b>	<i>Demonstrate in wet area details at Construction Certificate</i>
<b>87.</b>	Installation of thermostatic mixing valve	<b>4.4.4 (b) *</b>	<i>N/A</i>
<b>88.</b>	Provision for washbasin with clearances to comply with AS 1428.1 (if to be used in conjunction with “visitable toilet” or accessible toilet).	<b>Essential 4.4.4(g)</b>	<i>Demonstrate in wet area details at Construction Certificate</i>
<b>89.</b>	Wall cabinet with light	<b>4.4.4 (d) *</b>	<i>To be specified at Construction Certificate Stage.</i>
<b>90.</b>	Double GPO beside mirror.	<b>Essential 4.4.4(d)</b>	<i>Demonstrate in wet area details at Construction Certificate</i>
<b>91.</b>	Potential illumination level 300lux	<b>4.10 *</b>	<i>Demonstrate in wet area details at Construction Certificate</i>
<b>Toilet</b>			
<b>92.</b>	Provision of either “visitable toilet” or accessible toilet on the entrance level to comply with AS1428.1. <i>Visitable toilet – a toilet which has a space of minimum 1250mm in front of the toilet x 900mm wide clear of door swings and fixtures. See AS4299.1.1 Fig 1.1.</i>	<b>Essential 4.4.1 4.4.3</b>	<i>Drawings show a visitable toilet for adaptable units, clear space 900mm x 1250mm in front of the toilet, on the pre-adaption plans.</i>

<b>93.</b>	Provision to comply with AS1428.1	<b>Essential 4.4.1</b>	<i>Complies, post adaptation.</i>
<b>94.</b>	Location of WC pan at minimum 600mm from the rear wall and 450mm from the side wall as per AS4299 Figure 4.3.	<b>Essential 4.4.3</b>	<i>Show on construction certificate drawings, for ease of plumbing modifications, It is advised to initially install WC pan plumbing within main bathrooms of adaptable units at correct distance from the fixed walls.</i>
<b>95.</b>	Provision for grab rail zone as per AS4299 Figure 4.6.	<b>Essential 4.4.4(h) Fig. 4.5</b>	<i>To be shown on construction certificate drawings, walls to be strengthened with 12mm structural plywood if framed walls are used.</i>
<b>96.</b>	Slip-resistant floor surface compliant with AS/NZ4586 (vitreous tiles similar).	<b>Essential 4.4.2</b>	<i>Flooring schedule required for Construction Certificate.</i>
<b>97.</b>	Recessed toilet roll holder	<b>4.4.3 **</b>	<i>To be specified at Construction Certificate Stage.</i>
<b>Laundry</b>			
<b>98.</b>	Circulation at door to comply with AS 1428.1 Figure 12.	<b>Essential 4.8</b>	<i>Complies.</i>
<b>99.</b>	Adequate circulation space in front of or beside appliances (min. 1550 mm clear depth forward of appliances).	<b>Essential 4.8</b>	<i>The laundry area will be cupboard style and is shown to have the required circulation in front of the appliances at time of construction</i>
<b>100.</b>	Provision for automatic washing machine.	<b>Essential 4.8 (e)</b>	<i>Space is available for an automatic washing machine.</i>
<b>101.</b>	Provision for drier	<b>4.8 (f) *</b>	<i>N/A</i>
<b>102.</b>	If clothes line is located externally in a common are, an accessible path of travel to clothes line must be provided.	<b>Essential 4.8 (a)</b>	<i>There is a balcony area adjacent to living areas with sliding doors.</i>  <i>During the construction stages confirmation is required that sliding door thresholds will be capable of facilitating wheelchair access to comply with AS1428.1 (2009).</i>

			<i>Level transition between the internal flooring, sliding door threshold and external floor surface to be noted on the plans</i>
<b>103.</b>	Installation of thermostatic mixing valve	<b>4.8 (d) *</b>	<i>To be specified at Construction Certificate.</i>
<b>104.</b>	Taps positioned at side of tub	<b>4.8 (c) **</b>	<i>To be specified at Construction Certificate.</i>
<b>105.</b>	Double GPO shall be provided as a minimum.	<b>Essential 4.8 (g)</b>	<i>To be checked at Construction Certificate.</i>
<b>106.</b>	Provision of shelf for soaps and similar, 1200mm max, height	<b>4.8 (h) **</b>	<i>To be specified at Construction Certificate</i>
<b>107.</b>	Potential illumination level 300 lux generally with 550 lux task lighting	<b>4.10 *</b>	<i>To be checked at Construction Certificate.</i>
<b>108.</b>	Slip resistant floor surface as per AS/NZ4586.	<b>Essential 4.9.1</b>	<i>To be checked at Construction Certificate.</i>
<b>Storage</b>			
<b>109.</b>	Linen cupboard min. 600mm wide with adjustable shelving	<b>4.11.5 *</b>	<i>To be specified at Construction Certificate</i>
<b>Door Locks</b>			
<b>110.</b>	Door hardware operable with one hand, located 900 – 1100 mm above floor.	<b>Essential 4.3.4</b>	<i>At Construction Certificate, door schedule required to check for compliance.</i>
<b>Floor Coverings</b>			
<b>111.</b>	Slip resistant surfaces – balconies and external paved areas (vitreous tile or similar)	<b>4.9.1 *</b>	<i>Provide flooring schedule at Construction Certificate.</i>
<b>Ancillary Items</b>			

<b>112.</b>	Switches located 900 – 1100mm above floor in line with door handles.	<b>4.11.1 *</b>	<i>Construction Certificate drawings to show switches to be 900mm – 1100mm above floor level.</i>
<b>113.</b>	GPO's located not less than 600 above floor.	<b>4.11.1 *</b>	<i>Construction Certificate drawings to show GPO's to be 600mm above floor level and not less than 500mm from an internal corner</i>
<b>114.</b>	Electrical distribution board located inside housing unit	<b>4.11.2 **</b>	<i>To be specified at Construction Certificate</i>
<b>115.</b>	Window controls located in an accessible position	<b>4.11.4 **</b>	<i>To be specified at Construction Certificate</i>
<b>Garbage</b>			
<b>116.</b>	Provision for bin in an accessible location.	<b>4.11.6 *</b>	<i>There is a waste room located on the ground level.</i>
<b>117.</b>	Provision for external wheelchair storage	<b>4.11.6 **</b>	<i>To be specified at Construction Certificate</i>
<b>118.</b>	Provision for external battery charging facility	<b>4.11.6 **</b>	<i>To be specified at Construction Certificate</i>
<b>119.</b>	Guide dog accommodation	<b>4.11.6 **</b>	<i>To be specified at Construction Certificate</i>

Further Comments AS4299 – 1995:

Appendix A - Schedule of features for Adaptable Housing

The above checklist confirms that 3 Adaptable Units have the capacity to satisfy the requirement of Adaptable House Class C Essential Features.

The number of essential features incorporated into the design is 55 items.

In addition to this, where there are clauses with (\*) this indicates a First priority desirable feature and clauses with (\*\*) indicate a desirable feature.