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ACCESS & ADAPTABILITY ASSESSMENT REPORT

RESIDENTIAL FLAT BUILDINGS

12 Carson Lane ST MARYS

S4.55 APPLICATION

Mary 88 Development Pty Ltd

November 2021

Issue B 18th August 2022

Reference Number: 306/AMS01/01GS

CONTENTS

1. INTRODUCTION

This Access and Adaptability Assessment Report has been prepared by **A**ccess **M**obility **S**olutions to accompany the S4.55 Application lodgement to the Penrith City Council for the approved Residential Flat Buildings at N° 12 Carson Lane St Marys NSW.

2. PENRITH CITY COUNCIL - NOTICE OF DETERMINATION

DESCRIPTION OF DEVELOPMENT	
JRPP Ref. No:	2014SYW075
Application number:	DA14/0513
Description of development:	Demolition of Existing Structures and Construction of Four (4) x Eight (8) Storey Residential Flat Buildings (289 Units), Two (2) Level Basement Car Parking Area, Landscaping, Drainage Works and Earthworks
Classification of development:	Class 2, Class 7a
DETAILS OF THE LAND TO BE DEVELOPED	
Legal description:	Lot 1 DP 1070784
Property address:	12 Carson Lane, ST MARYS NSW 2760
DECISION OF CONSENT AUTHORITY	
In accordance with Section 81(1) (a) of the Environmental Planning and Assessment Act 1979, consent is granted subject to the conditions listed in attachment 1.	
Date from which consent operates	10 September 2015
Date the consent expiries	10 September 2017
Date of this decision	24 February 2016

ATTACHMENT 1: CONDITIONS OF CONSENT

BCA Issues

36 Access and sanitary facilities for persons with disabilities are to be provided and maintained in accordance with the requirements of the Building Code of Australia and AS 1428 "Design for Access and Mobility". Details of compliance are to be provided in the relevant plans and specifications accompanying the Construction Certificate application.

66 **Prior to the issue of a Construction Certificate**, the certifying Authority shall ensure that vehicular access, circulation, manoeuvring, pedestrian and parking areas associated with the subject development are in accordance with AS 2890.1, AS 2890.2, AS 2890.6 and Penrith City Council's Development Control Plan.

Landscaping

92 (a) Accessibility to all open spaces is to be demonstrated. Clarification is required regarding accessibility of connections between the common open space and private courtyards. Details of inclusive seating and accessibility to all common areas are required (e.g. raised turf areas are accessible, seating with adjacent space for wheelchairs, with backs and armrests).

(b) The play element is not indicated clearly. Details of the play elements are required.

3. SCOPE OF PROPOSED S4.55

BASEMENTS

- Car spaces min. 2500mmX5500mm
- Removal of mechanical plenum wall and duct work going through deep soil zones
- Lift sizes as per manufactures specification
- Adequate shoring wall zone
- Maintain wet wall free of any rooms or fire stairs etc.
- Functional storage spaces provided
- Garbage chute rooms, waste bin holding and bulk waste storage areas are functional and compliant to waste consultant requirements
- Bicycle parking areas are compliant with Australian Standards

GROUND FLOOR

- Substation location
- Building levels
- GF units and activation to street
- Removal of green wall
- GF terraces relationship to private open space including security around access to GF apartments from private courtyards
- Booster, sprinkler, gas, water meter locations
- Common open space design and integration with landscape design (herb gardens, orchard/citrus trees, play equipment, ample seating, BBQ areas)
- Wall system thickness and effect on unit sizes and terrace sizes
- Ensure RFDC compliance across all aspects

TYPICAL FLOOR LEVELS

- Revise floor levels
- Removal of green walls
- Wall system thickness and effect on unit sizes and terrace sizes
- Ensure RFDC compliance across all aspects

ROOF

- Lift overrun to manufactures specification
- Location of service hatches and solar panels to BASIX requirements
- Parapet and top of wall RL's with floor-to-floor height increase

ELEVATIONS AND SECTIONS

- Increased floor to floor levels
- Change of material palette
- Fencing material and treatment
- GF levels to existing alignment levels
- In corporate BASIX and Nathers requirements

MATERIALS AND FINISHES

- Removal of green walls
- Change of material palette and simplify
- Fencing material and treatment
- Hebel walling system for external facades

4. APPROVED SUBJECT DEVELOPMENT IN BRIEF

The subject site is Lot 1, DP 1070784 N°12 Carson Lane St Marys NSW 2760.

The S4.55 architectural documents used in this review assessment are prepared by **designcorp** ARCHITECTS.

The demolition of the existing structures and the construction of four (4) x eight (8) Storey Residential Flat Buildings comprising of two hundred and eighty-nine (289) units, including two (2) levels of basement car parking, landscaping, drainage works and earthworks.

Some notable design changes that have been made from the original DA to include:

- 3.1m floor to floor
- Façade (Materials, finishes + colour)
- Basement layout
- Apartment layouts
- Building services and structural coordination
- Adaptable unit layouts
- Location of condenser units
- Lift locations
- Waste Room Locations

5. S4.55 ARCHITECTURAL ASSESSMENT DOCUMENTS

designcorp ARCHITECTS

Ref: 2021-229

DRAWING N°.	DRAWING	REVISION	DATE
DA-200	GA PLAN – BASEMENT 2	K	17/08/2022
DA-201	GA PLAN – BASEMENT 1	K	17/08/2022
DA-202	GA PLAN – GROUND	K	17/08/2022
DA-203	GA PLAN – LEVEL 1	K	17/08/2022
DA-204	GA PLAN – LEVEL 2	K	17/08/2022
DA-205	GA PLAN – LEVEL 3	K	17/08/2022
DA-206	GA PLAN – LEVEL 4-6	K	17/08/2022
DA-207	GA PLAN – LEVEL 7	K	17/08/2022
DA-208	GA PLAN – ROOF	K	17/08/2022
DA-501	ADAPTABLE UNITS & ACCESSIBILITY	J	14/04/2022

6. GROUND FLOOR PLAN

NOT TO SCALE

7. RELEVANT LEGISLATION & REGULATION ASSESSMENT MATERIAL

Disability Discrimination Act 1992

Disability Standards 2010 (Access to Premises) - Premises Standards

Building Code of Australia (BCA 2019) Volume One Amendment 1

Australian Standards AS1428.1 2001-2009 Design for access and mobility
Part 1: General requirements for access – New Building work

Australian Standards AS 1428.2 – 1992 Design for access and mobility
Part 2: Enhanced and additional requirements – Buildings and facilities

Australian Standard AS1428.4.1 Design for access and mobility
Part 4.1: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators

Australian Standards AS/NZS2890.6:2009 Parking facilities
Part 6: Off-street parking for people with disabilities

Australian Standard1735.12-1999 Lifts, escalators and moving walks
Part 12: Facilities for persons with disabilities

Australian Standards AS4299 - 1995 Adaptable Housing

State Environmental Planning Policy (SEPP) No 65

Residential Flat Design Code

Penrith Development Control Plan 2014

D2 Residential Development

2.5 Residential Flat Building

2.5.20 Accessibility and Adaptability

8. RESIDENTIAL FLAT DESIGN CODE (RFDC)

The original Development Application JRPP Ref. No. 2014SYW075, application number: DA14/0513 was accessed and approved by Penrith City Council under the Residential Flat Design Code (RFDC).

Residential Flat Design Code

The Residential Flat Design Code has been superseded by the Apartment Design Guide however for applications lodged prior to 19 June 2015 the Residential Flat design Code still applies.

9. PENRITH DEVELOPMENT CONTROL PLAN 2014

2.5.20 Accessibility and Adaptability

A. Objective

To provide safe and easy access to buildings to enable better use and enjoyment by people regardless of age and physical condition, while also contribution to the vitality and vibrancy of the public domain.

B. Controls

1) Demonstrate that planning and design measures do not prevent access by people with disabilities:
   - a) access pathways should slope gently and evenly, with a non-slip finish and no steps between the street frontage and principal building entrances;
   - b) stair nosings should have a distinctive colour and texture;
   - c) dwellings should have:
   - d) dimensions consistent with AS 1428.1-Design for access and mobility.
   - e) hallways at least 1m wide.
   - f) circulation areas in bathrooms at least 1m wide.
2) Demonstrate that dwellings have been designed to meet the needs of an ageing population:
   - a) incorporate design measures which are appropriate to people with disabilities; and
   - b) employ lever-type door handles and traditional cruciform tap-handles; and
   - c) provide for future low-cost modifications to bathrooms:
     - i) future removal of hobs from shower recesses;
     - ii) provision for future attachment of grab-rails to walls.
   - d) provide for future low-cost modifications to kitchens including replacement of under bench shelves with drawers & attachment of grab-rails.
   - e) provide appropriate levels and location of lighting.
3) 10% of all dwellings or a minimum one dwelling, whichever is greater, must be designed in accordance with the Australian Adaptable Housing Standard (AS4299-1995), to be capable of adaptation for people with a disability or elderly residents.
4) Where possible, the mandatory adaptable dwellings shall be located on the ground floor.
5) The development application must be accompanied by certification from an accredited Access Consultant confirming that the adaptable dwellings are capable of being modified, when required by the occupant, to comply with the Australian Housing Standard (AS4299- 1995).
6) Car parking and garages allocated to adaptable dwellings must comply with the requirements of the relevant Australian Standard regarding parking for people with a disability.

SUMMARY:

The S4.55 Application documentation prepared by ***designcorp*** *ARCHITECTS will demonstrate how the objectives and controls have been addressed, as outlined in the Penrith City Council's Development Control Plan 2014.*

Penrith City Council's DCP 2014 states that 10% of all dwellings or a minimum one dwelling, whichever is greater, must be designed in accordance with the Australian Adaptable Housing Standard (AS4299-1995), to be capable of adaptation for people with a disability or elderly residents.

The development will comprise of a total of two hundred and eight-nine (289) units and have a total of twenty-nine (29) - 10% units designed under AS4299-1995 guidelines.

10. RESIDENTIAL FLAT DESIGN CODE - PART 3 BUILDING DESIGN

BUILDING CONFIGURATION – APARTMENT MIX

A mix of apartment types provides housing choice and supports equitable housing access. By accommodating a range of household types, a mix of apartments can ensure apartment buildings support the needs of society now and in the future. This is particularly important because apartment buildings form a significant and often permanent part of the urban fabric.

Objectives

- To provide a diversity of apartments types, which cater for different household requirements now and in the future.
- To maintain equitable access to new housing by cultural and socio-economic groups.

Better Design Practice

- Provide a variety of apartment types between studio-, one-, two-, three- and three plus-bedroom apartments, particularly in large apartment buildings. Variety may not be possible in smaller buildings, for example, up to six units.
- Refine the appropriate apartment mix for a location by:
  - considering population trends in the future as well as present market demands
  - noting the apartment's location in relation to public transport, public facilities, employment areas, schools and universities and retail centres.
- Locate a mix of one- and three-bedroom apartments on the ground level where accessibility is more easily achieved for disabled, elderly people or families with children.
- Optimise the number of accessible and adaptable apartments to cater for a wider range of occupants. Australian Standards are only a minimum.
- Investigate the possibility of flexible apartment configurations, which support change in the future (see Flexibility).

SUMMARY:

*The S4.55 Application documentation prepared by **designcorp** ARCHITECTS will demonstrate how the objectives and better design practice have been addressed, as outlined in the Residential Flat Design Code.*

11. ADAPTABLE HOUSING PROVISIONS

What is adaptable housing and why should it be provided?

Adaptable Housing is accommodation that is specifically designed to enable easy modification in the future for occupation and visitation by people with disabilities or progressive frailties. It is designed in accordance with the minimum standards for accessibility but is not specially built for special purpose housing such as institutional care. Adaptable housing therefore can suit the needs of many different people, including people with a current disability and people who will acquire disabilities gradually as they age. Adaptable housing is also often attractive to people who prefer open plan type living, or those with children.

The ABS disability survey conducted in 1998 showed that there has been a consistent increase in the rates of people living in households rather than institutional style accommodation. In order to accommodate this trend, adaptable housing needs to be more prevalent in our society. By requiring adaptable housing to be provided in new residential complexes, the city of Canada Bay hopes to create greater opportunities for people with disabilities to live in the city with close access to all the facilities and services provided.

Typically, the provision of adaptable housing has been perceived to be onerous on developers. However, it has been demonstrated that the additional cost of incorporating adaptable features is in most cases not more than 5% - in fact nil in many cases. This initial cost is more than outweighed by the benefits of providing adaptable housing which include:

- reduced costs of future modifications, which are often costly, to suit people with disabilities or increasing frailties;
- a wider range of people are able to access adaptable homes, thereby making them more visitable;
- residents are able to stay in their homes and use the same services as well as maintain the same support networks despite their changing needs; and
- many adaptable features make homes safer for people of all ages and abilities.

Australian Standard 4299 – Adaptable Housing

Australian Standard AS4299 – Adaptable Housing provides guidelines for the design of adaptable dwellings. 119 design features are listed in AS4299 Adaptable Housing which are sorted into 3 different categories – essential, first priority desirable and desirable.

All adaptable housing units constructed should meet the essential design criterion as listed in AS4299 which includes the following:

- provision of plans showing the housing unit in its pre-adaptation and post-adaptation stages;
- a continuous accessible path of travel;
- provision of accessible parking spaces;
- manoeuvrability both internally and externally;
- adjustable bathroom facilities; and
- adjustable laundry facilities

Where adaptable housing units are required, access to and within all of the public areas (ie. common facilities such as a laundry, bbq, garden etc) should be provided in accordance with the AS1428 standard.

Issues to be considered in the provision of adaptable housing

Compliance with AS1428.1 and AS1428.2

Access to and within the adaptable housing unit complies with the requirements of the relevant provisions of the Australian Standards. This includes access to at least one type of each common facility or service provided in the development eg. BBQ areas, swimming pools, common laundry facilities etc.

Location

Adaptable housing units should be provided in convenient locations that are close to facilities such as public transport, community facilities and public services. Within the development they should be located along the accessible path of travel, preferably close to the main entrance of the building.

Bathroom facilities

Bathrooms should be large allowing for wheelchair access and manoeuvring. A bath need not be provided, but the shower should allow for chair access. The hand wash basin and any shelving should be provided at a height that is accessible at both a standing or seated position.

Laundry facilities

The laundry should also be large to allow for wheelchair access and circulation around the appliances. Washing machines and dryers should be front loading, a wall mounted dryer is also preferable.

Circulation spaces

Bedrooms and living areas should be an adequate size to allow for ease of movement around furniture. Doorways and entrances are wide enough to facilitate wheelchair access and circulation.

Kitchen facilities

The kitchen should be of a flexible design so that modifications can be made if required in the future. Cupboard and pantry shelf heights should be adjustable to make them easy to reach.

Flooring

Tiles or timber flooring is preferable to carpet. However, if carpet is to be provided it should be low pile with no underlay. Non-slip tiling should be provided in wet areas.

Walls

Walls located along main travel paths and in bedrooms and bathrooms should be reinforced to allow for installation of grab rails if necessary.

Windows

Windows should be operatable with one hand (preferably sliding) and located no higher than 700mm from the floor.

Landscaping

Outdoor areas should be designed to be low maintenance, with no lawns and a drip irrigation system. All paving should be even and be wheelchair accessible.

Assessment of adaptable housing units

As a minimum requirement, all Adaptable Housing Units should provide the design elements listed as 'essential' in AS4299. The plans submitted for assessment should provide detail of the housing unit/ dwelling in its pre-adaptation stage and post-adaptation stage. In order to grant development consent, Council will need to be satisfied that the proposal can comply with the design requirements of AS4299 without major structural or design changes. As part of the development consent, a condition will be imposed requiring the checklist of AS4299 to be completed and submitted with the subsequent construction certificate application. The principal certifying authority will then be required to check that the proposal complies with the technical components of AS4299.

12. BUILDING CODE OF AUSTRALIA 2019 (BCA) VOLUME ONE

PART D3
ACCESS FOR PEOPLE WITH A DISABILITY

12.1 D3.1 General building access requirements

Class of building	Access requirements
Class 2	
Common Areas	From a pedestrian entrance *required* to be *accessible* to at least 1 floor containing *sole-occupancy units* and to the entrance doorway of each *sole-occupancy unit* located on that level. To and within not less than 1 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. 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.
Class 7a	To and within any level containing *accessible* carparkig spaces.

12.2 D3.2 Access to buildings (IN PART)

(a) An *accessway* must be provided to a building *required* to be *accessible*—

(i) from the main points of a pedestrian entry at the allotment boundary; and

(ii) from another *accessible* building connected by a pedestrian link; and

(iii) from any *required accessible* carparking space on the allotment.

(b) In a building *required* to be *accessible,* an *accessway* must be provided through the principal pedestrian entrance, and—

(i) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance

(ii) in a building with a total floor area more than 500m^2, a pedestrian entrance which is not *accessible* must not be located more than 50m from an *accessible* pedestrian entrance,

12.3 D3.3 Parts of building to be accessible (IN PART)

In a building *required* to be *accessible* -

(a) every ramp and stairway

(i) for a ramp, except a *fire-isolated ramp*, clause 10 of AS 1428.1; and

(ii) for a stairway, except a *fire-isolated stairway*, clause 11 of AS 1428.1; and

(iii) for a *fire-isolated stairway*, clause 11.1(f) and (g) of AS 1428.1; and

(b) every passenger lift must comply with **E3.6;** and

(c) *accessways* must have— .

(i) passing spaces complying with AS1428.1 at maximum 20m intervals on those parts of an *accessway* where a direct line of sight is not available; and

(ii) turning spaces complying with AS1428.1—

(A) within 2 m of the end of *accessways* where it is not possible to continue travelling along the *accessway;* and

(B) at maximum 20 m intervals along the *accessway;* and

(d) an intersection of *accessways* satisfies the spatial requirements for a passing and turning space; and

(e) a passing space may serve as a turning space

12.4 D3.4 Exemptions

The following areas are not *required* to be *accessible*:

(a) An area where access would be inappropriate because of the particular purpose for which the area is used.

(b) An area that would pose a health or safety risk for people with a disability.

(c) Any path of travel providing access only to an area exempted by **(a)** or **(b)**.

12.5 D3.5 Carparking spaces for people with a disability (IN PART)

Accessible carparking spaces—

(a) subject to **(b),** must be provided in accordance with **Table D3.5** in—

(i) a Class 7a building *required* to be *accessible*; and

(ii) a carparking area on the same allotment as a building *required* to be *accessible*;

(c) subject to **(d)**, must comply with AS/NZS 2890.6

Table D3.5 CARPARKING SPACES FOR PEOPLE WITH A DISABILITY

Class of building to which the *carpark* or carparking area is associated	**Number of *accessible* carparking spaces *required***
Class 7a	1 space for every 100 carparking spaces or part thereof.

12.6 D3.6 Signage (IN PART)

In a building required to be accessible—

(a) braille and tactile signage complying with **Specification D3.6** —

(i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each—

(A) sanitary facility, except a sanitary facility within a *sole-occupancy unit* in a Class 1b or Class 3 building; and

(ii) identify each door required by **E4.5** to be provided with an exit sign and state—

(A) **"Exit"**; and

(B) **"Level"** followed by the floor level number; and

(c) signage in accordance with AS 1428.1 must be provided for *accessible* unisex sanitary facilities to identify if the facility is suitable for left or right-handed use;

12.7 D3.7 Hearing augmentation (NOT APPLICABLE)

12.8 D3.8 Tactile indicators (IN PART)

(a) For a building *required* to be *accessible*, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching—

(i) a stairway, other than a *fire-isolated stairway*; and

(iv) a ramp other than a *fire-isolated ramp*, step ramp, kerb ramp or *swimming pool* ramp; and

(v) in the absence of a suitable barrier—

(A) an overhead obstruction less than 2 m above floor level, other than a doorway; and

(B) an *accessway* meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point,

(b) Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1

12.9 D3.9 Wheelchair seating spaces in Class 9b assembly buildings (NOT APPLICABLE)

12.10 D3.10 Swimming pools (NOT APPLICABLE)

12.11 D3.11 Ramps (NOT APPLICABLE)

12.12 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 AS1428.1

13. E3.1 Lift installations

An *electric passenger lift* installation and an *electrohydraulic passenger lift* installation must comply with **Specification E3.1**.

13.1 E3.6 Passenger lifts

In an *accessible* building, every passenger lift must—

(a) be one of the types identified in **Table E3.6a**, subject to the limitations on use specified in the Table; and

(b) have *accessible* features in accordance with **Table E3.6b;** and

(c) not rely on a constant pressure device for its operation if the lift car is fully enclosed.

Table E3.6a LIMITATIONS ON USE OF TYPES OF PASSENGER LIFTS (in Part)

Lift type	Limitations on use
Electric passenger lift	No limitation.
Electrohydraulic passenger lift	No limitation.
Low-rise platform lift	Must not travel more than 1000mm

Table E3.6b APPLICATION OF FEATURES TO PASSENGER LIFTS (IN PART)

Feature	Application
Handrail complying with the provisions for a mandatory handrail in AS1735.12	All lifts except— (a) a *stairway platform lift*; and (b) a *low-rise platform lift*.
Lift floor dimension of not less than 1400mm wide x 1600mm deep	All lifts which travel more than 12 m.
Minimum clear door opening complying with AS1735.12	All lifts except a *stairway platform lift*.
Passenger protection system complying with AS1735.12	All lifts with a power operated door.
Lift landing doors at the upper landing	All lifts except a *stairway platform lift*.
Lift car and landing control buttons complying with AS 1735.12	All lifts except— (a) a *stairway platform lift*; and (b) a *low-rise platform lift*.
Lighting in accordance with AS 1735.12	All enclosed lift cars.
(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 *required* by (a) and (b) is to be provided in a range of between 20–80 dB(A) at a maximum frequency of 1 500Hz	All lifts serving more than 2 levels.
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	All lifts except a *stairway platform lift*.

14. TYPICAL ADAPTABLE UNIT LAYOUT (TYPE 1)

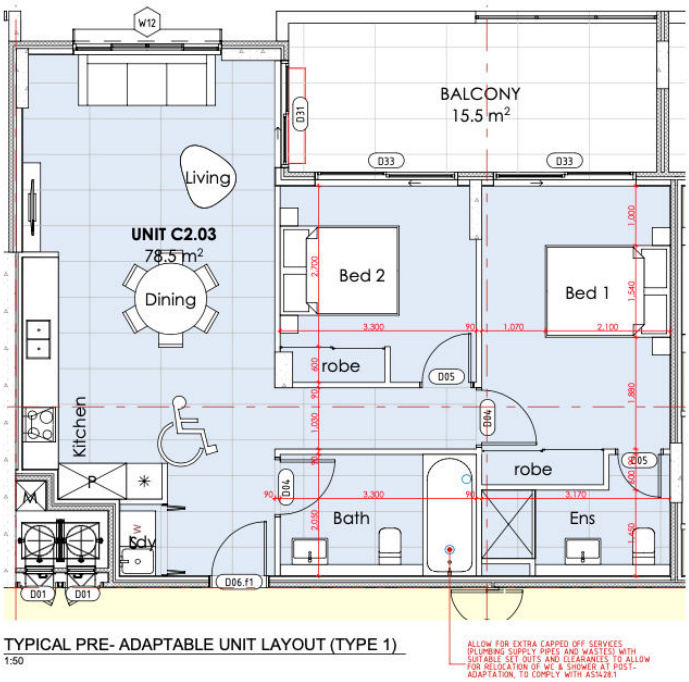
BLOCK C	BLOCK D
GROUND FLOOR – C0.03 LEVEL 1 – C1.03 LEVEL 2 – C2.03 LEVEL 3 – C3.03 LEVEL 4 – 4.03 LEVEL 5 – 5.03 LEVEL 6 -C6.03	GROUND FLOOR – D0.03 LEVEL 1 – D1.03 LEVEL 2 – D2.03 LEVEL 3 – D3.03 LEVEL 4 – D4.03 LEVEL 5 – D5.03 LEVEL 6 – D6.03
TOTAL - 7 ADAPTABLE UNITS	TOTAL - 7 ADAPTABLE UNITS
(10% of TOTAL 289 units, BLOCK A – 8, BLOCK B – 7, BLOCK C – 7, BLOCK D – 7) 29 ADAPTABLE UNITS	

15. TYPICAL ADAPTABLE UNIT LAYOUT (TYPE 1 – MIRRORED)

BLOCK A	BLOCK B
GROUND FLOOR – A0.10 LEVEL 1 – A1.10 LEVEL 2 – A2.10 LEVEL 3 – A3.08 LEVEL 4 – A4.08 LEVEL 5 – A5.08 LEVEL 6 – A6.08 LEVEL 7 – A7.05	GROUND FLOOR – B0.07 LEVEL 1 – B1.07 LEVEL 2 – B2.07 LEVEL 3 – B3.06 LEVEL 4 – 4.07 LEVEL 5 – 5.07 LEVEL 6 – 6.07
TOTAL - 8 ADAPTABLE UNITS	TOTAL - 7 ADAPTABLE UNITS
(10% of TOTAL 289 units, BLOCK A – 8, BLOCK B – 7, BLOCK C – 7, BLOCK D – 7) 29 ADAPTABLE UNITS	

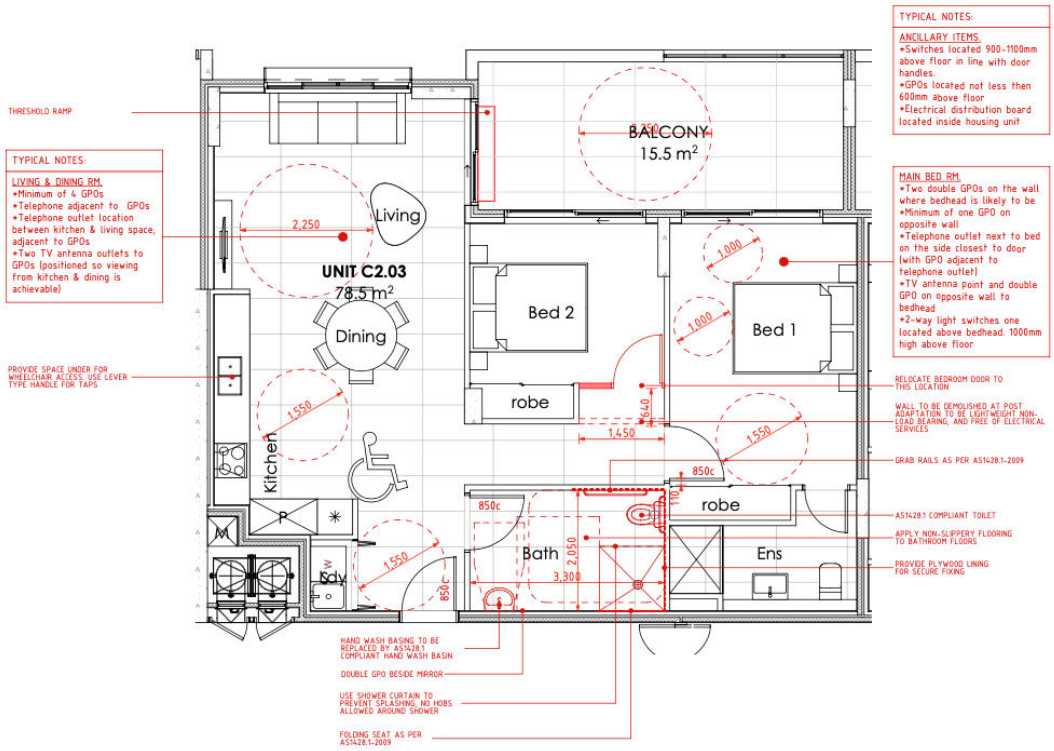
NOTE: The 3800mm wide accessible car parking spaces N°135 and N°156 on Basement 1 and Basement 2 respectively will require a Performance Solution (PS) + Performance Based Design Brief (PBDB) at Construction Certificate stage for the non-compliance of AS2890.6:2009. All other designated accessible parking bays will comply with AS2890.6:2009.

16. PRE-ADAPTABLE APARTMENT – TYPE 1



NOT TO SCALE

17. POST-ADAPTABLE APARTMENT – TYPE 1



NOT TO SCALE

18. AS4299-1995 ADAPTABLE HOUSING – APPENDIX A

SCHEDULE OF FEATURES FOR ADAPTABLE HOUSING

CLASSIFICATION LEVELS

Adaptable house class C All essential features incorporated.

			Essential	
Item No.	**Room/Item**	**Clause No.**	**Required feature**	**Certified by**
	DRAWINGS			
1	Provision of drawings showing the housing unit in tis pre-adaptation and post-adaptation stages	2.3	✓	
	SITTING			
3	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS1428.1	3.3.2	✓	
11	Letterboxes to be on hard standing area connected to accessible pathway	3.8	✓	
	PRIVATE CAR ACCOMMODATION			
14	Carparking space or garage min. area 6.0m x 3.8m	3.7.2	✓	
	ACCESSIBLE ENTRY			
20	Accessible entry	4.3.1	✓	
22	Accessible entry to be level (i.e. max 1:14 slope)	4.3.2	✓	
23	Threshold to be low-level	4.3.2	✓	
24	Landing to enable wheelchair maneuverability	4.3.2	✓	
25	Accessible entry door to have 850 mm min. clearance	4.3.1	✓	
27	Door lever handles and hardware to AS1428.1	4.3.4	✓	
	EXTERIOR: GENERAL			
32	Internal doors to have 820 mm min. clearance	4.3.3	✓	
33	Internal corridors min. width of 1000mm	4.3.7	✓	
34	Provision for compliance with AS1428.1 for door approaches	4.3.7	✓	
	LIVING ROOM & DINING ROOM			
36	Provision for circulation space of min. 2250 mm diameter	4.7.1	✓	
38	Telephone adjacent to GPO	4.7.4	✓	
41	Potential illumination level min. 300 lux	4.10	✓	

	KITCHEN			
42	Minimum width 2.7 m (1550 mm clear between benches)	4.5.2	✓	
43	Provision for circulation at doors to comply with AS1428.1	4.5.1	✓	
44	Provision for benches planned to include at least one worksurface of 800mm length, adjustable in height from 750mm to 850mm or replaceable. Refer to Figure 4.8	4.5.5	✓	
45	Refrigerator adjacent to work surface	4.5.5	✓	
46	Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable	4.5.6	✓	
47	Kitchen sink bowl max. 150 mm deep	4.5.6	✓	
48	Tap set capstan or lever handles or lever mixer	4.5.6(e)	✓	
49	Tap set located within 300 mm of front of sink	4.5.6(e)	✓	
51	Cooktop to include either front or side controls with raised cross bars	4.5.7	✓	
52	Cooktops to include isolating switch	4.5.7	✓	
53	Worksurface min. 800 mm length adjacent to cooktop at same height	4.5.7	✓	
54	Oven located adjacent to an adjustable height or replaceable work surface	4.5.8	✓	
59	GPO's to comply with AS1428.1. At least one double GPO within 300 mm of front of worksurface	4.5.11	✓	
60	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	4.5.11	✓	
61	Slip-resistant floor surface	4.5.4	✓	
	MAIN BEDROOM			
62	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS1428.2	4.6.1	✓	
	BATHROOM			
75	Provision for bathroom area to comply with AS1428.1	4.4.1	✓	
76	Slip-resistant floor surface	4.4.2	✓	
77	Shower recess-no hob. Minimum size 1160 x 1100 to comply with AS1428.1. (Refer figures 4.6 and 4.7)	4.4.4(f)	✓	
78	Shower area waterproofed to AS3740 with floor to fall to waste	4.4.4(f)	✓	
79	Recessed soap holder	4.4.4(f)	✓	
80	Shower taps positioned for easy reach to access side of shower sliding track	4.4.4(f)	✓	
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)	✓	
83	Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS1428.1	4.4.4(h)	✓	
86	Tap sets to be capstan or lever handles with single outlet	4.4.4(c)	✓	
88	Provision for washbasin with clearance to comply with AS1428.1	4.4.4(g)	✓	
90	Double GPO beside mirror	4.4.4(d)	✓	

	TOILET			
92	Provision of either 'visitable toilet' or accessible toilet	4.4.3	✓	
93	Provision to comply with AS1428.1	4.4.1	✓	
94	Location of WC pan at correct distance from fixed walls	4.4.3	✓	
95	Provision for grabrail zone. (Refer Figure 4.6)	4.4.4(h)	✓	
96	Slip resistant floor surface. (Vitreous tiles or similar)	4.4.2	✓	
	LAUNDRY			
98	Circulation at doors to comply with AS1428.1	4.8	✓	
99	Provision for adequate circulation space in front of or beside appliances (min. 1550mm depth)	4.8	✓	
100	Provision for automatic washing machine	4.8(e)	✓	
102	Where clothes line is provided, an accessible path of travel to this	4.8(a)	✓	
105	Double GPO	4.8(g)	✓	
108	Slip-resistant surface	4.9.1	✓	
	DOOR LOCKS			
110	Door Hardware operable with one hand, located 900-1100mm above floor	4.3.4	✓	

19. CONCLUSION

It has been determined by this Access & Adaptability Assessment of the revised S4.55 architectural drawings requested by Lucy Goldstein – Senior Development Assessment Planner on the 6th July 2022, indicate that the approved Residential Flat Buildings at No 12 Carson Lane St Marys NSW 2760 will meet compliance with the access provisions and all access and adaptability requirements in accordance with the relevant Buildings Codes (NCC), Premises Standards, Australian Standards and Penrith City Council's Documents relating to the accessibility in housing and common areas, adaptable and manageable housing for people with disabilities.

However more details are required at Construction Certificate Stage outlining the requirements under the relevant Australian Standards for general requirements for disability access as well as Part D3 Access for People with Disabilities, Part E3 Lift Installations, Part F2 Sanitary and other facilities of the Building Code of Australia 2019.

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'I cannot control the fact I have multiple sclerosis but what I can control is my attitude' George Saliba

Disclaimer

This Access & Adaptability Assessment Report has been prepared at the request of Mary 88 Development Pty Ltd on behave of the Owner(s) of N° 12 Carson Lane St Marys NSW 2760 and does not absolve the client(s) of the requirements pursuant of the Disability Discrimination Act 1992 Cth.

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Legal issues in the area of anti-discrimination law are in the process of change. In addition, constant change is occurring in relation to Australian Standards and Building Codes. Due reference should be given to these. All actions taken by a public authority, organisation or individual in reliance on an Access Report remain the responsibility of that public authority, organisation or individual. This access report is copyright © and must not be reproduced or forwarded to any other organisation other than the client for which it was prepared.