

Job No: IAC-535

Wednesday, 19 October 2016

**SYNERGY DEVELOPMENT GROUP
PO BOX 3142,
LIVERPOOL WESTFIELD NSW 2170**

Reference: **ACCESS CONSULTANCY
DEVELOPMENT APPLICATION
1 BATHURST STREET LIVERPOOL 2170**

Attention: Mr Ahmad Refaieh

Dear Sir,

In accordance with your instructions we have prepared this access report to accompany the Development Application for the proposed development at 1 Bathurst Street, Liverpool NSW 2170.

This access report has been structured in accordance with the provisions of the Disability (Access to Premises) Standard 2010 as well as the provisions of AS4299 Adaptable Housing. We have assessed this design on the provisions of AS 4299 Class C.

Detailed documentation addressing the specific details and requirements of the access legislation, codes and standards will need to be documented in the detailed construction documentation.

Please feel free to contact us should you wish to discuss any aspect of this Access Report.

Yours sincerely,



RICHARD SEIDMAN

M.PropDev, BArch (Hons), ,
ARB Reg No 4700,
ACAA (Associate No 330) ,
Livable Housing Registered Assessor 10041



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ACCESS REPORT DEVELOPMENT APPLICATION

RESIDENTIAL DEVELOPMENT 1-5 BATHURST STREET LIVERPOOL NSW 2170



iAccess Consultants

A division of Seidman & Associates Pty Ltd

ABN 37 002 648 615

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Development Application
1 Bathurst Street
Liverpool NSW 2170

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The following report register documents the development and issue of this and each subsequent report(s) undertaken by iAccess Consultants.

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Revision History:

Our Reference	Rev	Remarks	Issue Date
IAC-536	Draft	Draft access report prepared and issued to client	15 September 2016
IAC-536	A	Access report prepared and issued to client	27 September 2016
IAC-536	B	Access report revised and issued to client	19 October 2016



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ACAA (Associate No 330)



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Executive Summary

This access report has been prepared to accompany the Construction Certificate Application for the proposed residential development located at 1 Bathurst Street Liverpool NSW 2170.

The content of this report certifies that the adaptable dwellings are capable of being modified, when required by the occupant to comply with AS4299:1995.

The development proposes 97 dwellings. Ten (10) dwellings will be designated as being adaptable. All the nominated adaptable dwellings are 1 bedroom dwellings. Unit Nos G.03, G.09, 1.20, 2.31, 3.42, 4.53, 5.64, 6.75, 7.86 and 8.97 are nominated as the adaptable to AS4299:1995 Class C units.

A total of 117 parking spaces is provided within this development. 11 parking spaces are designated as accessible parking spaces. 10 parking spaces are allocated to the adaptable nominated dwellings and 1 space is nominated as an accessible visitor parking space.

This report certifies that if the accessible requirements identified in the legislative framework applicable to this site that accessible compliance will have been achieved.

This access report does not rely upon any access Performance Solutions to demonstrate compliance with the relevant legislative requirements.

This access report will rely upon the certification of the lift installation by the lift manufacturer.

The site is located at the corner of Bathurst and Lachlan Streets Liverpool.

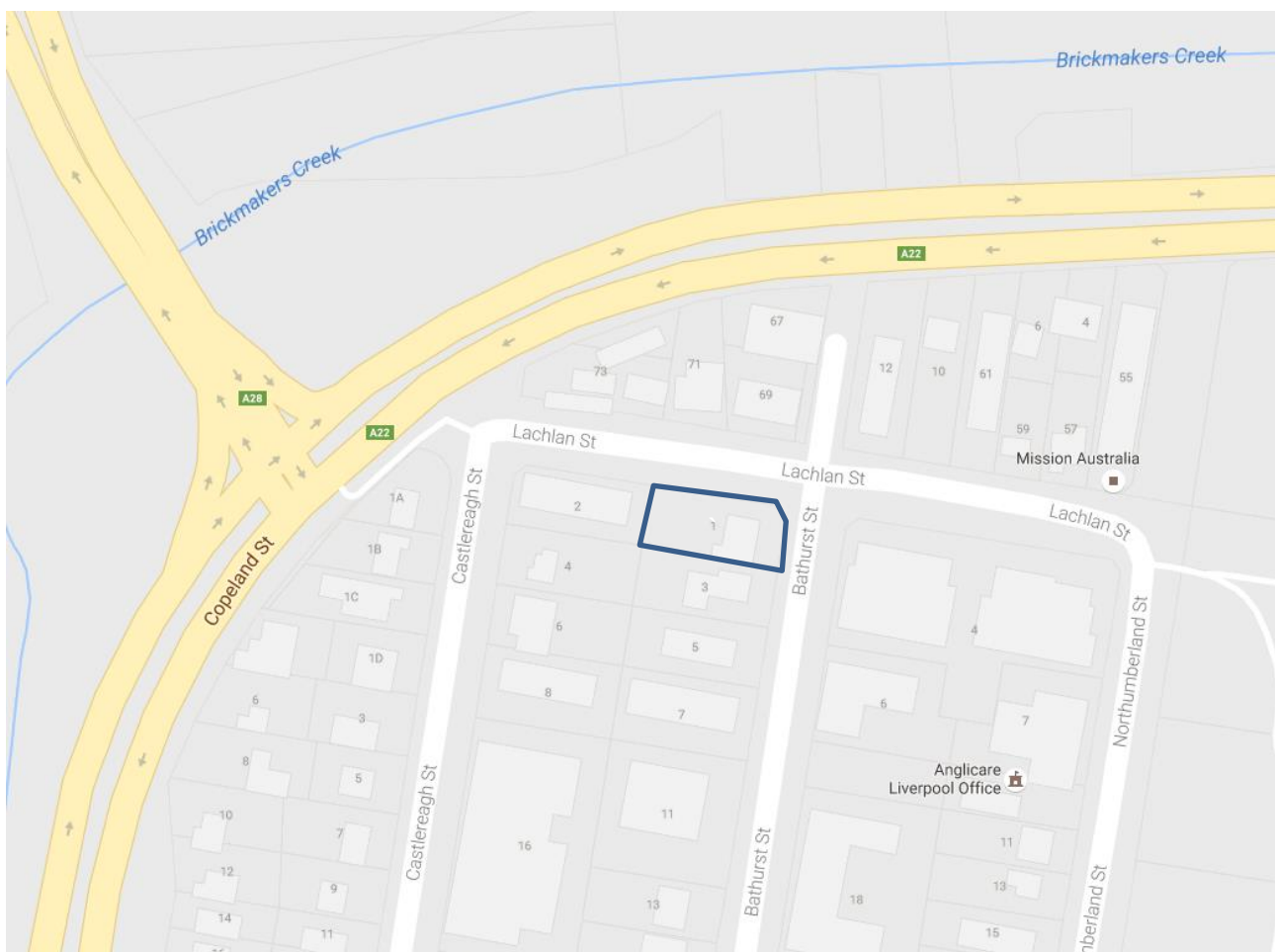
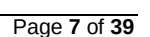


Figure 1 Location plan (source Google maps)



Legislative framework

The legislation addressing accessibility is documented in the following Act, Code and Standards:

- Disability Discrimination Act 1992
- Disability (Access to Premises - Buildings) Standards 2010 (DDA 1992)
- National Construction Code (BCA 2014)
- AS1428.1:2009 Design for access and mobility - General requirements for access - New building work
- AS1428.2:1992 Design for access and mobility - Enhanced and additional requirements - Buildings and facilities
- AS1428.4.1:2009 Design for access and mobility - Means to assist the orientation of people with vision impairment - Tactile ground surface indicators
- AS2890.6:2009 Parking facilities - Off-street parking for people with disabilities
- AS4299:2005 Adaptable Housing
- HB198 Guide to the specification and testing of slip resistance of pedestrian surfaces
- Liverpool DCP 2008

AS4299 – Visitability & Adaptability

1. Section 2.1 of AS4299 sets objectives to be satisfied. The objectives permit post construction modification of the dwelling In order to achieve compliance when needed however Objective 2.1(d) indicates that the initial design will allow for visitability through an accessible path of travel to the living room and toilet. The language is in the forward / entry direction and not exiting. It is obvious to assume that if one was able to enter then one is able to exit.
2. The following is an extract from AS4299 concerning the design and detailing of visitable dwellings:
 - 1.4.4 Circulation space—contains the net unobstructed area for a minimum height of 2000 mm above the finished floor or ground surface which is that space surrounding built elements, landscape elements, and fixtures and fittings required for movement into and within buildings.
 - 1.4.11 Visitable housing unit—housing unit which has at least one wheelchair accessible entry with an accessible path of travel to the living area and to a toilet that is either accessible or visitable.
 - 1.4.12 Visitable toilet—a toilet which has a space of minimum 1250 mm in front of the toilet × 900 mm wide clear of door swings and fixtures.
 - 2.2(a) Visitability - To be visitable by people who use wheelchairs, in that there must be at least one wheelchair accessible entry and path of travel to the living area and to a toilet that is either accessible or visitable.
 - 4.4.3 Toilet - Each housing unit shall be provided with either a visitable toilet or an accessible toilet
 - Figure 1.1 of AS4299 nominates the dimensions of a Visitable toilet as being 1850(L) x 900(w)mm
3. There is no requirement to provide any latchside clearance to the main door of the “visitable” apartment when exiting the dwelling as it would be expected that the resident of the unit would open the door for the guest to exit.

It would be expected that there would be latchside clearances to the main door of the “adaptable” units when exiting.

4. Clause 4.4.3 states that either a visitable or an accessible WC is to be provided. The size of the visitable toilet (1850 x 900mm) as depicted at Figure 1.1 of the Standard does not enable the provision of latchside clearance. Therefore, adopting the principle that each visitable unit is to be provided with a toilet designated as a visitable toilet in lieu of an accessible WC then there is no requirement to provide latchside clearances to the exit of the visitable toilet. In this instance where there are 2 bathrooms provided to each dwelling there is no requirement to make one bathroom visitable and the other accessible and similarly there is no requirement for the non-visitable bathroom to have latchside clearances to visitable units.

It is expected that the adaptable dwellings would have compliant latchside clearances when exiting the designated adaptable bathroom. It is not necessary for all bathrooms in each of the adaptable dwellings to have latchside clearances. If latchside clearances are not able to be achieved, then an alternative design solution will need to be developed.

Accessible Criteria

1. Siting

The site is located on the corner of Bathurst and Lachlan Streets Liverpool.

2. Access within the site

(a) Provision of on-site turning area for vehicles.

Suitable turning areas have been indicated on the plan for the manoeuvrability of vehicles on the site.

(b) Access for emergency vehicles.

Access for emergency vehicles is provided on street. There is no emergency vehicle parking on site

(c) Visibility of street names and numbers.

Details have yet to be provided for our review.

(d) Driveway location with regard to residents' safety and security.

The driveway to the site is located on the southern side of the site on Bathurst Street. The driveway links to the basement levels.

Details of the access control system to access and exit the parking levels has yet to be provided.

3. Building location

The design of the building has been undertaken so as to provide a balance between security and privacy.

4. Landscaping

The plans provided indicate a significant extent of landscape area at ground level. Detailed landscape plans have yet to be provided.

5. Security

Details of the external lighting of the site have yet to be provided.

Details of the security access intercom locations associated with the main entry, lobby and access to building locations and design have yet to be provided.

The position of the access control on the public side of the door will need to be installed in accordance with the manufacturer's instructions however the console is not to be installed closer than 500mm from any internal corner.

The door release button within the lobby is to be mounted between 900-1100mm AFFL and not closer than 500mm of an internal corner.

(A) Zone for Location of Switches

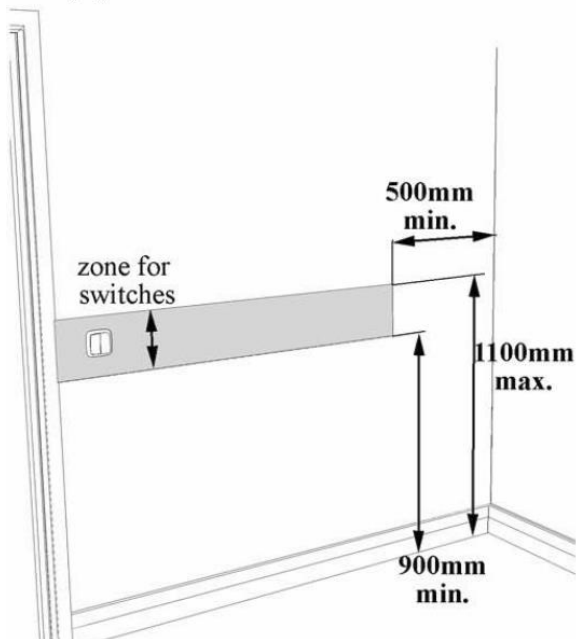


Figure 2 Locations for switches

The access control equipment will need to be located between 900-100 mm AFFL and not positioned within 500mm of an internal corner.

6. Carparking

Unrestricted on street parking is provided on Bathurst and Lachlan Streets.



Figure 3 Street view along Bathurst Street indicating on street parking.

An individual vehicle parking space has been provided for each of the 10 adaptable dwellings. A single accessible parking space has been provided for use by visitors to the development.

Six of the accessible parking space have been sized to meet the requirements of AS28906 in lieu of the provisions of clause 3.7.2. of AS4299. Five of the parking spaces have been sized to satisfy the requirements of Clause 3.7.2 of AS4299:1995. This approach is considered acceptable.

Lift access is provided from the basement parking level to each level of the development

The line marking for the 10 accessible parking spaces will need to satisfy the requirements of Section 3 of AS2890.6:2009. The international symbol of access is not required to be applied to the floor of the nominated 10 accessible parking spaces as the parking spaces are on title of the individual units.

The single accessible visitor parking space will need to be line marked to comply with the provisions of Section 3 of AS2890.6:2009. (please refer to the technical sheet attached to this report.)

3.2 SPACE DELINEATION

Pavement markings specified in Items (a) and (b) of this Clause shall be yellow and shall have a slip resistant surface. Raised pavement markers shall not be used for space delineation.

Pavement markings shall be provided as follows:

- (a) *Dedicated parking spaces shall be outlined with unbroken lines 80 to 100 mm wide on all sides excepting any side delineated by a kerb, barrier or wall.*
- (b) *Shared areas shall be marked as follows:*
 - (i) *Walkways within or partly within a shared area shall be marked with unbroken longitudinal lines on both sides of the walkway excepting any side delineated by a kerb, barrier or wall.*

7. Fire Stairs

The detailing of the fire stairs will need to satisfy requirements of NCC Clause D3.3(a)(iii) which requires fire isolated stairs to satisfy the requirements of Clause 11.1(f) and (g) of AS1428.1:2009 (extract follows)

- 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.*
- 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.*

8. Letterboxes

The position of the letterboxes for this development are nominated within the lobby zone of the development.

The detailing of the letterboxes will need to comply with the rules of Australia Post and AS4253:1994 – Mailboxes. Details of the mailboxes will need to be revised from that as detailed. Specific reference is directed to mounting position of mailboxes above the floor.

Mailboxes should be positioned so that the aperture is between 900 mm and 1200 mm above ground level and conveniently located so that the delivery officer does not have to dismount from a bicycle or motorcycle to insert mail.

Groups of mailboxes for flats or apartments may be positioned at right angles to the footpath or roadway and parallel to the driveway with apertures located within the height range of 600 to 1600 mm. Mailboxes positioned in this way should commence as close to

the footpath boundary as practicable, and provide adequate room for the delivery officer to park a bicycle or motorcycle and place mail in the boxes safely.

All mailboxes should be clearly labelled with the street number or flat or apartment number clearly displayed below the aperture.

Where there is a group of mailboxes, numbers should run in a logical sequence and the street number should be displayed in a prominent position near the mailboxes so that it can be easily read from the footpath.

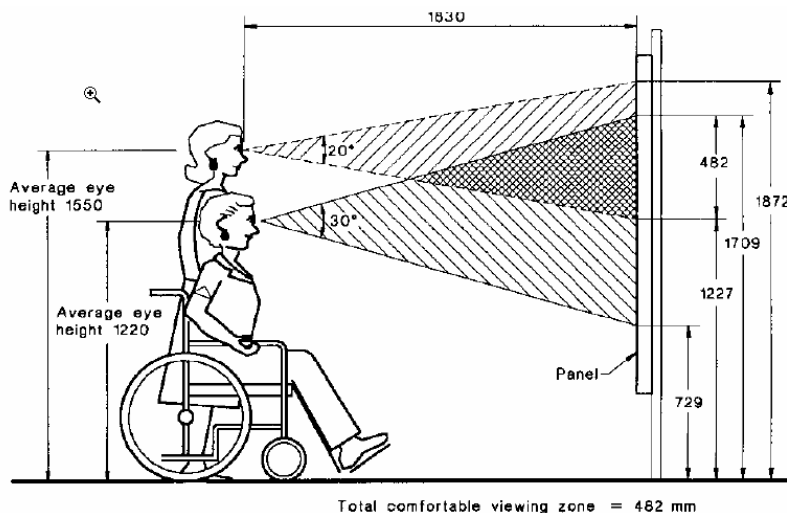
9. Signage

Directional and wayfinding signage will need to comply with the signage provisions of AS4299.

- (a) Be presented in large print (70–80 mm height) letters and raised 6–8 mm from background.
- (b) Be of sanserif type—upper face case preferred—light colour (e.g. white/yellow) against a dark background.
- (c) Be positioned 1500–1650 mm from ground height.
- (d) Be placed centrally on the door or letterbox.
- (e) Be well lit with matt or non-reflecting finish.

The mounting heights of signage will need to incorporate the viewing zones as identified in AS1428.2:1992. The zoned for signage is identified as being between 729 – 1709 mm AFFL.

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Source: National Endowment for the Arts, Needs Assessment Survey Instrument, produced by National Access Centre, USA

DIMENSIONS IN MILLIMETRES

FIGURE 30 ZONES FOR VIEWING AND FOR COMMON VIEWING

Figure 4 Extract from Australian Standard indicating acceptable view range for signage

10. Floor level

Floors are level throughout all residential levels of this development.

11. Floor finish – Slip resistance

The slip resistance of the ground floor finishes will need to satisfy the requirements of NCC Table D2.14 and Table 3A of the HB198:2014. The extract from HB198 indicates the slip resistance levels to be satisfied.

TABLE 3A
MINIMUM WET PENDULUM TEST OR OIL-WET INCLINING PLATFORM
CLASSIFICATIONS THAT ARE DEEMED TO SATISFY THE BUILDING
APPLICATIONS IN THE NATIONAL CONSTRUCTION CODE

Location	Wet pendulum test	Oil-wet inclining platform test
Stair Treads and Stairway Landings in Buildings Covered by NCC Volumes One and Two		
Stair treads and a stairway landing (when dry)	P3	R10
Stair treads and a stairway landing (when wet)	P4	R11
Nosings for Stair Treads and Stairway Landings in Buildings Covered by NCC Volumes One and Two		
Dry stair tread, a stair non-skid nosing strip and a stairway landing	P3	
Wet stair tread, a stair non-skid nosing strip and a stairway landing	P4	
Ramps in Buildings Covered by NCC Volumes One and Two		
Ramps not steeper than 1:14 gradient (when dry)	P3	R10
Ramps not steeper than 1:14 gradient (when wet)	P4	R11
Ramps steeper than 1:14 up but not steeper than 1:8 (when dry)	P4	R11
Ramps steeper than 1:14 up but not steeper than 1:8 (when wet)	P5	R12

In addition, the slip resistance of external pavement will need to satisfy the slip resistance requirements of Table 3B of HB198:2014. Specific attention is directed to the slip resistance requirements to be satisfied of undercover car parks.

TABLE 3B
WET PENDULUM TEST OR OIL-WET INCLINING PLATFORM
CLASSIFICATIONS FOR APPLICATIONS WHERE THE NCC DOES NOT
REQUIRE SLIP RESISTANCE

Location	Wet pendulum test	Oil-wet inclining platform test
External Pavements and Ramps		
External ramps including sloping driveways, footpaths etc. steeper than 1 in 14	P5	R12
External ramps including sloping driveways, footpaths, etc., under 1:14, external sales areas (e.g. markets), external carpark areas, external colonnades, walkways, pedestrian crossings, balconies, verandas, carports, driveways, courtyards and roof decks	P4	R11
Undercover car parks	P3	R10

Figure 5 Extract from HB198 indicating slip resistance requirements.

Doors to visitable and adaptable dwellings will need to have lever hardware compliant to Clause 13.5 of AS1428.1:2009. Lever hardware will need to be mounted between 900-1100mm AFFL.

Internal corridors to the dwellings will need to have a minimum clear width of 1000mm between any skirtings.

13. Vertical Transport

This scheme proposes two lifts for this development servicing all levels of the development. A goods lift is located in the south west corner of the site servicing ground and the basement levels only.

The design proposes 2 passenger lifts to service all levels of this development. The lift services the basement to level 8). As the lift travel is greater than 12m the minimum floor size of the lift car will need to be 1400 x 1600mm. The detailing of the lift car will need to be compliant to the provisions of AS1735.12.

Attention is directed to the placement of the lift call button at each level. Many lift suppliers are locating the call button for single lift car installations in the jamb of the lift door assembly. If this surface is not flush with the adjoining wall the position of the button is not compliant with the provisions of Clause 13 of AS1428.1.



Figure 8 image of non-compliant lift call button installation

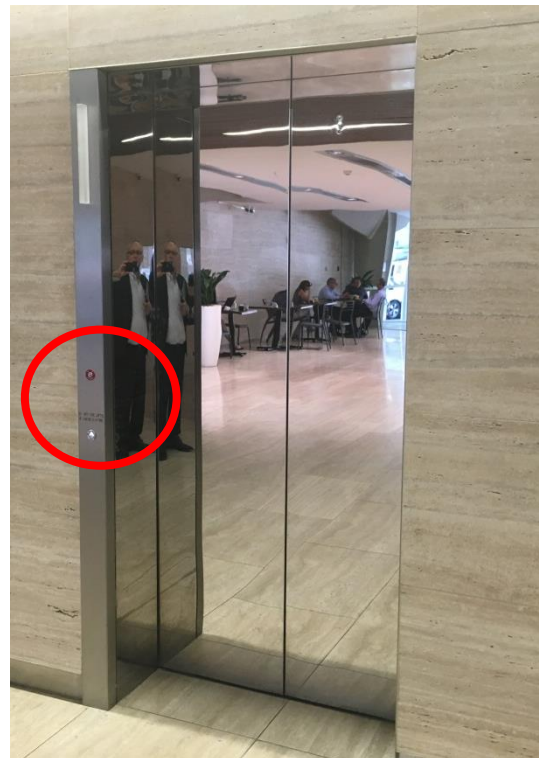


Figure 9 image of compliant lift call button installation

The following table when referenced with the requirements of AS1735.12 provides a checklist of elements to be satisfied in the lift installation.

CLAUSE	REQUIREMENT TO BE SATISFIED	STATUS	COMMENT / ACTION
Section 2	The minimum lift car internal dimensions shall be 1100 mm wide by 1400 mm deep between the inside of the closed car doors to the inside back wall of the car.		
	The minimum clear width of car door openings shall be not less than 900 mm.		

CLAUSE	REQUIREMENT TO BE SATISFIED	STATUS	COMMENT / ACTION
3.1	Any carpet shall have a pile length above the carpet substrate of not more than 6 mm. NOTE: Car floor surfaces should be firm and slip resistant.		
3.2	Where Type C safety gear as classified by AS 1735.2 is used, it shall be possible for a lift mechanic to gain access to the release mechanism of the safety gear while the lift car is occupied by a person in a wheelchair.		
4.1	Lift car doors and landing doors shall be of the horizontally sliding type, power- operated, and automatically controlled.		
4.2	Lift car doors shall be fitted with a passenger-protection system which, while activated, will hold the doors in the open position. The system shall not be nullified by objects with a reflective surface		
4.3	When the doors are responding to a landing button, they shall remain fully open for a minimum of 6 s		
5.1	Surfaces (including button cover plates), within 300 mm of car control buttons, that are parallel to the face of the buttons and the button cover plate shall have a finish that reduces glare and reflection.		
5.2	Protruding edges		
5.3	Handrails		
5.4	Seat		
Section 6	Lift car levelling		
7.1	Each landing served shall be provided with one or more control buttons to call a lift		
7.2.1	Number of control panels		
7.2.2	Control Buttons on Control Panels		
7.2.3	Key Pads		
7.3.1	Height above floor		
7.3.2	Distance from corners		
7.3.3	At lift landings		
7.3.4	Security system operating devices		
7.4.1.1	Control button movement		
7.4.1.2	Force to operate call button 5N		
7.4.2	Size of button (19mm)		
7.4.3	Separation		
7.4.4	Projection		
7.4.5	Surface		
7.4.6	Edges & Corners		
7.4.7	Inclination		
7.4.8	Highlight		
7.4.9	Identification of control Buttons		
8.1	Audible Information		
8.2	Visible Information		
8.3	Tactile information		
8.4	Shape of Characters		

CLAUSE	REQUIREMENT TO BE SATISFIED	STATUS	COMMENT / ACTION
8.5	Indication of direction of travel		
8.6.1	Car position Indicator		
8.6.2	Acknowledgement of floor calls		
9.1	Communication system		
9.2	Communication system		
9.3	Lift Identification system		
9.4	Permanently attended location		
9.5	Lift Car		
10.1	Compliance with AS1680		
10.2	General Lighting		
10.3	Lighting of lift car controls		

14. Sanitary facilities

It will be necessary to ensure that the bathroom of the dwellings is capable of being adapted to meet the needs of a person with disabilities. It is not required that the bathroom be provided in the post adapted configuration at the time of construction.

Post adaptation drawings for the adaptable dwelling will need to be prepared indicating compliance with this provision.

The design as proposed for unit G.03 will achieve a compliant accessible WC facility when adapted.

The rough in of drainage will need to allow for the pre and post adapted configuration of these units.

Details of the non-slip floor finish to the bathrooms will need to be provided. The floor tile finish will need to achieve a slip resistance of P2/A (HB198 - Guide to the specification and testing of slip resistance of pedestrian surfaces)

Compliant WC facilities have been nominated.

TMV details are yet to be provided

Tapsets will need to be specified with lever or capstan handles when in the adapted configuration.

The detailing of the bathroom will need to include a wall cabinet with a light above and a double GPO adjacent to the mirror. Details of the relationship of hand basin and vanity over will need to be provided. Attention is drawn to the clearances associated with lever tapware.

Provision of wall strengthening for grabrails will need to be provided adjacent to the WC, shower and bath of the adaptable bathroom. The wall strengthening is to be able to withstand the force of 1100kn in any direction. The use of 12mm plywood or similar in the locations indicated in the following diagrams will provide adequate strengthening.

15. Kitchen Areas

Post adaptation drawings will need to be prepared indicating compliance with this provision.

The following is an indicative example of the kitchen design in the post adapted configuration.

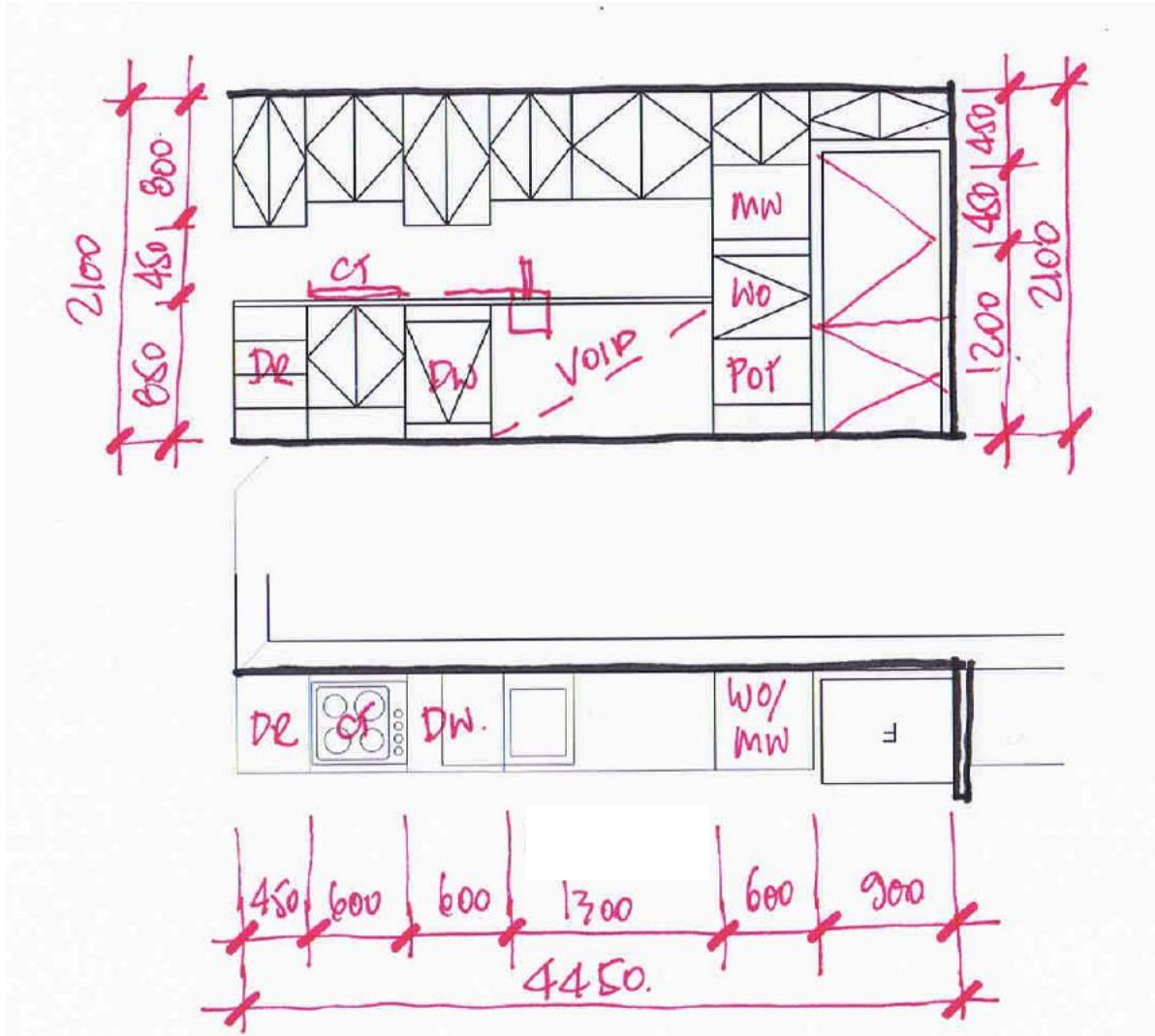


Figure 10 Schematic post adapted kitchen arrangement Typical

16. Bedrooms

Post adaptation drawings have been prepared indicating compliance with this provision.

- Bedroom areas At least one bedroom shall be capable of accommodating a queen size bed and a wardrobe and the circulation space requirements of AS 1428.2 clear of wardrobe fixtures.
- Window sills - Sleeping area window sills should be at a maximum 600 mm above floor level. Elevations of the window wall to the bedrooms will need to be provided
- Full height glazed panels or door units where provided shall have a transom at 600 to 730 mm above floor. The glazing shall be of safety glazing materials in accordance with AS 1288.
- Power outlets - A minimum of two double socket general purpose outlets shall be provided on the wall of the bedroom where the bedhead is likely to be located. GPOs should be provided to

opposite walls in the main bedroom. These should be approximately 1800 mm apart. Height to be in accordance with Clause 4.11.1.

- (e) Light switches - Two-way light switches should be provided, one located near the planned bed position. Height to be in accordance with Clause 4.11.1.
- (f) Telephone - A telephone outlet should be provided in each bedroom next to the bed on the side closest to the door.
- (g) Television outlet - A television outlet should be provided in each bedroom on the opposite wall to the bedhead, adjacent to the double GPO.
- (h) Sliding doors to wardrobe - Wardrobe sliding doors are desirable, with a full length mirror on the most accessible door.

17. Living Areas

- (a) Circulation space Provision shall be made for circulation space to enable a 360° wheelchair turn after the furniture has been placed.
- (b) 4.7.2 Windows Living area window sills should be at a maximum 730 mm above floor level. Details indicating compliance with this requirement will need to be provided
- (c) Full height glazed panels or door units where provided shall have a transom at 600 to 730 mm above floor. The glazing shall be of safety glazing materials in accordance with AS 1288.
- (d) Power outlets A minimum of four double GPOs should be provided in the living room. Height to be in accordance with Clause 4.11.1.
- (e) Telephone A telephone outlet shall be provided in the living-dining area. This should be adjacent to a GPO.
- (f) Television outlets – 2 television outlets should be provided in the living area; one location to enable viewing from dining and kitchen. Locate television outlets adjacent to GPOs.
- (g) Security screens Exterior doors and windows should have the capability for fitting security screens.

18. Laundry Areas

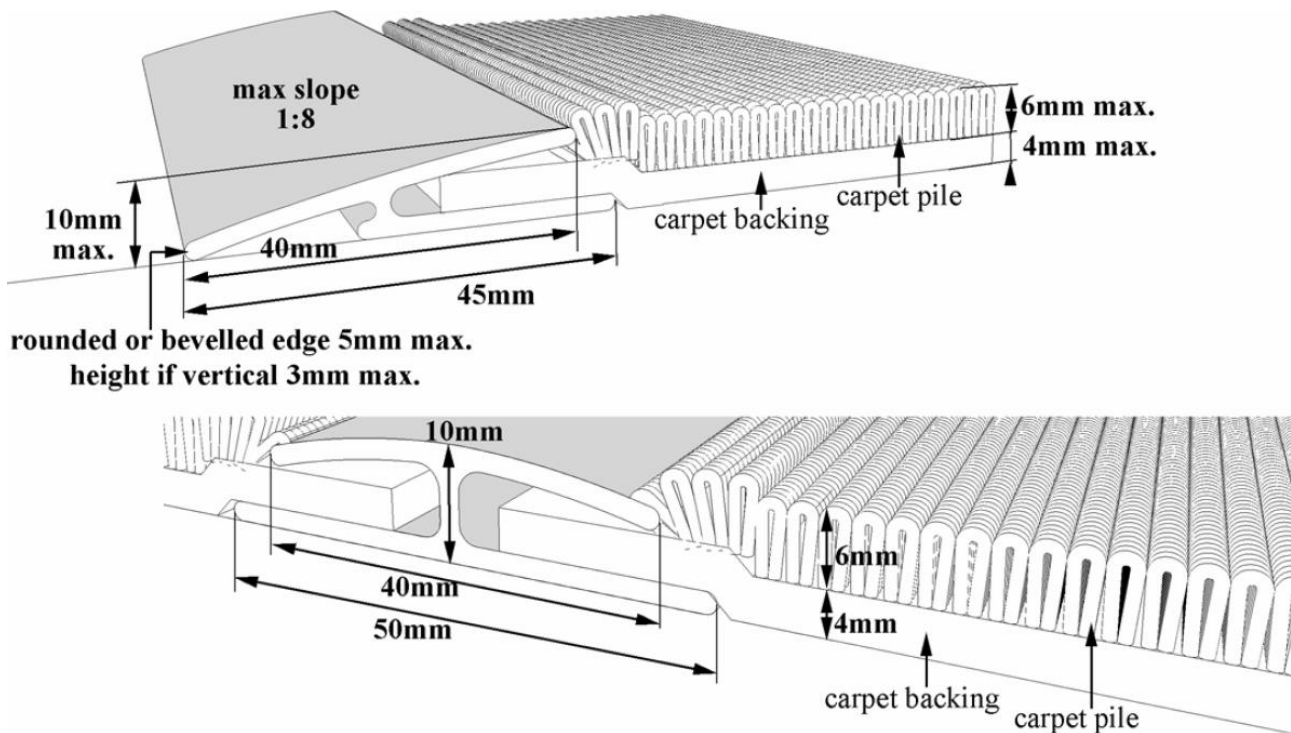
The plans provided indicate laundry cupboard arrangements. When the doors to the laundries are in the open position a 1500 x 800mm circulation zone is available in front of the fixtures

19. floors

Detail of floor finishes to bathrooms, laundries and kitchen areas have yet to be provided. Specific attention is directed to the nonslip provisions of the floor tiles to these areas.

In addition, it will be necessary to detail the junctions between differing materials in accordance with the provisions of AS 1428.1.

The pile height of the carpet will need to comply with the provisions of both the BCA and AS1428.1:2009. To achieve compliance, the carpet will need to be direct stuck to the floor substrata without the use of underlay.



20. Lighting

Lighting levels will need to satisfy the provisions of Table 4.1 of AS4299.

TABLE 4.1
RECOMMENDED ILLUMINATION LEVELS
FOR PEOPLE WITH VISION IMPAIRMENT

Area	Illumination level (Lux)	
	General	For people with vision impairment
Entries and passages	50–150	300
Steps, stairs and ramps	50–160	350
NOTE: The higher level of illumination on steps and stairs is required for safety reasons		
Living areas	110–200	300–350
Kitchens — general	160	300
— task lighting	240	550–600
Laundries — general	100	300
— task lighting	250	550–600
Toilets	80	300–350
Bathrooms — general	100	300–350
— task lighting	200	550–600
Bedrooms	50–150	300
Garages — general	50	300
— task lighting	200	550–600

21. Ancillary

4.11.1 Switches and power points. These shall be as follows:

- (a) Switches Light switches shall be located at a height not less than 900 mm or 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.

Rocker action, toggle or push pad switches with a recommended width of 35 mm are preferred. For people with severe finger or hand disabilities, these allow convenient operation by arm or elbow.

- (b) 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

4.11.2 Electrical distribution board. The electrical distribution board should be located inside the housing unit and be accessible. It is preferable that the distribution board be located between 900-1100mm AFFL.

4.11.3 Additional telephone outlets. The main living area should be prewired for a second outlet.

4.11.4 Windows Operating controls should be located in an accessible position.

4.11.5 Linen storage A linen storage cupboard of minimum 600 mm width, with adjustable shelving should be provided.

4.11.6 External areas Provision should be made for the following facilities which may be required after adaptation:

- (a) Garbage storage area which is accessible from the housing unit and which is connected to an accessible path leading to an off-site disposal point.
- (b) Wheelchair storage Secure, weather-protected outside storage facilities for wheelchairs.
- (c) Charging facilities Secure facilities for recharging wheelchair batteries along with an external, weatherproof GPO.
- (d) Guide dog accommodation Paling fence minimum 1500 mm height with grassed area for toileting and provision for doggy door entrance on door nearest to grassed area.

4.11.7 Fire safety items. For guidance on fire protection items such as fire blankets and related measures, e.g. emergency procedures

22. Architectural Documentation

The following documents prepared by ALGORRY ZAPPIA & ASSOCIATES PTY LTD form the basis of this access report:

DA1349-16-A04-B
DA1349-16-A05-A
DA1349-16-A06-B
DA1349-16-A07-A
DA1349-16-A08-A
DA1349-16-A09-A
DA1349-16-A10-A
DA1349-16-A11-A
DA1349-16-A12-A
DA1349-16-A13-A

23. Information to be provided on completion for OC

The following table schedules the accessibility elements to be evidenced at Occupation Certificate Stage.

ACCERSS REQUIREMENTS TO BE PROVIDED / DEMONSTRATED AT OCCUPATION CERTIFICATE	SATISFIED
1. Pre and post adaptation drawings for the nominated dwellings	
2. Slip Resistance – Certification of the slip resistance of flooring to the kitchen and bathroom areas.	
3. Detailed post adaptation drawings of the bathroom demonstrating compliance with the provisions of Clause 4.4 of AS4299. The method of adaptation of the bathroom is to be provided. Specific attention is directed to the placement of connection points for the WC pan, shower point (700mm AFFL) and recessed soap holder.	
4. Detailed post adaptation drawings of the kitchen demonstrating compliance with the provisions of Clause 4.5 of AS4299	
5. Detailed post adaptation drawings of the bedroom demonstrating compliance with the provisions of Clause 4.6 of AS4299	
6. Photographic confirmation that the wall strengthening for the future installation of grabrails associated with the WC pan and shower enclosure has been provided in accordance with the provisions of Figure 4.5 - 4.7 of AS4299,	
7. Bathroom - Wall cabinet The bathroom should include a wall cabinet with a light above. A double GPO shall be located adjacent to the mirror.	
8. Bedrooms 4.6.3 Power outlets A minimum of two double socket general purpose outlets shall be provided on the wall of the bedroom where the bedhead is likely to be located. GPOs should be provided to opposite walls in the main bedroom. These should be approximately 1800 mm apart. Height to be in accordance with Clause 4.11.1. 4.6.4 Light switches Two-way light switches should be provided, one located near the planned bed position. Height to be in accordance with Clause 4.11.1. 4.6.5 A telephone outlet should be provided in each bedroom next to the bed on the side closest to the door. 4.6.6 A television outlet should be provided in each bedroom on the opposite wall to the bedhead, adjacent to the double GPO. 4.6.7 Sliding doors to wardrobe. Sliding doors are desirable, with a full length mirror on the most accessible door.	
9. Living Areas 4.7.3 Power outlets A minimum of four double GPOs should be provided in the living room. Height to be in accordance with Clause 4.11.1. NOTE: Power outlets are relevant for maximizing potential layouts of television sets, etc. which are important to those people with disabilities who may be shut in. 4.7.4 Telephone A telephone outlet shall be provided in the living-dining area. This should be adjacent to a GPO. 4.7.5 Television outlets Two television outlets should be provided in the living area; one location to enable viewing from dining and kitchen. Locate television outlets adjacent to GPOs. 4.7.6 Security screens Exterior doors and windows should have the capability for fitting security screens.	
10. Additional elements 4.11.2 Electrical distribution board The electrical distribution board should be located inside the housing unit and be accessible. 4.11.3 Additional telephone outlets The main living area should be prewired for a second outlet. 4.11.4 Windows Operating controls should be located in an accessible position. 4.11.5 Linen storage A linen storage cupboard of minimum 600 mm width, with adjustable shelving should be provided. 4.11.6 External areas Provision should be made for the following facilities which may be required after adaptation: (a) Garbage storage area which is accessible from the housing unit and which is connected to an accessible path leading to an off-site disposal point. (b) Wheelchair storage Secure, weather-protected outside storage facilities for wheelchairs. (c) Charging facilities Secure facilities for recharging wheelchair batteries along with an external, weatherproof GPO. (d) Guide dog accommodation Paling fence minimum 1500 mm height with grassed area for toileting and provision for doggy door entrance on door nearest to grassed area.	

Access Report

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
A4.1	Classifications Class 2 — a building containing 2 or more sole-occupancy units, each being a separate dwelling.	Note
	Class 7a — a carpark	Note
DP1	Performance requirement Access must be provided, to the degree necessary, to enable: a) people to: i. approach the building from the road boundary and from any <i>accessible</i> carparking spaces associated with the building; and	Accessible access has been provided across the boundary to the residential lobby.
	ii. approach the building from any accessible associated building; and	Not Applicable
	iii. access work and public spaces, accommodation and facilities for personal hygiene; and	Accessible access has been provided to all levels and areas of this development
	b) Identification of accessways at appropriate locations which are easy to find.	Information yet to be supplied
DP4	Performance requirement <i>Exits</i> must be provided from a building to allow occupants to evacuate safely, with their number, location and dimensions being appropriate to: a) the travel distance; and b) the number, mobility and other characteristics of occupants; and c) the function or use of the building; and d) the height of the building; and e) Whether the <i>exit</i> is from above or below ground level.	Satisfied

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
DP6	Performance requirement So that occupants can safely evacuate the building, <i>accessways to exits</i> must have dimensions appropriate to: a) the number, mobility and other characteristics of occupants; and b) the function or use of the building.	Satisfied The provision of a Dts approach for fire stairs satisfies this requirement. Refuge areas have not been nominated as part of the fire stair system. Details addressing how people with disability are to be evacuated in the event of an emergency will need to be provided with the Construction Certificate documentation. It has been assumed that the lift service will be made available to satisfy this requirement in accordance with NCC objective EO1: The Objective of this Part is to— (a) facilitate the safe movement of occupants; and - facilitate access for emergency services personnel to carry out emergency procedures and assist in the evacuation of occupants
DP8	Performance requirement Carparking spaces for use by people with a disability must be: a) provided, to the degree necessary, to give equitable access for carparking; and b) designated and easy to find.	Satisfied
DP9	Performance requirement An inbuilt communication system for entry, information, entertainment, or for the provision of a service, must be suitable for occupants who are deaf or hearing impaired.	Not Applicable
D3.1	General Building Access Requirements Class 2	
Table D3.1	Common areas in buildings where one or more sole- occupancy units are made available for short-term rent	Satisfied
	From a pedestrian entrance required to be accessible to at least one floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.	Satisfied

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
	To and within not less than one of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like.	Satisfied
	Where a ramp complying with AS 1428.1 or a passenger lift is installed- (a) to the entrance doorway of each sole-occupancy unit; and (b) to and within rooms or spaces for use in common by the residents, Located on the levels served by the lift or ramp.	Satisfied It will be necessary to confirm that the latchside clearances (530mm) requirements of Clause 13 of AS1428.1:2009 have been satisfied.
D3.1	General Building Access Requirements Class 7a	
Table D3.1	To and within any level containing accessible carparking spaces	Satisfied
D3.2	Access to Buildings	
	(1) An <i>accessway</i> must be provided: (a) to a building <i>required</i> to be <i>accessible</i> ;	Satisfied
	(b) from the main points of a pedestrian entry at the allotment boundary; and I. from another <i>accessible</i> building connected by a pedestrian link; and II. from any <i>required accessible</i> carparking space on the allotment.	Satisfied
	(2) In a building <i>required</i> to be <i>accessible</i> , an <i>accessway</i> must be provided through the principal pedestrian entrance, and: a. through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and b. in a building with a total <i>floor area</i> more than 500sqm, a pedestrian entrance which is not <i>accessible</i> must not be located more than 50 m from an <i>accessible</i> pedestrian entrance; except for pedestrian entrances serving only areas exempted by clause D3.4.	Satisfied

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
D3.3	Parts of buildings to be accessible	
	In a building <i>required</i> to be accessible: a) every ramp and stairway, except for ramps and stairways in areas exempted by clause D3.4, must comply with:	Satisfied
	i. for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and	Satisfied
	ii. for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1;	Compliance with this requirement will need to be demonstrated as part of the construction documentation
	iii. for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; The following is an extract from AS1428.1 addressing this item: (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. (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.	Compliance with this requirement will need to be demonstrated as part of the construction documentation
	b) every passenger lift must comply with clause E3.6;	The plans propose that 2 passenger lifts service this development. These lifts service all levels of this development. As the rise is greater than 12m then the lift car size will need to be a minimum of 1400 x 1600mm. Compliance with this requirement will need to be demonstrated as part of the construction documentation

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
	c) <i>accessways</i> must have: i. passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an <i>accessway</i> where a direct line of sight is not available; and ii. turning spaces complying with AS 1428.1: A. within 2m of the end of <i>accessways</i> where it is not possible to continue travelling along the <i>accessway</i>; and B. at maximum 20 m intervals along the <i>accessway</i>;	Not Applicable
	d) an intersection of <i>accessways</i> satisfies the spatial requirements for a passing and turning space;	Not Applicable
	e) a passing space may serve as a turning space;	Not Applicable
	f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a <i>storey</i> or level other than the entrance <i>storey</i> in a Class 5, 6, 7b or 8 building- (i) containing not more than 3 <i>storeys</i>; and (ii) with a <i>floor area</i> for each <i>storey</i>, excluding the entrance <i>storey</i>, of not more than 200sqm.	Not Applicable
D3.5	Carparking	A total of 10 accessible parking spaces has been designated on the plans provided for review

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
	Class 2 residential	There are no carparking requirements to satisfy the Disability (Access to premises – Buildings) Standard Clause 3.7.3 of AS4299 requires 1 accessible parking space per accessible dwelling is required to be provided. A total of 10 accessible parking spaces is to be provided for the residential component of this development. The line marking of the accessible parking spaces will need to be provided in accordance with the provisions of Section 3 of AS2890.6:2009. Note the painting of the international symbol of access is not required to be undertaken on the pavement as the parking spaces are on title of each of the adaptable dwellings.
	Class 7 1 space for every 100 carparking spaces or part thereof.	Not applicable as the parking is determined to meet the Class 2 use of the building.
D3.6	Signage	Braille Tactile signage associated with the exits at each level of the development are to comply with the provisions of Clause D3.6(a)(ii) of the BCA and Specification D3.6 of the BCA. <i>In a building required to be accessible—</i> (a) <i>braille and tactile signage complying with Specification D3.6 must</i> (ii) <i>identify each door required by E4.5 to be provided with an exit sign and state—</i> (A) <i>"Exit"; and</i> (B) <i>"Level"; and either</i> (aa) <i>the floor level number; or</i> (bb) <i>a floor level descriptor; or</i> (cc) <i>a combination of (aa) and (bb);</i>

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
		 The above signs provide examples of compliant exit Braille Tactile signage. A technical sheet indicating mounting heights for Braille Tactile signs is appended to this report.
D3.7	Hearing Augmentation	Not Applicable
D3.8	Tactile Indicators	Not applicable
D3.10	Swimming pool	Not Applicable
D3.11	Ramps	Not Applicable
D3.12	Glazing on an accessway	
	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 in accordance with Clause 6.6 of AS 1428.1.	Details of the entry door design have yet to be provided. Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation. The provisions to be complied with are:

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
		6.6 Visual indicators on glazing Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid and non-transparent contrasting line. 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. 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.
Part D4	Braille & Tactile Signs	Not Applicable
Part E3	Lift Installation	
Table E3.6B	Handrail complying with the provisions for a mandatory handrail in AS 1735.12	Compliance with this requirement will need to be demonstrated as part of the construction documentation and shop drawings provided by the lift contractor.
	Lift floor dimension of not less than 1 400 mm x 1 600 mm	Compliance with this requirement will need to be demonstrated as part of the construction documentation and shop drawings provided by the lift contractor.
	Minimum clear door opening complying with AS 1735.12	Compliance with this requirement will need to be demonstrated as part of the construction documentation and shop drawings provided by the lift contractor.
	Passenger protection system complying with AS 1735.12	Compliance with this requirement will need to be demonstrated as part of the construction documentation and shop drawings provided by the lift contractor.
	Lift landing doors at the upper landing	Compliance with this requirement will need to be demonstrated as part of the construction documentation and shop drawings provided by the lift contractor.
	Lift car and landing control buttons complying with AS 1735.12	Compliance with this requirement will need to be demonstrated as part of the construction documentation and shop drawings provided by the lift contractor.
	Lighting in accordance with AS 1735.12	Compliance with this requirement will need to be demonstrated as part of the construction documentation and shop drawings provided by the lift contractor.

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
	a) Automatic audible information within the lift car to identify the level each time the car stops; and b) audible and visual indication at each lift landing to indicate the arrival of the lift car; and c) audible information and audible indication <i>required</i> by (a) and (b) is to be provided in a range of between 20–80 dbA at a maximum frequency of 1 500 Hz	Compliance with this requirement will need to be demonstrated as part of the construction documentation and shop drawings provided by the lift contractor.
	Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received	Compliance with this requirement will need to be demonstrated as part of the construction documentation and shop drawings provided by the lift contractor.
Part F2	Sanitary and other facilities	Not Applicable

Modified Extract APPENDIX A of AS4299-1995
SCHEDULE OF FEATURES FOR ADAPTABLE HOUSING – CLASS C

Review undertaken by iAccess Consultants
(a Division of Seidman & Associates Pty Ltd ACN 37 002 648 615)

The table shown below indicates essential features to be incorporated into a housing unit for it to be termed an 'Adaptable House'. All essential items are pre-checked in the 'essential' features column.

Prior to commencing construction, the Architect is to sign the checklist to certify that the essential features have been incorporated into the design.

The Head Contractor must initial the second column to certify that each essential feature has been incorporated into the building (prior to Handover).

The Head Contractor shall sign the checklist signifying achievement of Class C adaptability.

Item No.	Room/Item	Clause No.	Essential	
			Required feature	Certified by
	DRAWINGS			
1	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages	2.3	√	R Seidman Post adaptation drawings have yet to be provided for the adaptable dwelling.
	SITING			
3	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS 1428.1	3.3.2	√	R. Seidman Satisfied
	LETTERBOXES IN ESTATE DEVELOPMENTS			
11	Letterboxes to be on hard standing area connected to accessible pathway	3.8	√	R Seidman <i>The location of the letter boxes has been nominated within the foyer</i> <i>The detailing and positioning of the letterboxes will need to comply with the Australia Post provisions as well as the requirements of AS4253:1994. This standard specifically addresses the mounting height of mailboxes.</i>
	PRIVATE CAR ACCOMMODATION			
14	Carparking space or garage min. area 5.4m x3.8 m	3.7.2	√	R Seidman Satisfied
16	Internal clearance of garage or carport 2.5m min.	3.7.2		R. Seidman Satisfied
	ACCESSIBLE ENTRY			
20	Accessible entry	4.3.1	√	R Seidman Satisfied
22	Accessible entry to be level (i.e. max. 1:40 slope)	4.3.2	√	R Seidman Satisfied

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Item No.	Room/Item	Clause No.	Essential	
			Required feature	Certified by
23	Threshold to be low-level	4.3.2	√	R Seidman Satisfied <i>The detailing of the thresholds is to be provided as part of the Construction documentation</i>
24	Landing to enable wheelchair manoeuvrability	4.3.2	√	R Seidman Satisfied
25	Accessible entry door to have 850 mm min. clearance	4.3.1	√	R Seidman Satisfied
27	Door lever handles and hardware to AS 1428.1	4.3.4	√	R Seidman <i>It has been assumed that this requirement will be satisfied. The design of the lever handle will need to comply with the requirements of Clause 13.5.2 of AS1428.1</i> <i>Detailing of these doors will need to be provided as part of the construction documentation.</i>
	INTERIOR: GENERAL			
32	Internal doors to have 820 mm <u>min.</u> clearance	4.3.3	√	R Seidman. Satisfied <i>The detailing of the doorways is to be provided as part of the construction documentation.</i> <i>The AS4299 standard nominates that the internal doors are to have a minimum 820 mm clear width. AS 1428.1 nominates that the minimum clear opening of doorways is to be 850 mm. As part of the detailing of this dwelling it will be preferable that the clear opening with of doorways and the primary leaf to be 850 mm clear as per the provisions of AS 1428.1.</i>
33	Internal corridors min. width of 1000 mm	4.3.7	√	R Seidman Satisfied
34	Provision for compliance with AS 1428.1 for door approaches	4.3.7	√	R Seidman Satisfied <i>The detailing of circulation at doorways to achieve compliance with clause 13 of AS 1428.1:2009 will need to be demonstrated as part of the construction certificate documentation.</i>
	LIVING ROOM & DINING ROOM			
36	Provision for circulation space of min. 2250 mm diameter	4.7.1	√	R Seidman Satisfied
38	Telephone adjacent to GPO	4.7.4	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>

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Item No.	Room/Item	Clause No.	Essential	
			Required feature	Certified by
41	Potential illumination level min. 300 lux	4.10	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
	KITCHEN			
42	Minimum width 2.7 m (1550 mm clear between benches)	4.5.2		Not Applicable
43	Provision for circulation at doors to comply with AS 1428.1	4.5.1	√	Not Applicable
44	Provision for benches planned to include at least one work surface of 800 mm length, adjustable in height from 750 mm to 850 mm or replaceable. Refer to Figure 4.8	4.5.5	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
45	Refrigerator adjacent to work surface	4.5.5	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
46	Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable	4.5.6	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
47	Kitchen sink bowl max. 150 mm deep	4.5.6	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
48	Tap set capstan or lever handles or lever mixer	4.5.6(e)	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
49	Tap set located within 300 mm of front of sink	4.5.6(e)	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
51	Cooktops to include either front or side controls with raised cross bars	4.5.7	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
52	Cooktops to include isolating switch	4.5.7	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
53	Work surface min. 800 mm length adjacent to cooktop at same height	4.5.7	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
54	Oven located adjacent to an adjustable height or replaceable work surface	4.5.8	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
59	GPOs to comply with AS 1428.1. At least one double GPO within 300 mm of front of work surface	4.5.11	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>

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Item No.	Room/Item	Clause No.	Essential	
			Required feature	Certified by
60	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	4.5.11	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
61	Slip-resistant floor surface	4.5.4	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
	MAIN BEDROOM			
62	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2	4.6.1	x	R Seidman Satisfied
	BATHROOM			
75	Provision for bathroom area to comply with AS 1428.1	4.4.1	x	R Seidman Does not comply
76	Slip-resistant floor surface	4.4.2	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
77	Shower recess - no hob. Minimum size 1160 × 1100 to comply with AS 1428.1. (Refer Figures 4.6 and 4.7)	4.4.4(f)	√	R Seidman
78	Shower area waterproofed to AS 3740 with floor to fall to waste	4.4.4(f)	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
79	Recessed soap holder	4.4.4(f)	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
80	Shower taps positioned for easy reach to access side of shower sliding track	4.4.4(f)	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
82	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)	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
83	Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS 1428.1	4.4.4(h)	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
86	Tap sets to be capstan or lever handles with single outlet	4.4.4(c)	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>

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Item No.	Room/Item	Clause No.	Essential	
			Required feature	Certified by
88	Provision for washbasin with clearances to comply with AS1428.1	4.4.4(g)	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
90	Double GPO beside mirror	4.4.4(d)	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
	TOILET			
92	Provision of either 'visitable toilet' or accessible toilet	4.4.3	√	R Seidman
93	Provision to comply with AS 1428.1	4.4.1	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
94	Location of WC pan at correct distance from fixed walls	4.4.3	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
95	Provision for grab rail zone. (Refer Figure 4.6)	4.4.4(h)	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
96	Slip resistant floor surface. (Vitreous tiles or similar)	4.4.2	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
	LAUNDRY			
98	Circulation at doors to comply with AS 1428.1	4.8	√	R Seidman Satisfied
99	Provision for adequate circulation space in front of or beside appliances (min. 1550 mm depth)	4.8	√	R Seidman Satisfied
100	Provision for automatic washing machine	4.8(e)	√	R Seidman Satisfied
102	Where clothes line is provided, an accessible path of travel to this	4.8(a)	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
105	Double GPO	4.8(g)	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
108	Slip-resistant floor surface	4.9.1	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
	DOOR LOCKS			

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Item No.	Room/Item	Clause No.	Essential	
			Required feature	Certified by
110	Door hardware operable with one hand, located 900–1100 mm above floor	4.3.4	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>

Design

Adaptable house class C achieved

Class C (DESIGN) compliance has been achieved subject to receiving the posted annotation drawings from the architect and the provision of necessary documentation indicating the items noted above.

Head Contractor's Representative

iAccess Consultants (a division of Seidman & Associates Pty Ltd ACN 37 002 648 615)

Name of Head Contractor's Representative

Richard Seidman

Date

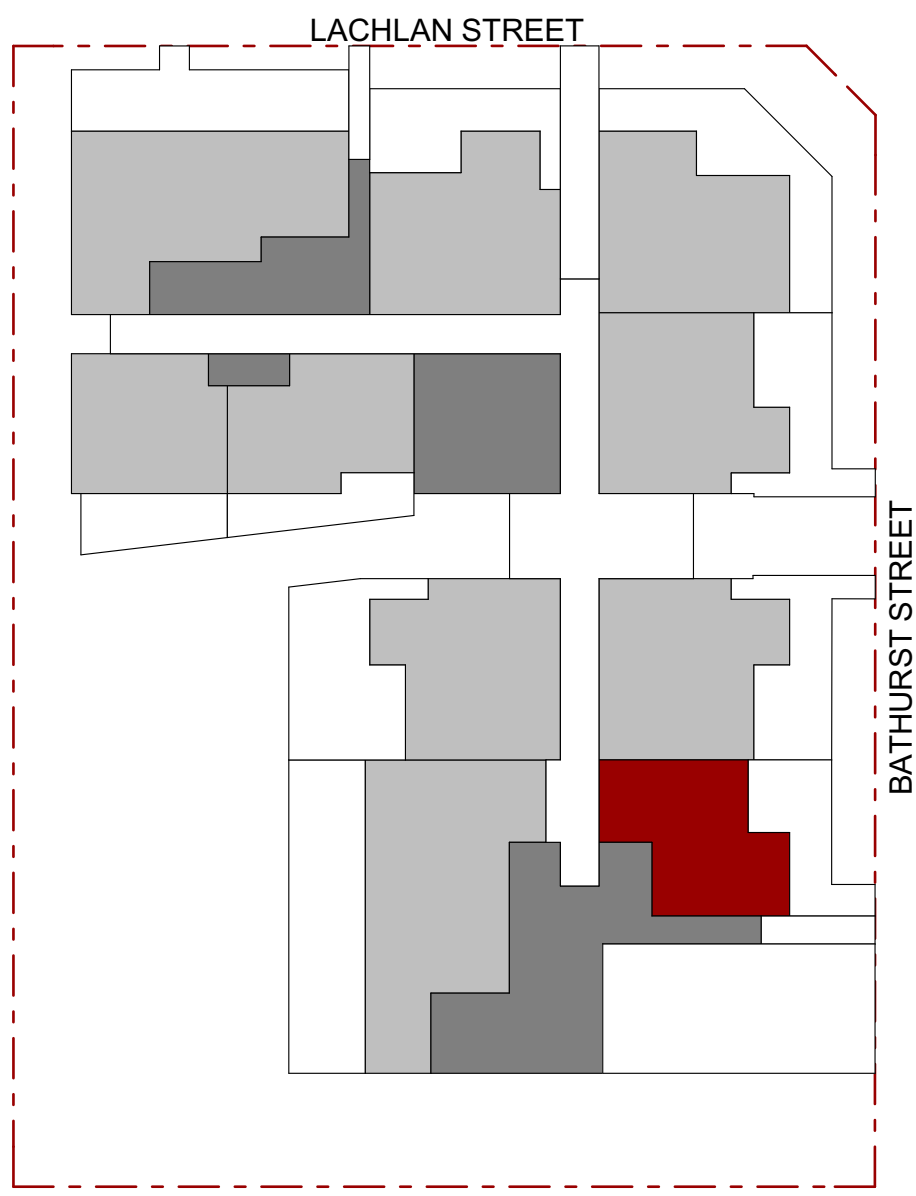
19 October 2016



PRE ADAPTATION PLAN - UNIT G.10
Scale 1:50



POST ADAPTATION PLAN - UNIT G.10
Scale 1:50



ADAPTABLE UNIT LOCATION PLAN

Issue	Description	Date	Drawn	Issued
A	FOR DA	18.10.2016	D.R.	CZ

General Notes:

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- 5) Where engineering drawings are required such must take preference to this drawing.
- 6) Stormwater to be discharged to Council's requirements and AS 3500.3-1990.
- 7) All services to be located and verified by the Builder with relevant authorities before any building work commences.

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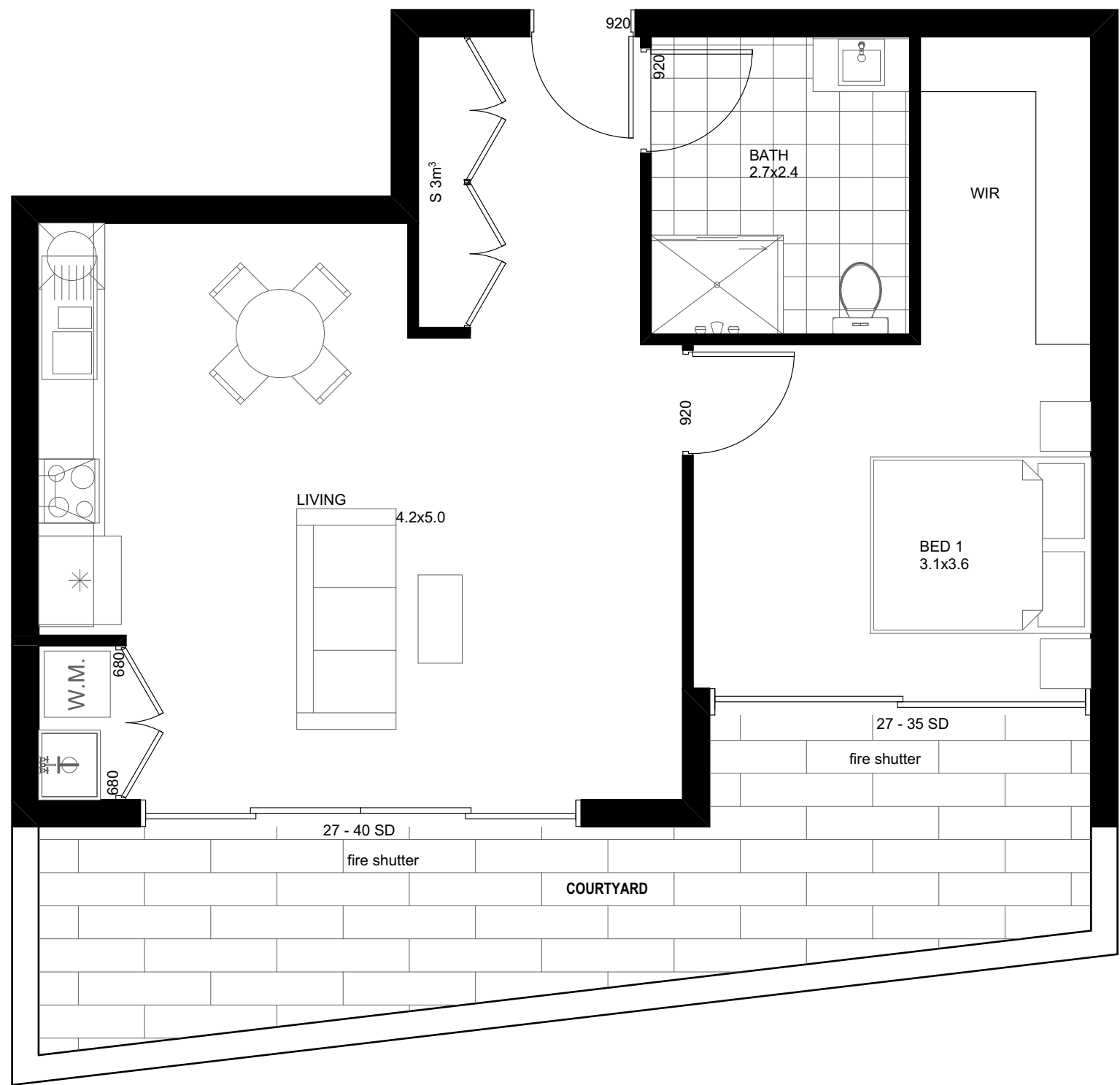
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Project
PROPOSED RESIDENTIAL DEVELOPMENT
Lot D-E-F DP33121 - n. 1-3-5 Bathurst Street
LIVERPOOL

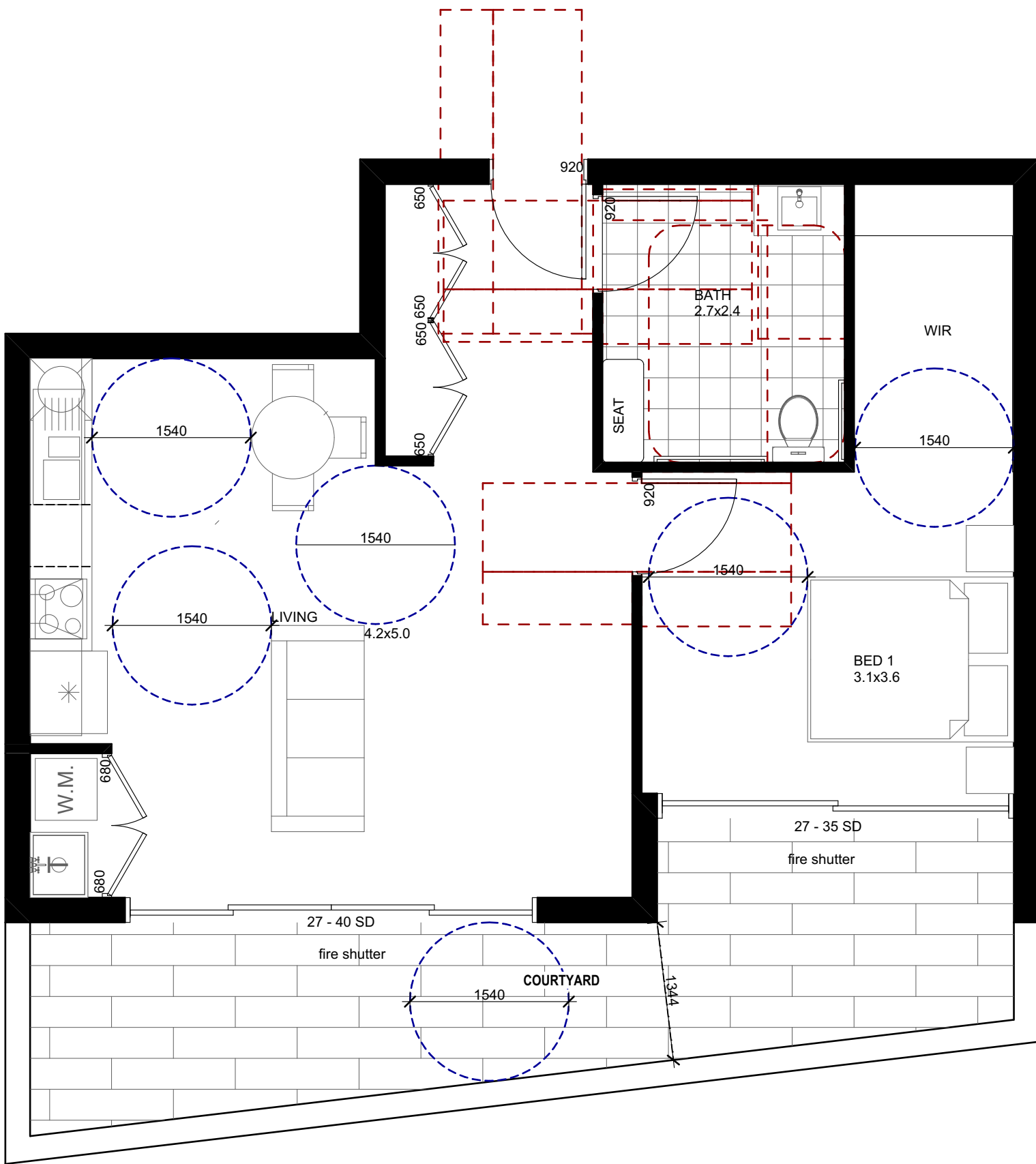
Client
SYNERGY DEVELOPMENT GROUP

Title
ADAPTABLE UNITS LAYOUT

Drawn D.R.	Checked CZ	Date JUNE 2016
Activity Type DA	Job # 1349-16	Scale @ A1 AS SHOWN
Project # P4714	Sheet # A12	Issue A



PRE ADAPTATION PLAN - UNIT G.03
Scale 1:50



POST ADAPTATION PLAN - UNIT G.03
Scale 1:50



ADAPTABLE UNIT LOCATION PLAN

Issue	Description	Date	Drawn	Issued
A	FOR DA	18.10.2016	D.R.	CZ

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ABN 43 064 952 692

Project
PROPOSED RESIDENTIAL DEVELOPMENT
Lot D-E-F DP33121 - n. 1-3-5 Bathurst Street
LIVERPOOL

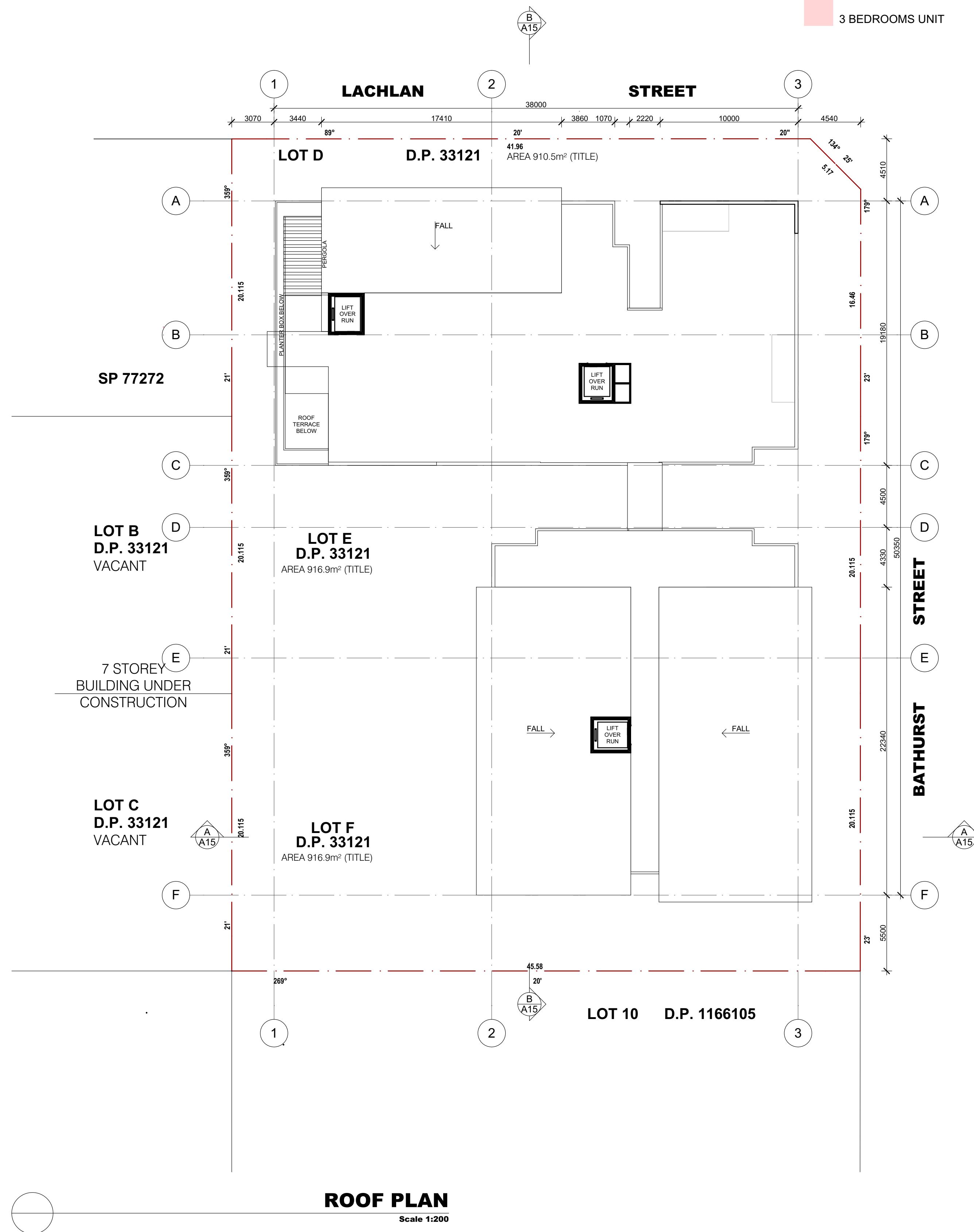
Client
SYNERGY DEVELOPMENT GROUP

Title
ADAPTABLE UNITS LAYOUT

Drawn D.R.	Checked CZ	Date JUNE 2016
Activity Type DA	Job # 1349-16	Scale @ A1 AS SHOWN
Project # P4714	Sheet # A11	Issue A

LEGEND

- 1 BEDROOM UNIT
- 2 BEDROOMS UNIT
- 3 BEDROOMS UNIT

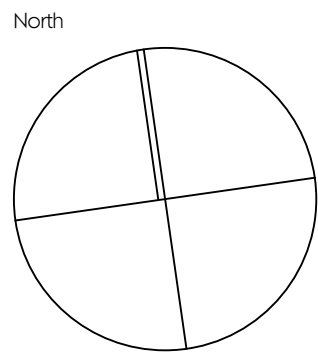


Issue	Description	Date	Drawn	Issued
A	FOR DA	18.10.2016	D.R.	CZ

General Notes:

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Project
PROPOSED RESIDENTIAL DEVELOPMENT
Lot D-E-F DP33121 - n. 1-3-5 Bathurst Street
LIVERPOOL

Client
SYNERGY DEVELOPMENT GROUP

Title
FLOOR PLAN

Drawn D.R.	Checked CZ	Date JUNE 2016
Activity Type DA	Job # 1349-16	Scale @ A1 AS SHOWN
Project # P4714	Sheet # A10	Issue A

LEGEND

1 BEDROOM UNIT

2 BEDROOMS UNIT

3 BEDROOMS UNIT



FLOOR PLAN LEVEL 6
Scale 1:200

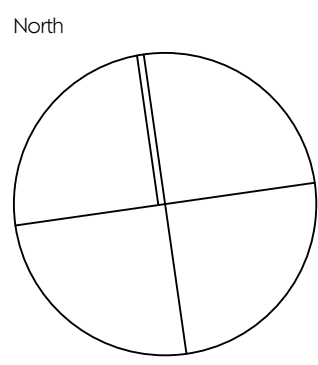


FLOOR PLAN LEVEL 7
Scale 1:200

Issue	Description	Date	Drawn	Issued
A	FOR DA	18.10.2016	D.R.	CZ

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Project
PROPOSED RESIDENTIAL DEVELOPMENT

Lot D-E-F DP33121 - n. 1-3-5 Bathurst Street
LIVERPOOL

Client
SYNERGY DEVELOPMENT GROUP

Title
FLOOR PLAN

Drawn
D.R.

Checked
CZ

Date
JUNE 2016

Activity Type
DA

Job #
1349-16

Scale @ A1
AS SHOWN

Project #
P4714

Sheet #
A09

Issue
A

LEGEND

1 BEDROOM UNIT

2 BEDROOMS UNIT

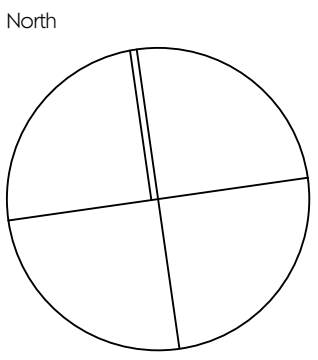
3 BEDROOMS UNIT



Issue	Description	Date	Drawn	Issued
A	FOR DA	18.10.2016	D.R.	CZ

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Project
PROPOSED RESIDENTIAL DEVELOPMENT
Lot D-E-F DP33121 - n. 1-3-5 Bathurst Street
LIVERPOOL
Client
SYNERGY DEVELOPMENT GROUP
Title
FLOOR PLAN

Drawn D.R.	Checked CZ	Date JUNE 2016
Activity Type DA	Job # 1349-16	Scale @ A1 AS SHOWN
Project # P4714	Sheet # A08	Issue A

LEGEND

1 BEDROOM UNIT

2 BEDROOMS UNIT

3 BEDROOMS UNIT



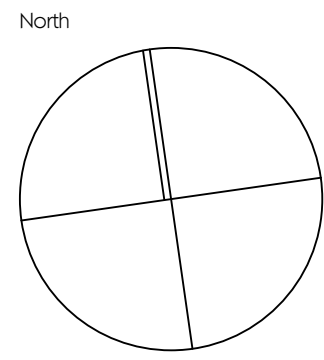
FLOOR PLAN LEVEL 2
Scale 1:200



FLOOR PLAN LEVEL 3
Scale 1:200

Issue	Description	Date	Drawn	Issued
A	FOR DA	18.10.2016	D.R.	CZ

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Project
PROPOSED RESIDENTIAL DEVELOPMENT
Lot D-E-F DP33121 - n. 1-3-5 Bathurst Street
LIVERPOOL
Client
SYNERGY DEVELOPMENT GROUP
Title
FLOOR PLAN

Drawn D.R.	Checked CZ	Date JUNE 2016
Activity Type DA	Job # 1349-16	Scale @ A1 AS SHOWN
Project # P4714	Sheet # A07	Issue A

LEGEND

- 1 BEDROOM UNIT
- 2 BEDROOMS UNIT
- 3 BEDROOMS UNIT

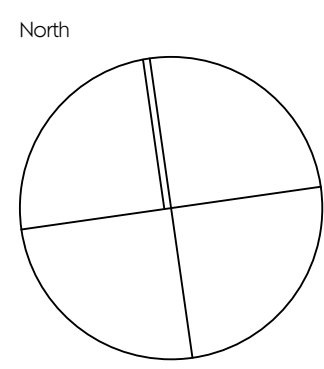


Issue	Description	Date	Drawn	Issued
A	FOR DA	18.10.2016	D.R.	CZ
B	FOR DA	19.10.2016	D.R.	CZ

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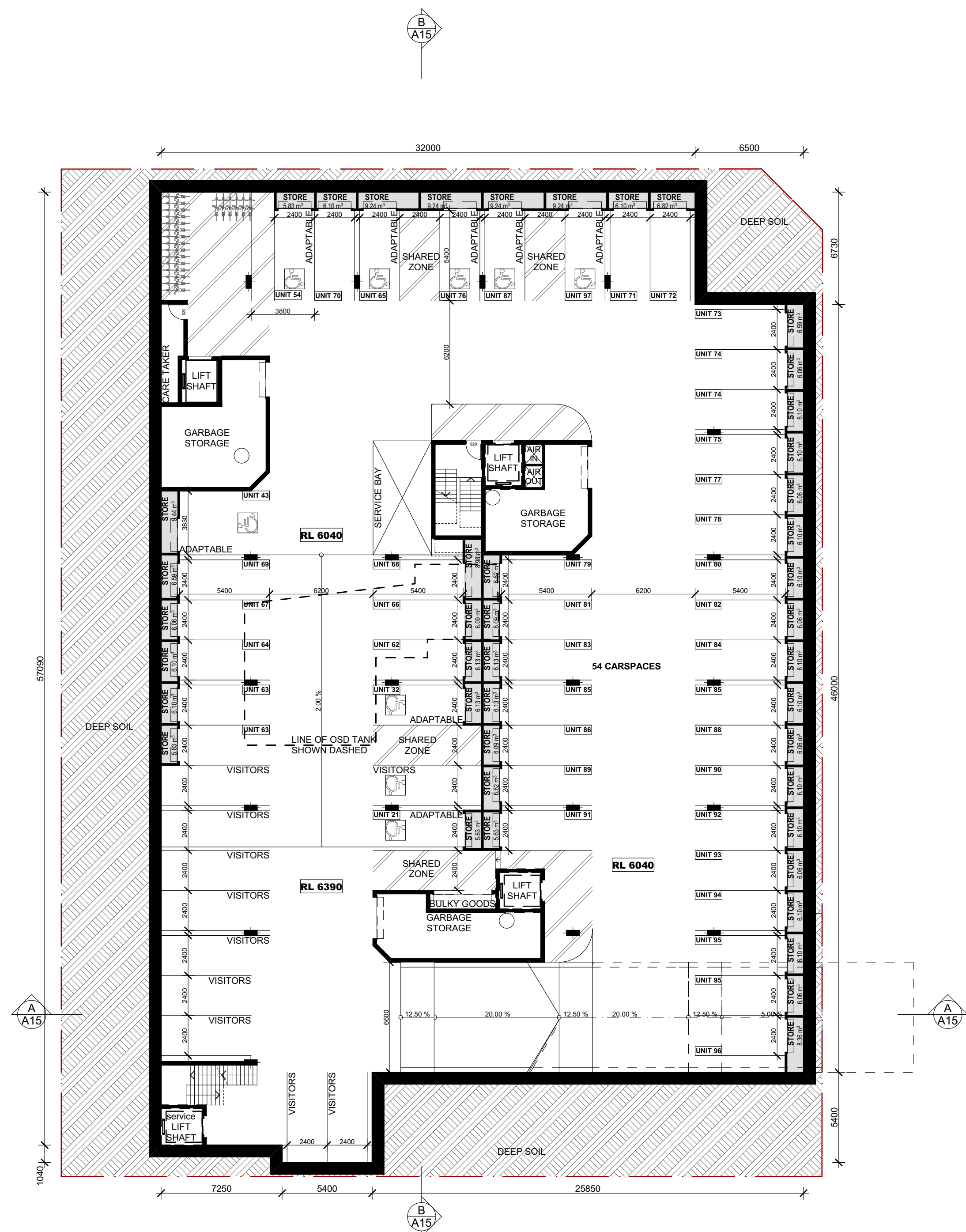
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Project
PROPOSED RESIDENTIAL DEVELOPMENT
Lot D-E-F DP33121 - n. 1-3-5 Bathurst Street
LIVERPOOL

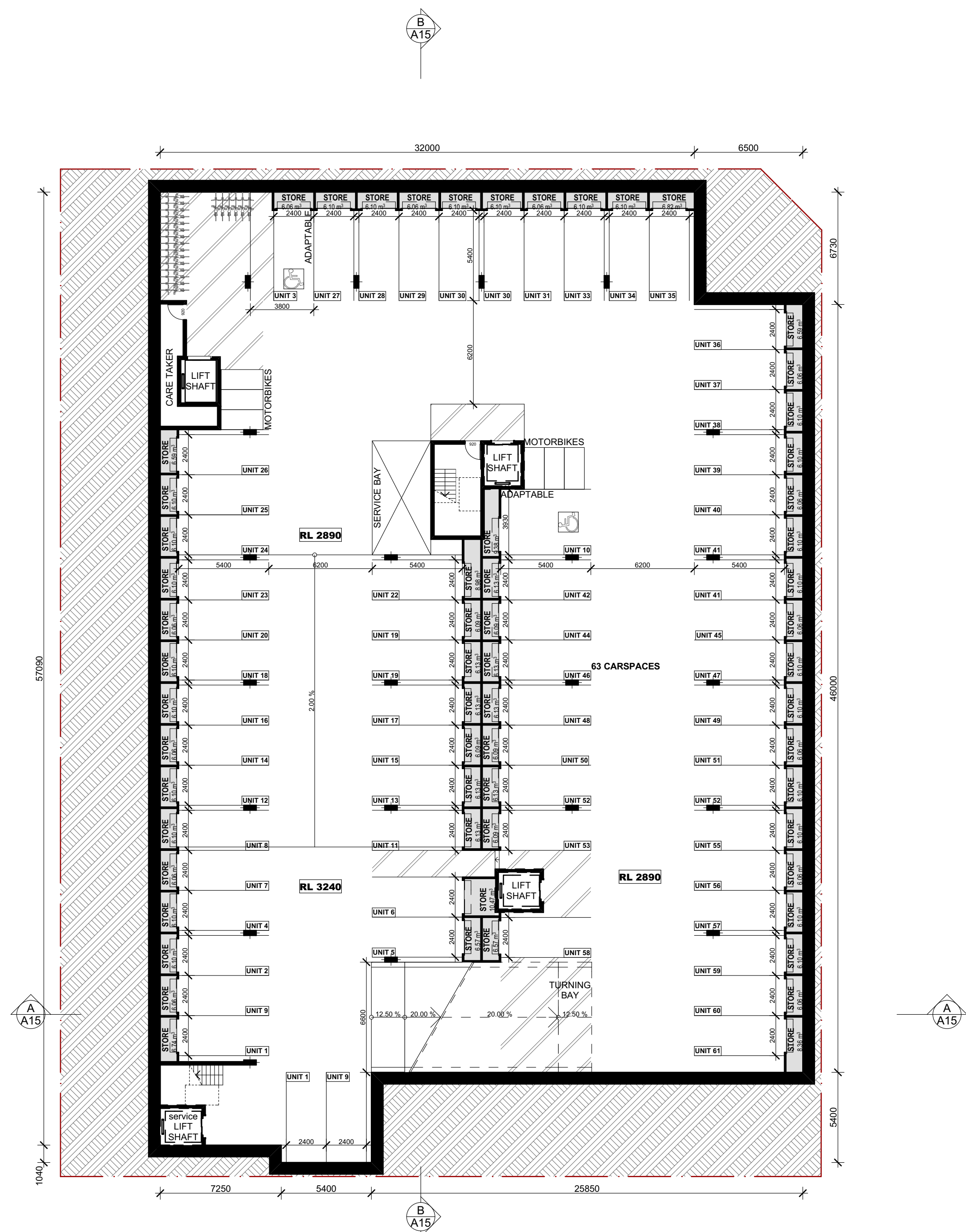
Client
SYNERGY DEVELOPMENT GROUP

Title
FLOOR PLAN

Drawn D.R.	Checked CZ	Date JUNE 2016
Activity Type DA	Job # 1349-16	Scale @ A1 AS SHOWN
Project # P4714	Sheet # A06	Issue B



FLOOR PLAN LEVEL -1
Scale 1:200



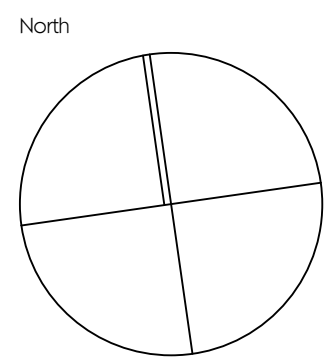
FLOOR PLAN LEVEL -2
Scale 1:200

Issue	Description	Date	Drawn	Issued
A	FOR DA	18.10.2016	D.R.	CZ

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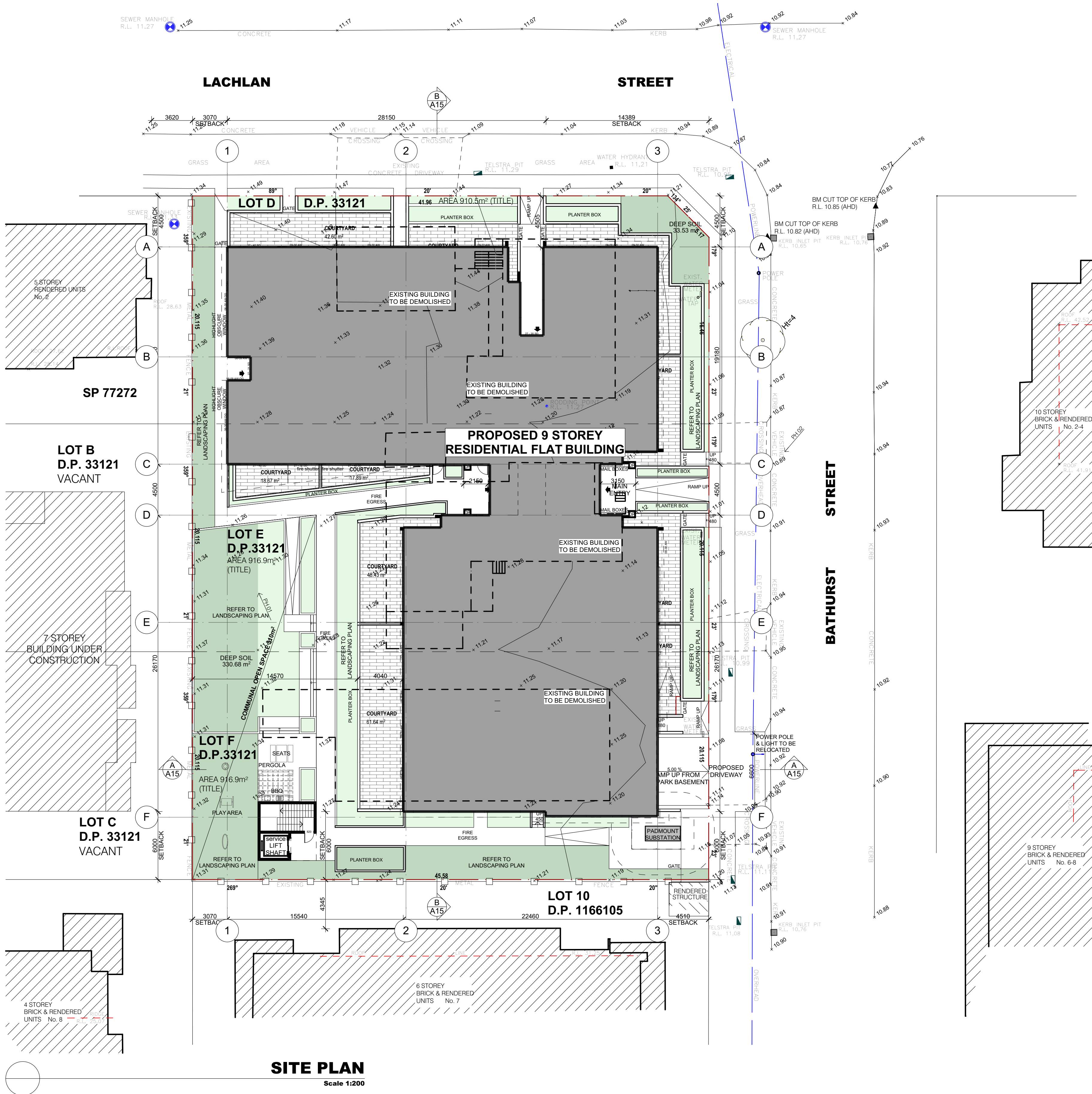
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Project
PROPOSED RESIDENTIAL DEVELOPMENT
Lot D-E-F DP33121 - n. 1-3-5 Bathurst Street
LIVERPOOL

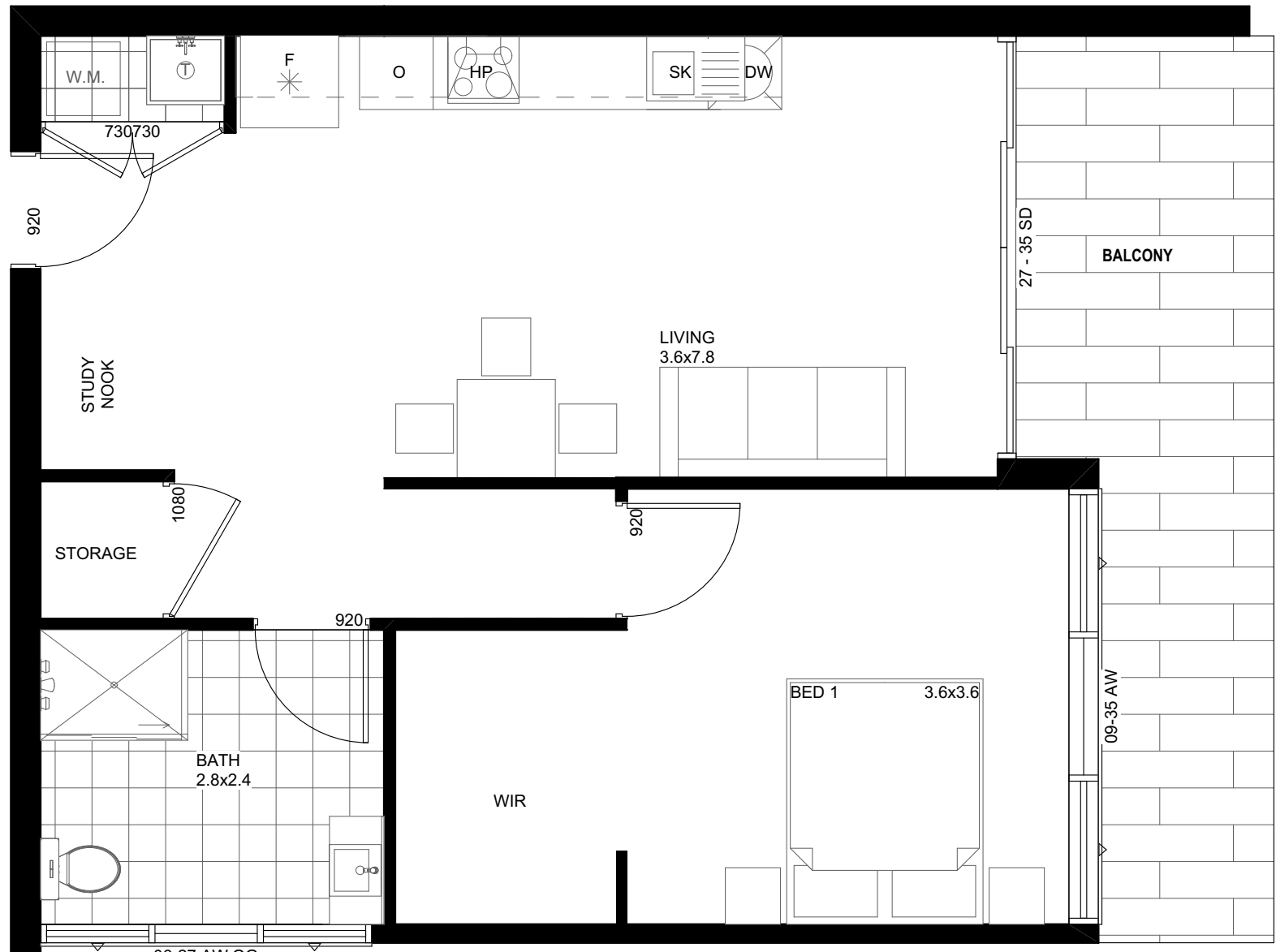
Client
SYNERGY DEVELOPMENT GROUP

Title
FLOOR PLAN

Drawn D.R.	Checked CZ	Date JUNE 2016
Activity Type DA	Job # 1349-16	Scale @ A1 AS SHOWN
Project # P4714	Sheet # A05	Issue A

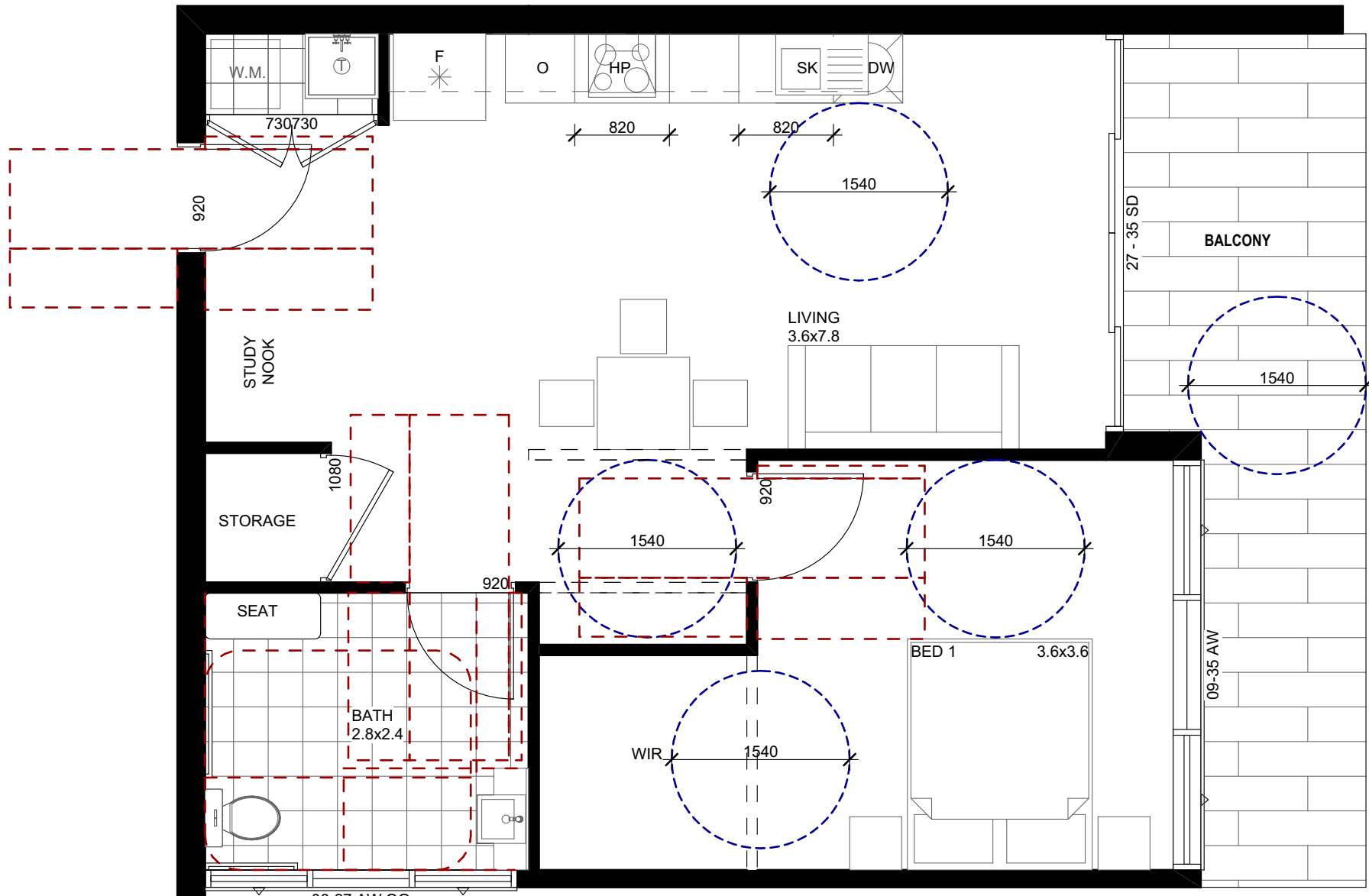


APARTMENTS DATA TABLE													
UNIT NO.	N. OF BEDS	AREA M ²			STORAGE M ³			N. OF CARS	CROSS VENTILATION	2H SUN MID WINTER	1H SUN MID WINTER		
		INTERNAL	BALCONY	TOTAL	INTERNAL	BASEMENT MIN.	TOTAL						
GROUND FLOOR LEVEL													
1	3	95.52	42.60	138.12	5.10	6.74	11.84	2	YES	YES	YES		
2	1	52.56	18.67	71.22	9.10	6.10	15.20	1	YES	NO	YES		
3	1	56.46	17.89	74.35	3.00	6.06	9.06	1	NO	NO	NO		
4	2	75.20	31.08	106.28	5.70	6.10	11.80	1	NO	YES	YES		
5	2	78.49	42.80	121.29	4.30	6.57	10.87	1	YES	YES	YES		
6	2	76.08	32.33	108.41	5.70	6.09	11.79	1	NO	YES	YES		
7	2	76.08	32.33	108.31	5.70	6.06	11.76	1	NO	YES	YES		
8	2	76.08	48.43	124.51	5.70	6.10	11.80	1	NO	NO	NO		
9	3	104.48	61.64	166.12	6.10	6.06	12.16	2	NO	NO	NO		
10	1	56.68	24.12	80.80	3.10	9.38	12.48	1	NO	YES	YES		
FLOOR LEVEL 1													
11	2	72.84	10.08	82.92	4.20	6.13	10.33	1	YES	YES	YES		
12	2	70.54	10.83	81.37	4.10	6.10	10.20	1	YES	NO	YES		
13	2	77.32	20.67	97.99	4.00	6.13	10.13	1	YES	NO	YES		
14	2	75.20	10.10	85.30	5.70	6.06	11.76	1	NO	YES	YES		
15	2	78.49	10.12	88.61	4.30	6.09	10.39	1	YES	YES	YES		
16	2	76.08	10.24	86.32	5.70	6.10	11.80	1	NO	YES	YES		
17	2	80.62	10.24	90.86	5.70	6.13	11.83	1	NO	YES	YES		
18	2	80.62	10.24	90.86	5.70	6.13	11.83	1	YES	NO	YES		
19	3	99.31	22.41	121.72	5.00	12.22	17.22	2	YES	NO	YES		
20	2	83.74	10.92	94.66	4.10	6.06	10.16	1	YES	NO	NO		
21	1	58.53	12.88	71.41	3.00	5.63	8.63	1	YES	YES	YES		
FLOOR LEVEL 2													
22	2	72.84	10.08	82.92	4.20	6.09	10.29	1	YES	YES	YES		
23	2	70.54	11.11	81.65	4.10	6.10	10.20	1	YES	NO	YES		
24	2	77.32	20.67	97.99	4.00	6.09	10.82	1	YES	YES	YES		
25	2	75.20	10.10	85.30	5.70	6.10	11.80	1	NO	YES	YES		
26	2	78.49	10.12	88.61	4.30	6.09	10.89	1	YES	YES	YES		
27	2	76.08	10.24	86.32	5.70	6.10	11.80	1	YES	YES	YES		
28	2	80.62	10.24	90.86	5.70	6.10	11.80	1	YES	YES	YES		
29	2	80.62	10.24	90.86	5.70	6.09	11.79	1	YES	NO	YES		
30	3	99.31	20.93	120.24	5.00	12.20	17.20	2	YES	NO	YES		
31	2	83.74	10.92	94.66	4.10	6.13	10.23	1	YES	NO	YES		
32	1	58.53	12.66	71.19	3.00	9.44	12.44	1	YES	YES	YES		
FLOOR LEVEL 3													
33	2	72.84	10.08	82.92	4.20	6.10	10.30	1	YES	YES	YES		
34	2	70.54	11.11	81.65	4.10	6.10	10.20	1	YES	NO	YES		
35	2	77.32	20.67	97.99	4.00	6.09	10.82	1	YES	YES	YES		
36	2	75.20	10.10	85.30	5.70	6.09	12.29	1	YES	YES	YES		
37	2	78.49	10.12	88.61	4.30	6.06	10.36	1	YES	YES	YES		
38	2	76.08	10.24	86.32	5.70	6.10	11.80	1	YES	YES	YES		
39	2	80.62	10.24	90.86	5.70	6.10	11.80	1	YES	YES	YES		
40	2	80.62	10.24	90.86	5.70	6.06	11.76	1	YES	NO	NO		
41	3	99.31	20.93	120.24	5.00	12.20	17.20	2	YES	NO	YES		
42	2	83.74	10.92	94.66	4.10	6.13	10.23	1	YES	NO	YES		
43	1	58.53	12.66	71.19	3.00	9.44	12.44	1	YES	YES	YES		
FLOOR LEVEL 4													
44	2	72.84	10.08	82.92	4.20	6.09	10.29	1	YES	YES	YES		
45	2	70.54	11.33	81.87	4.10	6.06	10.16	1	YES	YES	YES		
46	2	77.32	20.67	97.99	4.00	6.13	10.13	1	YES	YES	YES		
47	2	75.20	10.10	85.30	5.70	6.10	11.80	1	NO	YES	YES		
48	2	78.49	10.12	88.61	4.30	6.13	10.43	1	YES	YES	YES		
49	2	76.08	10.24	86.32	5.70	6.10	11.80	1	YES	YES	YES		
50	2	80.62	10.24	90.86	5.70	6.09	11.79	1	YES	YES	YES		
51	2	80.62	10.24	90.86	5.70	6.09	11.79	1	YES	NO	NO		
52	3	99.31	27.01	126.32	5.00	12.23	17.23	2	YES	NO	YES		
53	2	83.74	10.92	94.66	4.10	6.09	10.19	1	YES	NO	YES		
54	1	58.53	12.88	71.41	3.00	5.83	8.83	1	YES	YES	YES		
FLOOR LEVEL 5													
55	2	72.84	10.08	82.92	4.20	6.10	10.30	1	YES	YES	YES		
56	2	70.54	11.11	81.65	4.10	6.06	10.16	1	YES	YES	YES		
57	2	77.32	20.67	97.99	4.00	6.10	10.10	1	YES	YES	YES		
58	2	75.20	10.10	85.30	5.70	6.10	12.27	1	NO	YES	YES		
59	2	78.49	10.12	88.61	4.30	6.10	10.40	1	YES	YES	YES		
60	2	76.08	10.24	86.32	5.70	6.10	11.76	1	NO	YES	YES		
61	2	80.62	10.24	90.86	5.70	6.36	14.06	1	YES	YES	YES		
62	2	80.62	10.24	90.86	5.70	6.13	11.83	1	YES	NO	NO		
63	3	99.31	20.93	120.24	5.00	11.93	16.93	2	YES	NO	YES		
64	2	83.74	10.92	94.66	4.10	6.10	10.20	1	YES	YES	YES		
65	1	58.53	12.66	71.19	3.00	9.24	12.24	1	YES	YES	YES		
FLOOR LEVEL 6													
66	2	72.84	10.08	82.92	4.20	6.09	10.29	1	YES	YES	YES		
67	2	70.54	11.11	81.65	4.10	6.06	10.16	1	YES	YES	YES		
68	2	77.32	20.67	97.99	4.00	6.06	12.86	1	YES	YES	YES		
69	2	75.20	10.10	85.30	5.70	6.09	12.29	1	NO	YES	YES		
70	2	78.49	10.12	88.61	4.30	6.10	10.40	1	YES	YES	YES		
71	2	76.08	10.24	86.32	5.70	6.10	11.80	1	NO	YES	YES		
72	2	80.62	10.24	90.86	5.70	6.02	12.52	1	YES	YES	YES		
73	2	80.62	10.24	90.86	5.70	6.09	12.29	1	YES	NO	YES		
74	3	99.31	20.93	120.24	5.00	12.16	17.16	2	YES	NO	YES		
75	2	83.74	10.92	94.66	4.10	6.10	10.20	1	YES	YES	YES		
76	1	58.53	12.66	71.19	3.00	9.24	12.24	1	YES	YES	YES		
FLOOR LEVEL 7													
77	2	72.84	10.08	82.92	4.20	6.06	10.26	1	YES	YES	YES		
78	2	70.54	11.33	81.87	4.10	6.10	10.20	1	YES	YES	YES		
79	2	77.32	20.67	97.99	4.00	6.02	10.82	1	YES	YES	YES		
80	2	75.20	10.10	85.30	5.70	6.10	11.80	1	NO	YES	YES		
81	2	78.49	10.12	88.61	4.30	6.09	10.39	1	YES	YES	YES		
82	2	76.08	10.24	86.32	5.70	6.10	11.76	1	YES	YES	YES		
83	2	80.62	10.24	90.86	5.70	6.13	11.83	1	YES	YES	YES		
84	2	80.62	10.24	90.86	5.70	6.10	11.80	1	YES	YES	YES		
85	3	99.31	27.01	126.32	5.00	12.23	17.23	2	YES	YES	YES		
86	2	83.74	10.92	94.66	4.10	6.09	10.19	1	YES	YES	YES		
87	1	58.53	12.88	71.41	3.00	9.24	12.24	1	YES	YES	YES		
FLOOR LEVEL 8													
88	2	75.66	10.16	85.82	5.40	6.06	11.46	1	NO	YES	YES		
89	2	76.02	10.06	86.08	4.30	6.02	10.92	1	NO	YES	YES		
90	2	75.20	10.10	85.30	5.70	6.10	11.80	1	NO	YES	YES		
91	2	78.49	10.12	88.61	4.30	6.03	9.93	1	YES	YES	YES		
92	2	76.08	10.24	86.32	5.70	6.10	11.80	1	YES	YES	YES		
93	2	80.62	10.24	90.86	5.70	6.10	11.76	1	YES	YES	YES		
94	2	80.62	10.24	90.86	5.70	6.10	11.80	1	YES	YES	YES		
95	3	99.31	27.01	126.32	5.00	12.16	17.16	2	YES	YES	YES		
96	2	83.74	10.92	94.66	4.10	6.36	12.46	1	YES	YES	YES		
97	1	58.53	12.88	71.41	3.00	9.24	12.24	1	YES	YES	YES		
TOTALS													
TOTAL		8443.00		8955.03				VISITORS	117	80%	75%	88%	



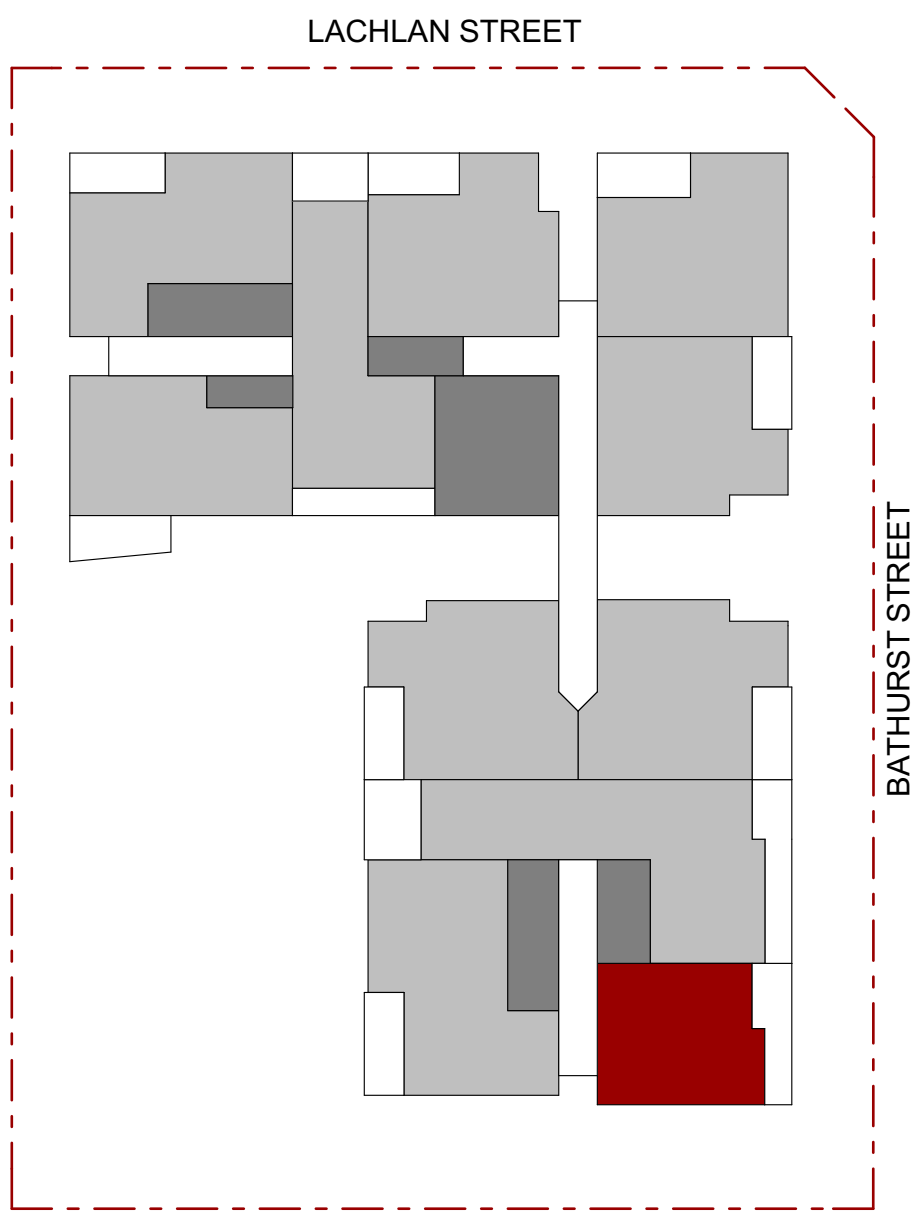
PRE ADAPTATION PLAN

Scale 1:50



POST ADAPTATION PLAN

Scale 1:50
UNITS 1.21 - 2.32 - 3.43 - 4.54 - 5.65 - 6.76 - 7.87 - 8.97



ADAPTABLE UNIT LOCATION PLAN

Issue	Description	Date	Drawn	Issued
A	FOR DA	18.10.2016	D.R.	CZ

General Notes:

- 1) All dimensions and floor areas are to be verified by the Builder prior to the commencement of any building work. Any discrepancies are to be brought to the attention of the designer.
- 2) Levels shown are approximate unless accompanied by reduced levels.
- 3) Figured dimensions must be taken in preference to scaling.
- 4) All boundary clearances must be verified by the surveyor prior to commencement of any building work.
- 5) Where engineering drawings are required such must take preference to this drawing.
- 6) Stormwater to be discharged to Councils' requirements and AS 3500.3-1990.
- 7) All services to be located and verified by the Builder with relevant authorities before any building work commences.

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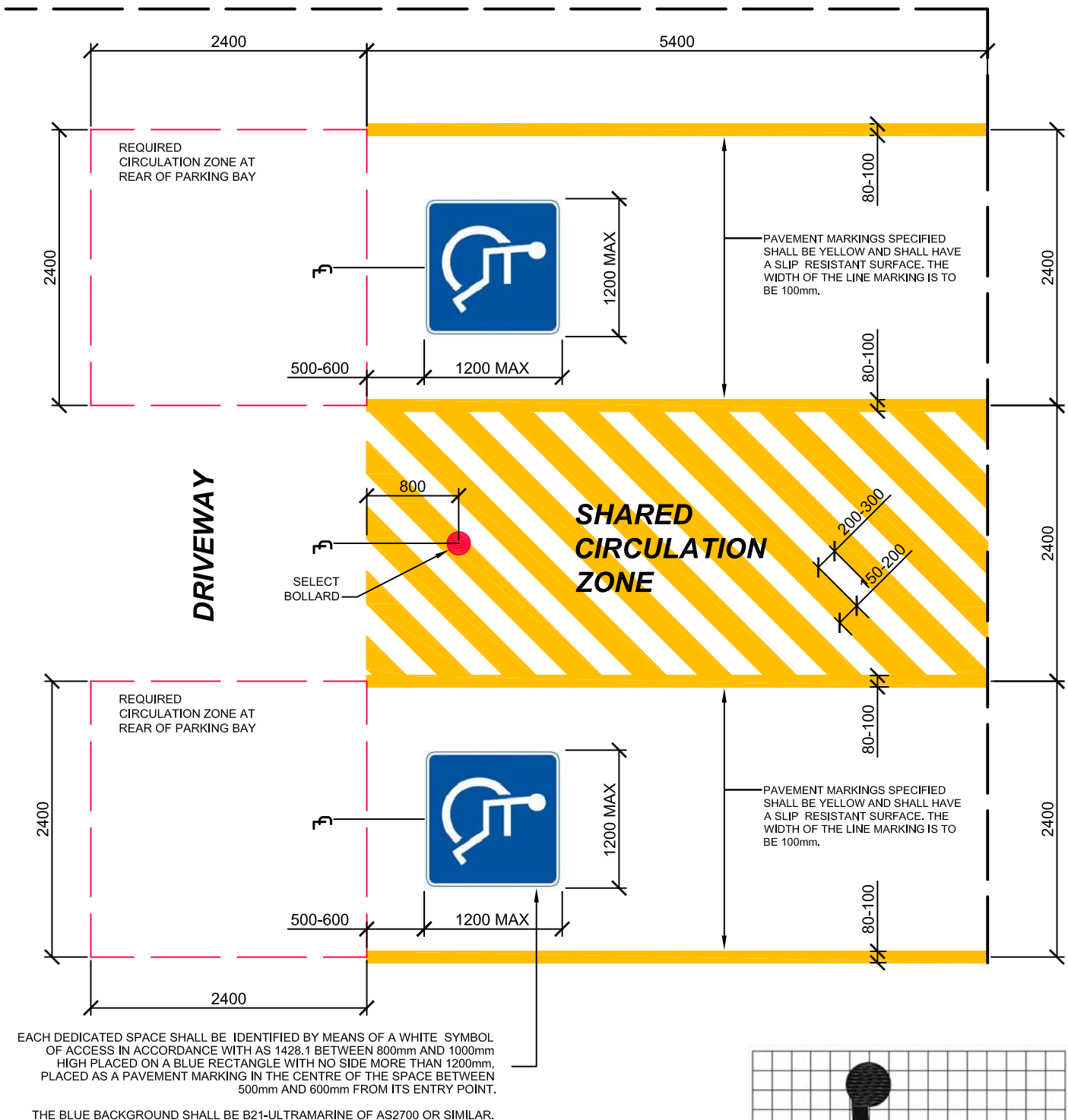
ABN 43 064 952 692

Project
PROPOSED RESIDENTIAL DEVELOPMENT
Lot D-E-F DP33121 - n. 1-3-5 Bathurst Street
LIVERPOOL

Client **SYNERGY DEVELOPMENT GROUP**

Title
ADAPTABLE UNITS LAYOUT

Drawn D.R.	Checked CZ	Date JUNE 2016
Activity Type DA	Job # 1349-16	Scale @ A1 AS SHOWN
Project # P4714	Sheet # A13	Issue A



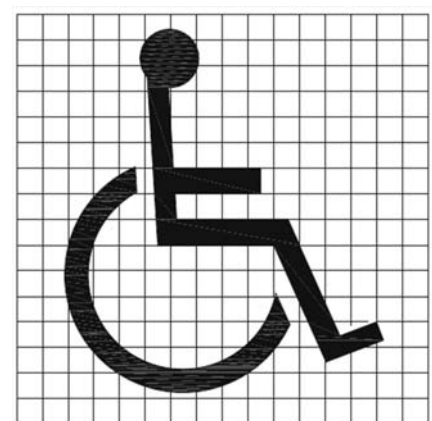
1 ACCESSIBLE PARKING SPACES

PLAN VIEW Scale: 1:50@A4



ACCESSIBLE PARKING SIGN TO BE POLE FIXED OR MOUNTED ON WALL. BOTTOM OF SIGN TO BE MOUNTED 1200mm AFFL. THE BLUE BACKGROUND SHALL BE B21-ULTRAMARINE OF AS2700 OR SIMILAR.

SIGNS MAY BE EQUAL TO RMS STANDARD SIGNAGE.



NOTE: The grid is for positional purposes only.

THE ABOVE DETAIL INDICATES THE PROPORTIONAL SETOUT OF THE INTERNATIONAL SYMBOL OF ACCESS AS DESIGNATED IN AS1428.1

2 ACCESSIBLE PARKING SIGN

Scale: NTS

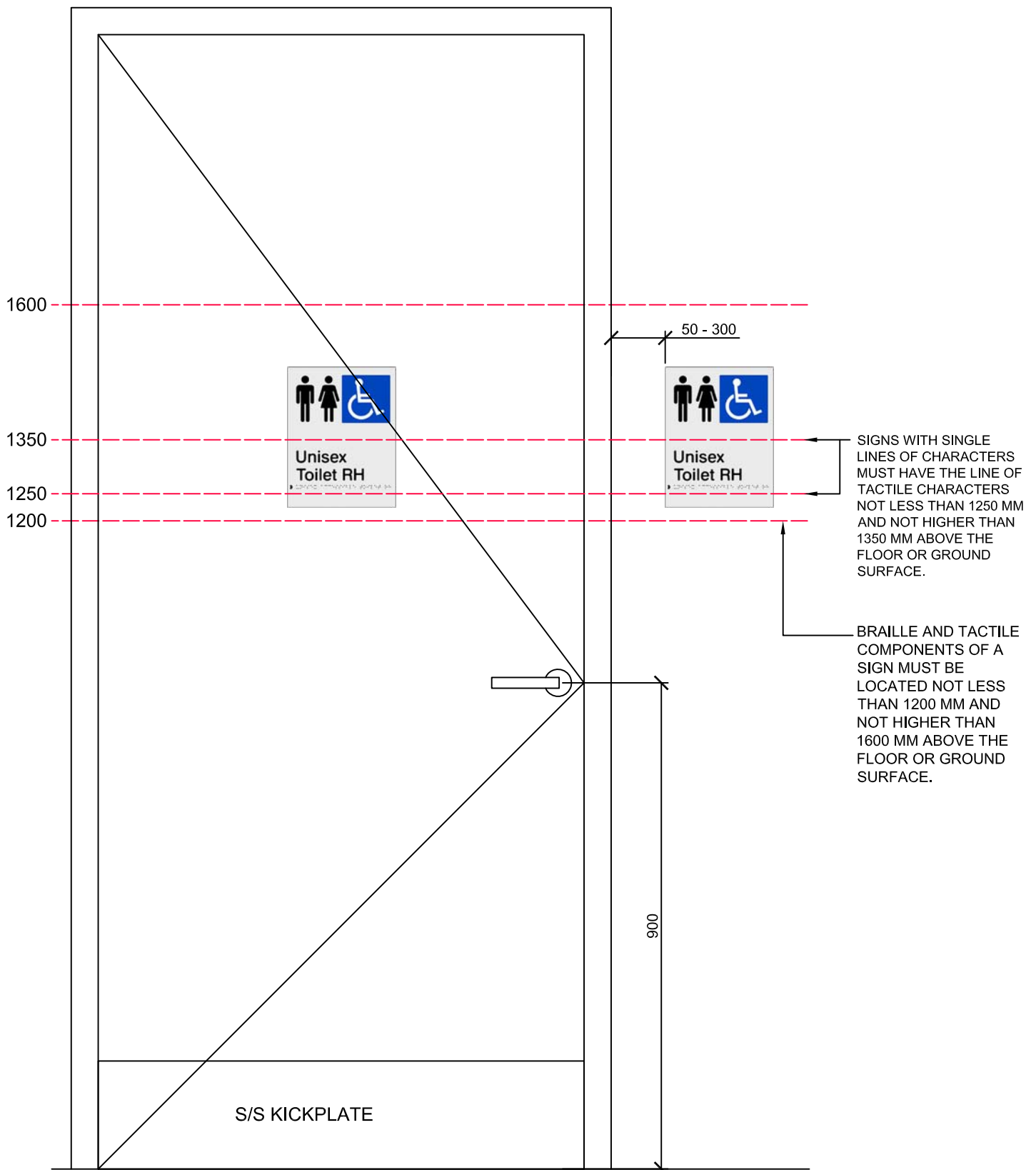
3 ACCESSIBLE SYMBOL SETOUT

Scale: NTS

	iAccess Consultants 2/20 BALFOUR ROAD ROSE BAY, NSW 2029 (P) 0408 627 908 (E) r.seidman@iaccessconsultants.com (W) www.iaccessconsultants.com		TITLE: ACCESSIBLE PARKING - PERPENDICULAR LINE MARKING SETOUT DWG. No. ###	TECHNICAL SHEET DATE: OCT 2014 SCALE: AS SHOWN STAGE: - DRAWN: RAS TYPE: - REVISION: [-]	A20
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SUMMARY OF ELECTRICAL REQUIREMENTS AS NOTED IN AS4299:1995

Location	GPO	Light switch	Telephone	TV outlet	NBN / Broadband	Elec DB	Light	Comment
	General							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.
		General						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.
Bathroom	1 x DGPO							Locate adjacent to mirror
Bathroom							1	Locate adjacent to mirror
Kitchen - Fridge	1 x GPO							Located adjacent to the fridge in an easy accessible location
Kitchen GPO	1 x DGPO							At least one double general purpose outlet shall be located with a horizontally accessible reach over a work surface at a maximum of 300 mm from the front of the work surface.
Kitchen - MW	1 x GPO							Located associated with the microwave
Kitchen - DW	1 x GPO							Located associated with the dishwasher
Kitchen - WO								Power supply as required for selected wall oven
Kitchen - RH	1 x GPO							Located associated with the range hood
Kitchen - General	2 x DGPO							Locate as required
Bedroom	2 x DGPO							Located on either side of the bed (1800mm apart) Mount @ 600mm AFFL
Bedroom	1 x DGPO							Locate on wall at foot of bed - mount @ 600mm AFFL
Bedroom		2						Two-way light switches should be provided, one located near the planned bed position.
Bedroom			1					A telephone outlet should be provided in each bedroom next to the bed on the side closest to the door.
Bedroom				1				A television outlet should be provided in each bedroom on the opposite wall to the bedhead, adjacent to the double GPO.
Bedroom					1			Locate adjacent to the TV outlet
Living area	4 x DGPO							
Living area			1					A telephone outlet shall be provided in the living-dining area. This should be adjacent to a GPO.
Living area				2				Two television outlets should be provided in the living area; one location to enable viewing from dining and kitchen. Locate television outlets adjacent to GPOs.
Living area					2			Locate adjacent to the TV outlet
Laundry	1 x DGPO							
Elec DB						1		The electrical distribution board should be located inside the housing unit and be accessible. (locate DB between 900-1100 AFFL in an accessible location)
External	1 x DGPO							Waterproof fitting (This GPO is in addition to any power requirements associated with air conditioning equipment)



1 ACCESSIBLE DOOR SIGN

Scale: 1:10@A4

THE LOCATION OF THE SIGN IS PREFERRED TO BE LOCATED ON THE LATCH SIDE OF THE DOOR. WHERE THIS IS **NOT POSSIBLE** THE SIGN MAY BE LOCATED ON THE DOOR.

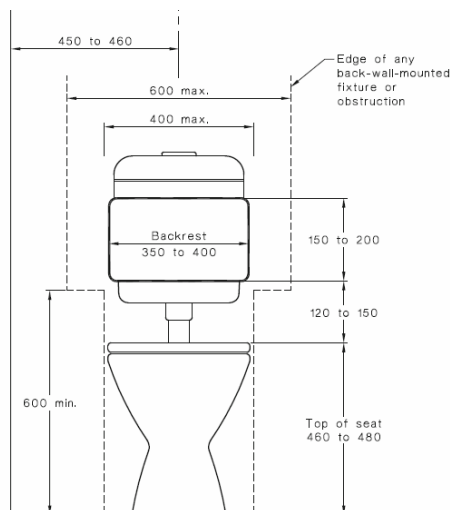
ACCESSIBLE WC REQUIREMENTS TO BE SATISFIED

AS 1428.1:2009 ACCESSIBLE WC CHECKLIST

REQUIREMENTS FOR ACCESSIBLE WC AND SHOWER FACILITIES

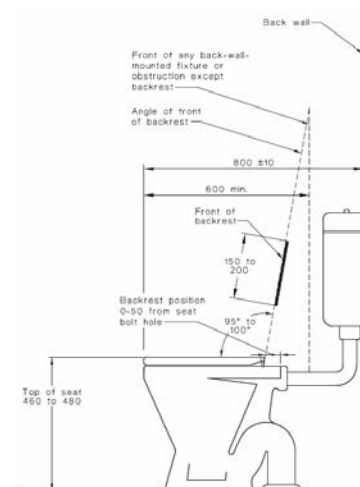
WATER TAPS	STATUS
Taps shall have lever handles, sensor plates, or other similar controls.	
Lever handles shall have not less than 50 mm clearance from an adjacent surface.	
Where separate taps are provided for hot and cold water, the hot water tap shall be placed to the left of the cold water tap for horizontal configurations, or above the cold water tap for vertical configurations.	
Where hot water is provided, the water shall be delivered through a mixing spout.	

WC PAN CLEARANCES	STATUS
Offset from side wall to CL of WC pan	450-460 mm
Distance from rear wall to front of WC Pan	800 ±10 mm
Top of seat height	460-480 mm AFFL



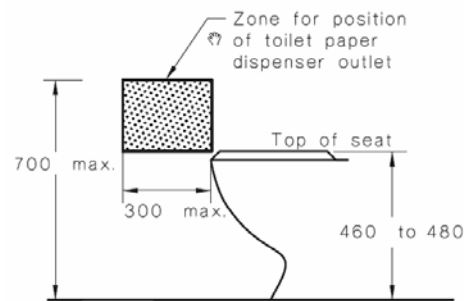
WC SEAT	STATUS
be of the full-round type	
be securely fixed in position when in use;	
have seat fixings that create lateral stability for the seat when in use;	
be load-rated to 150 kg;	
have a minimum luminance contrast of 30% with the background (e.g., pan, wall or floor against which it is viewed).	

BACKREST	STATUS
Shall be capable of withstanding a force in any direction of 1100 N;	
Width of backrest – 350-400 mm	
Height of backrest – 150-200 mm	
Bottom of back rest – 120-150 mm above top of seat	
Angle of incline 95-100 °	

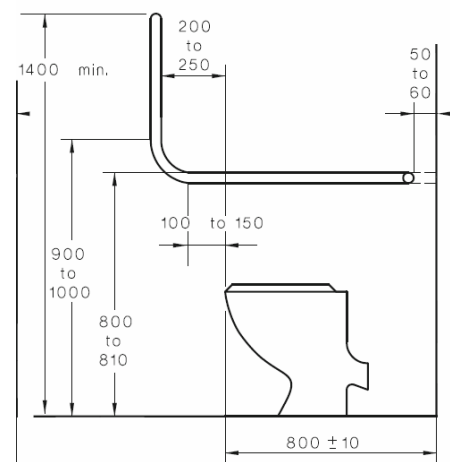


FLUSHING CONTROL	STATUS
Flushing controls shall be user activated, either hand operated or automatic..	
The flushing control shall be proud of the surface and shall activate the flush before the button becomes level with the surrounding surface.	

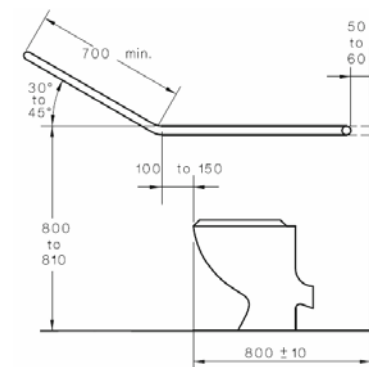
TOILET PAPER DISPENSER	STATUS
Distance in front of front of WC pan	300 mm max
Height above floor	700 mm max



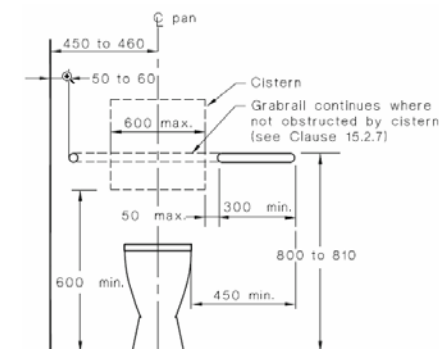
GRABRAILS 90 DEG	STATUS
Horizontal rail height	800 ±10 mm
Distance from front of WC pan to vertical rail	200-250 mm
Top of vertical rail	1400 mm AFFL min



GRABRAILS 45 DEG	STATUS
Horizontal rail height	800 ±10 mm
Distance from front of WC pan to inclined rail	100-150 mm
Length of inclined rail	700 mm min



GRABRAILS REAR RAIL	STATUS
Horizontal rail height	800 ±10 mm
Distance from front of WC pan to vertical rail	200-250 mm
Top of vertical rail	1400 mm AFFL min

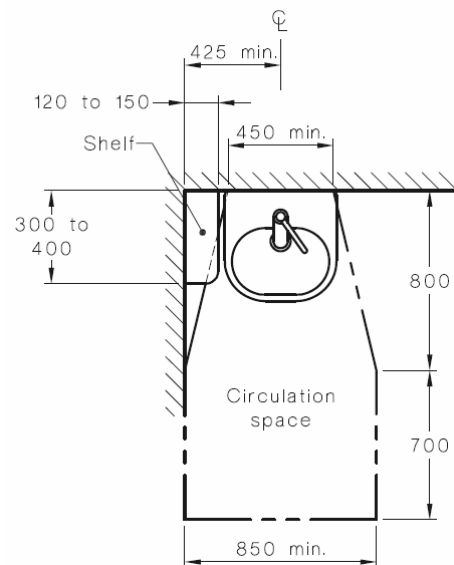


ACCESSIBLE WC REQUIREMENTS TO BE SATISFIED

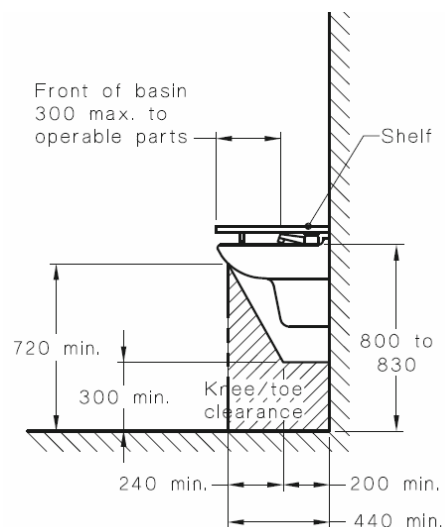
AS 1428.1:2009 ACCESSIBLE WC CHECKLIST

REQUIREMENTS FOR ACCESSIBLE WC AND SHOWER FACILITIES

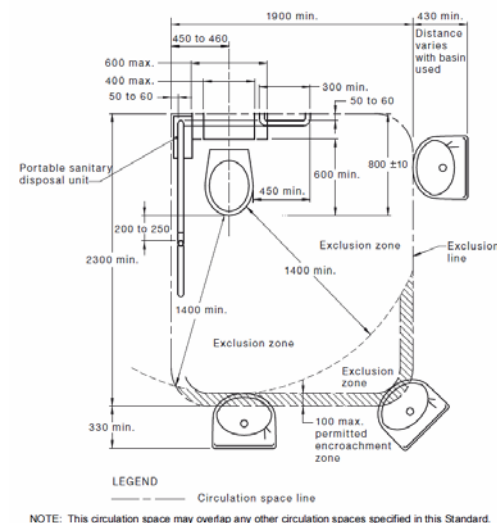
WC DOORS	STATUS
WC doors may be either hinged or sliding.	
Outward-opening doors shall have a mechanism that holds the door in a closed position without the use of a latch.	
Doors shall be provided with an in-use indicator and a bolt or catch. Where a snib catch is used, the snib handle shall have a minimum length of 45 mm from the centre of the spindle.	
In an emergency, the latch mechanism shall be openable from the outside.	
The force required to operate the door shall be not greater than 20N	
Door handles and hardware shall be lever or "D" handle type	



HANDBASINS	STATUS
The washbasin shall be outside the pan circulation	
Exposed hot water supply pipes shall be insulated or located so as not to present a hazard.	
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);	
Water supply pipes and waste outlet pipes shall not encroach on the required clear space under the washbasin.	
Centreline distance from side wall – 425 mm	
Circulation space 1500 x 850 mm min	
Top of basin – 800-830 mm	



WC CIRCULATION		STATUS
Width of WC zone	1900 mm min	
Length of WC zone	2300 mm min	
Exclusion zone in front of WC pan	1400 mm min	
Encroachment by handbasin	100 mm max	



SHELVES	STATUS
A separate fixture 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.	

SOAP DISPENSERS, TOWEL DISPENSERS	STATUS
soap dispensers, towel dispensers, hand dryers and similar fittings shall be operable by one hand	
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	
no closer than 500 mm from an internal corner	

CLOTHES HOOKS (INDIVIDUAL WC)	STATUS
A clothes-hook 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.	

SLIP RESISTANCE HB198	STATUS
Wet pendulum test – P3	
Oil-wet inclining platform test – R10	

MIRROR	STATUS
In all sanitary facilities, the mirror shall be located either above or adjacent to the washbasin.	
Top of vanity – 800-830 mm	
Bottom of mirror – 900 mm max	
Top of mirror – 1850 mm min	

SHELVES	STATUS
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.	
A separate fixture 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:	

ACCESSIBLE WC REQUIREMENTS TO BE SATISFIED

AS 1428.1:2009 ACCESSIBLE WC CHECKLIST

REQUIREMENTS FOR ACCESSIBLE WC AND SHOWER FACILITIES



SHOWERS	STATUS
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. Grabrails, shower hose fittings; taps, soap holder, shelf (if provided) and the folding seat are the only fixtures permitted in these spaces.	
Shower recess fittings shall be provided as shown in Figures 47 and 48. Not less than two clothes-hanging devices, as specified in Clause 15.4.4, 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.	

FLOOR WASTES	STATUS
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.	
The waste outlet for the shower shall be provided in accordance with Figure 47.	
The slope of the floor of the shower recess shall have a gradient between 1:60 and 1:80,	
The slope of floor of the remainder of the sanitary facility shall have a gradient between 1:80 and 1:100,	

The means of screening a shower recess shall be either by a curtain or a door system that maintains the required circulation space of 1600 mm × 2350 mm.	
--	--

GRABRAILS	STATUS
Grabrails shall be fixed on the walls in the positions shown in Figures 47 and 48. Taps, soap holder and shower head support grabrail may encroach into the 600 mm clearance above the grabrail.	

SOAP HOLDER	STATUS
The soap holder shall be located within the zone shown in Figure 48.	

TAPS	STATUS
Taps, as specified in Clause 15.2.1, shall be located within the zone shown in Figure 48.	

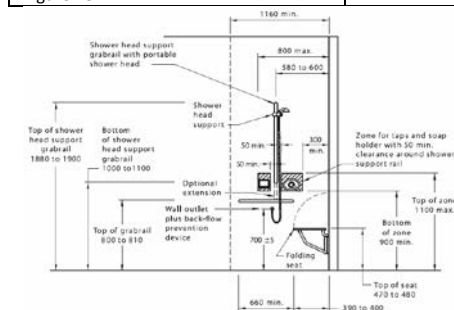
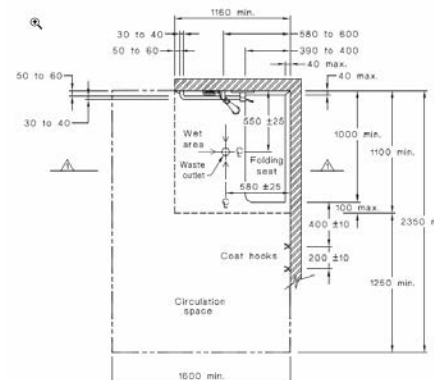


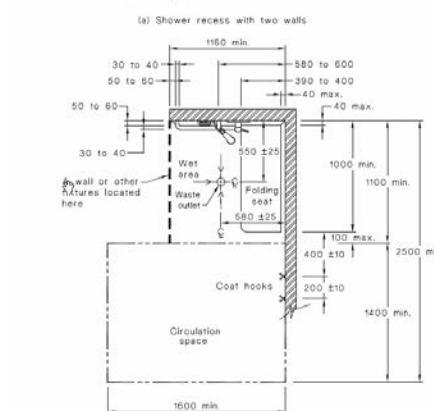
FIGURE 48 SHOWER RECESS FITTINGS—ELEVATION

SHOWER HEAD	STATUS
A hand-held shower head shall be provided, which shall have a flexible hose of a minimum length of 1500 mm.	
An adjustable shower head holder shall be provided to support the shower head and shall—	
be installed on the shower head holder support grabrail	
allow the graspable portion of the shower head to be positioned at various angles and heights;	

SHOWER HEAD	STATUS
allow the graspable portion of the shower head to be located at heights between 1000 mm and 1800 mm above the plane of the finished floor; and	
allow access and adjustment from a seated position.	



LEGEND: — Circulation space



LEGEND: — Circulation space

(b) Shower recess with a third side provided by a wall or other fixtures

CLOTHES HOOKS (SHOWERS)	STATUS
Two clothes hooks shall be installed within reach of the shower seat.	

CIRCULATION SPACES	STATUS
Circulation spaces, including door circulation spaces, may be overlapped.	

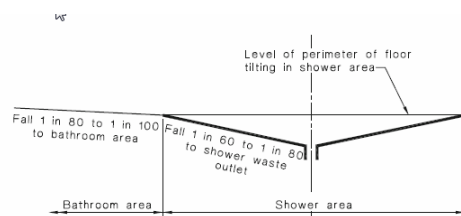
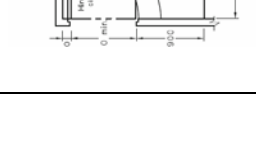
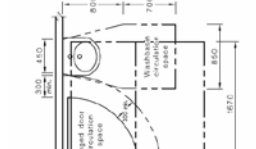
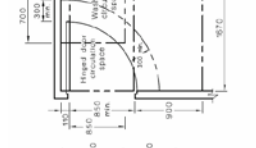
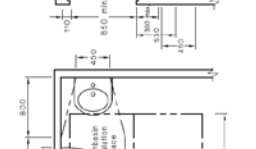
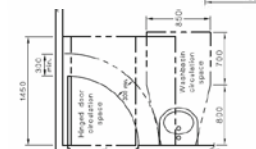
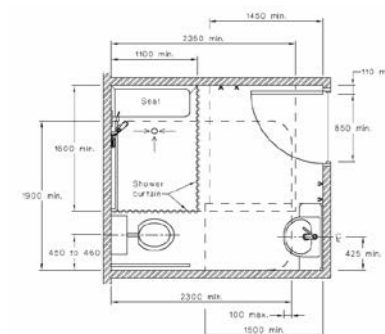


FIGURE 49 GRADES FOR BATHROOM AND SHOWER FLOORS

OPENING SHOWER SCREENS	STATUS
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