

Standards	Compliance
Part 1 Standards applying to hostels and self-contained dwellings	
1 Application of standards in this Part The standards set out in this Part apply to any seniors housing that consists of hostels or self-contained dwellings.	noted
2 Siting standards (1) Wheelchair access If the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road. (2) If the whole of the site does not have a gradient of less than 1:10: (a) the percentage of dwellings that must have wheelchair access must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and (b) the wheelchair access provided must be by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road or an internal road or a driveway that is accessible to all residents. Note. For example, if 70% of the site has a gradient of less than 1:10, then 70% of the dwellings must have wheelchair access as required by this subclause. If more than 50% of the site has a gradient greater than 1:10, development for the purposes of seniors housing is likely to be unable to meet these requirements. (3) Common areas Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.	<p>Complies. Path of travel has been designed to AS1428.1</p> <p>Complies. A direct and compliant access path to the Pacific Highway has been provided.</p> <p>Compliant access to common areas has been provided.</p>
3 Security Pathway lighting: (a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and (b) must provide at least 20 lux at ground level.	Pathway lighting will comply with this standard.
4 Letterboxes Letterboxes: (a) must be situated on a hard-standing area and have wheelchair access and circulation by a continuous accessible path of travel (within the meaning of AS 1428.1), and (b) must be lockable, and (c) must be located together in a central location adjacent to the street entry or, in the case of self-contained dwellings, must be located together in one or more central locations adjacent to the street entry.	Complies. Letterboxes are located in the main street entry lobby and are lockable.

<p>5 Private car accommodation</p> <p>If car parking (not being car parking for employees) is provided:</p> <ul style="list-style-type: none"> (a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890, and (b) 5% of the total number of car parking spaces (or at least one space if there are fewer than 20 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and (c) any garage must have a power-operated door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date. 	<p>Complies. Car parking is in a secure Level 1 Basement. The car spaces have been designed to AS 2890.</p>
<p>6 Accessible entry</p> <p>Every entry (whether a front entry or not) to a dwelling, not being an entry for employees, must comply with clauses 4.3.1 and 4.3.2 of AS 4299.</p>	<p>Complies. Entry to the units is from a common lobby compliant to AS 4299 Adaptable Housing.</p>
<p>7 Interior: general</p> <ul style="list-style-type: none"> (1) Internal doorways must have a minimum clear opening that complies with AS 1428.1. (2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres. (3) Circulation space at approaches to internal doorways must comply with AS 1428.1. 	<p>Complies. Interior doorways and circulation spaces are compliant to AS 1428.1.</p>
<p>8 Bedroom</p> <p>At least one bedroom within each dwelling must have:</p> <ul style="list-style-type: none"> (a) an area sufficient to accommodate a wardrobe and a bed sized as follows: <ul style="list-style-type: none"> (i) in the case of a dwelling in a hostel—a single-size bed, (ii) in the case of a self-contained dwelling—a queen-size bed, and (b) a clear area for the bed of at least: <ul style="list-style-type: none"> (i) 1,200 millimetres wide at the foot of the bed, and (ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and (c) 2 double general power outlets on the wall where the head of the bed is likely to be, and (d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and (e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and (f) wiring to allow a potential illumination level of at least 300 lux. 	<p>Complies. Main bedrooms are designed for a queen size bed with required clear areas.</p> <p>Power and telephone outlets will be compliant, and the wiring will allow illumination level of at least 300 lux.</p>
<p>9 Bathroom</p> <p>At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1:</p> <ul style="list-style-type: none"> (a) a slip-resistant floor surface, (b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1, 	<p>Complies. Bathroom in each unit has been designed to AS 1428.1.</p>

<p>(c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future:</p> <ul style="list-style-type: none"> (i) a grab rail, (ii) portable shower head, (iii) folding seat, <p>(d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,</p> <p>(e) a double general power outlet beside the mirror.</p>	
<p>10 Toilet</p> <p>dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.</p>	<p>Complies. Bathroom in each unit has been designed to AS 1428.1.</p>
<p>11 Surface finishes</p> <p>Balconies and external paved areas must have slip-resistant surfaces. Note. Advise regarding finishes may be obtained from AS 1428.1.</p>	<p>Complies. Balconies and external paved areas will have slip resistance rating compliant to AS 1428.1</p>
<p>12 Door hardware</p> <p>Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.</p>	<p>Complies. Door handles and hardware will comply with AS 4299.</p>
<p>13 Ancillary items</p> <p>Switches and power points must be provided in accordance with AS 4299.</p>	<p>Complies. Switches and power points will comply with AS 4299.</p>
Part 2 Additional standards for self-contained dwellings	
<p>14 Application of standards in this Part</p> <p>The standards set out in this Part apply in addition to the standards set out in Part 1 to any seniors housing consisting of self-contained dwellings.</p>	<p>Noted.</p>
<p>15 Living room and dining room</p> <ul style="list-style-type: none"> (1) A living room in a self-contained dwelling must have: <ul style="list-style-type: none"> (a) a circulation space in accordance with clause 4.7.1 of AS 4299, and (b) a telephone adjacent to a general power outlet. (2) A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux. 	<p>Complies. Living and dining rooms comply with AS 4299.</p>
<p>16 Kitchen</p> <p>A kitchen in a self-contained dwelling must have:</p> <ul style="list-style-type: none"> (a) a circulation space in accordance with clause 4.5.2 of AS 4299, and (b) a circulation space at door approaches that complies with AS 1428.1, and (c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299: <ul style="list-style-type: none"> (i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5 (a), (ii) a tap set (see clause 4.5.6), (iii) cooktops (see clause 4.5.7), except that an isolating switch must be included, (iv) an oven (see clause 4.5.8), and 	<p>Complies. Kitchens comply with AS 4299.</p>

<p>(d) “D” pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and</p> <p>(e) general power outlets:</p> <ul style="list-style-type: none"> (i) at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and (ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed. 	
<p>17 Access to kitchen, main bedroom, bathroom and toilet</p> <p>In a multi-storey self-contained dwelling, the kitchen, main bedroom, bathroom and toilet must be located on the entry level</p>	<p>Complies. Units are on a single floor on each level.</p>
<p>18 Lifts in multi-storey buildings</p> <p>In a multi-storey building containing separate self-contained dwellings on different storeys, lift access must be provided to dwellings above the ground level of the building by way of a lift complying with clause E3.6 of the Building Code of Australia.</p>	<p>Complies. A lift complying with BCA has been provided.</p>
<p>19 Laundry</p> <p>A self-contained dwelling must have a laundry that has:</p> <ul style="list-style-type: none"> (a) a circulation space at door approaches that complies with AS 1428.1, and (b) provision for the installation of an automatic washing machine and a clothes dryer, and (c) a clear space in front of appliances of at least 1,300 millimetres, and (d) a slip-resistant floor surface, and (e) an accessible path of travel to any clothesline provided in relation to the dwelling. 	<p>Complies. Laundry in a form of a closet has been provided for each unit. It contains a washing machine and a dryer.</p>
<p>20 Storage for linen</p> <p>A self-contained dwelling must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.</p>	<p>Complies. All units have compliant linen storage.</p>
<p>21 Garbage</p> <p>A garbage storage area must be provided in an accessible location.</p>	<p>Complies A garbage chute has been provided to the lift lobbies of each floor which collects the waste in the Level 1 Basement.</p>