

Disability Access Report

175-177 Cleveland St & 6-8 Woodburn St, Redfern

Report prepared for

Introduction

Access Solutions has been asked to provide a report on the access for people with a disability to the proposed affordable housing development at 175-177 Cleveland St & 6-8 Woodburn St, Redfern. It is necessary to confirm compliance with City of Sydney Access DCP, National Construction Code (BCA) Volume 1 2016 and the Disability (Access to Premises) Standards 2010.

The building has one class 7 basement parking area with 17 parking spaces and two accessible spaces with a shared area between. The spaces required for accessible rooms is calculated by multiplying the total number of car parking spaces by the percentage of accessible rooms.

On the ground floor there are two commercial/co-working areas, a retail area, communal laundry/games area, communal kitchen, a multipurpose room and office/reception a kiosk and 336 class 3 rooms over 5 levels. On Level 1 there is a commercial tenancy and on Level 6 there is a common lounge, common kitchen and a common terrace with seating.

In this class of building the BCA (2016) table D3.1 requires the provision of 9 rooms that are accessible in accordance with the requirements of the BCA and in compliance with AS1428.1 (2009). The accessible rooms must be representative of the range of rooms available however all rooms are double rooms in order to ensure sufficient circulation space.

The BCA requires access to at least one of each type of common area and to, but not through, the doorway of each room and this is provided

There are lifts that provide access from accessible car parking on the basement level to all levels and a level path of travel from the lift to all rooms. An accessible path of travel is provided from the boundary, through the main entrance to all rooms and to communal open space.



This report is based on a review of the following plans and is in relation to those plans only.

| Drawing | Issue | Date on plan |
|---------------------------------------|-------|--------------|
| SSD1200 Site Analysis | P09 | 26/08/2022 |
| SSD2001 Basement Plan | P09 | 26/08/2022 |
| SSD2002 Ground Floor Plan | P09 | 26/08/2022 |
| SSD2003 Level 1 Plan | P09 | 26/08/2022 |
| SSD2004 Level 2 Plan | P09 | 26/08/2022 |
| SSDS2005 Level 3 Plan | P09 | 26/08/2022 |
| SSD2006 Level 4 Plan | P09 | 26/08/2022 |
| SSD2007 Level 5 Plan | P09 | 26/08/2022 |
| SSD2008 Level 6 Plan | P09 | 26/08/2022 |
| SSD2009 Roof Plan | P09 | 26/08/2022 |
| SSD2014 Type H-I Typical Room Layouts | P09 | 27/08/2022 |
| SSD2015 Type J Typical Room Layouts | P09 | 27/08/2022 |
| SSD2300 Section A | P09 | 27/08/2022 |
| SSD2302 Section B | P09 | 27/08/2022 |
| SSD2302 Section C | P09 | 27/08/2022 |
| SSD2303 Section D | P09 | 27/08/2022 |
| SSD2400 West Elevation (Eveleigh St) | P09 | 27/08/2022 |
| SSD2401 East Elevation (Woodburn St) | P09 | 27/08/2022 |
| SSD2402 North Elevation | P09 | 27/08/2022 |
| SSD2403 South Elevation | P09 | 27/08/2022 |
| SSD2404 Street Elevations | P09 | 27/08/2022 |



Benchmarks

- The Building Code of Australia 2016 (BCA)
- Disability (Access to Premises - Buildings) Standard (2010) (Access Code)
- AS 1428.1 (2009) 'Design for access and mobility, General requirements for access', New building work',
- AS1428.4.1 'Means to assist the orientation of people with vision impairment – Tactile Ground Surface Indicators'.
- ASA2890.6 'Off Street Parking for People with Disability'
- City of Sydney DCP



Compliance

The plans for this development comply with the requirements of the benchmarks cited.

Bill Casey
Disability Access Consultant
Master Disability Studies (dist)
Cert 1V Disability Access Consultancy



27th September 2022

Comments

Access from the Boundary

Each of the building entrances are on the property boundary

| Access from the Boundary and Accessible Parking Building Code of Australia – D3.1 and D3.2 AS 1428.1 (2009) | | | |
|--|---|-----|-----------------|
| 1 | An accessible path of travel has been provided to a building required to be accessible. | yes | BCA D3.2.1a |
| 2 | An accessible path of travel has been provided from the points of pedestrian entry at the boundary. | yes | BCA D3.2.1b |
| 3 | An accessible path of travel has been provided from another accessible building connected by a pedestrian link. | yes | BCA D3.2.1b(i) |
| 4 | An accessible path of travel has been provided from any required accessible parking. | yes | BCA D3.2.1b(ii) |

Main Entrances

There are principal pedestrian entrances to the Ground Floor on Woodburn St and Eveleigh St and an entrance to the commercial tenancy at the corner of Woodburn St and Cleveland St on Level 1. The retail outlet on the south west end of the ground floor has access from Eveleigh St with a vertical platform lift provided.

The entrances have level access with no lip or other impediment indicated on the plans and compliant door width and circulation space in accordance with AS1428.1 (2009).

| Principal Pedestrian Entrance Building Code of Australia – D3.2 and D3.5 AS 1428.1 Fig 31 & 32 | | | |
|---|---|-----|-------------|
| 1 | The principal pedestrian entrances have at least one door leaf with a clear opening of at least 850mm. | yes | BCA D3.2.3a |
| 2 | An accessible path of travel has been provided through at least 50% of pedestrian entrances including the principal entrance. | yes | BCA D3.2.2a |

| | | | |
|---|--|----------|------------------|
| 3 | An accessible path of travel has been provided though an entrance < 50m from an inaccessible entrance in buildings with GFA >500m ² . | na | BCA D3.2.2b |
| 4 | Entrance door leaves have circulation space complying with AS1428.1, Figure 31. | yes | BCA D3.3.3a |
| 5 | Door controls are a lever type, located 900mm to 1100mm from the finished floor, at the same height as light switches and with 35mm to 45mm clearance behind the handle. | required | |
| 6 | Doors have a minimum luminance contrast of 30% between two adjacent parts of the door. | required | AS1428.1 cl 13.1 |

Car Parking

The building has one class 7 basement parking area with 17 parking spaces and two accessible spaces with a shared area adjacent. The spaces required for accessible rooms is calculated by multiplying the total number of car parking spaces by the percentage of accessible rooms and 1 accessible space is required. One accessible space is also provided for visitor parking in accordance with City of Sydney DCP. An accessible path of travel is provided from the accessible car parking spaces on basement level to all levels above.

| Designated Accessible Parking Bays <i>AS2890.6 'Off-street parking for people with disabilities'</i> | | | |
|--|---|----------|-----------------|
| 1 | The building has an appropriate number of accessible parking bays provided. | yes | BCA D3.5 |
| 2 | Bays are at least 5400mm long and 2400mm wide. | yes | AS2890.6.2.2.1a |
| 3 | Bays have a 5400mm x 2400mm shared space to one side. | yes | AS2890.6.2.2.1b |
| 4 | Bays have a bollard centrally placed, 800 - 850mm from the front of the shared space. | yes | AS2890.6.2.2.1e |
| 5 | Bays are provided on a level surface with a cross-fall not steeper than 1:40. | required | AS2890.6.2.3 |
| 6 | Accessible parking bays have overhead clearance of no less than 2500mm. | yes | AS2890.6 2.4 |

| | | | |
|---|---|----------|--------------|
| 7 | The vehicular path of travel from the car park entrance to the accessible space has an overhead clearance of at least 2200mm. | required | AS2890.6 2.4 |
| 8 | Bays are marked with the international symbol of access. | required | AS2890.6.3.1 |

Commercial Areas

On Eveleigh St there is a retail area at street level that is not accessed from within the building and is accessed from the street with a vertical platform lift and stairs. There is a retail area on the western side and on the north west corner a café with a kitchen and seating. On the eastern side there is a commercial retail area accessed from within the building and a commercial/co-working area that is accessed from level with a lift from the ground floor level and stairs from the commercial tenancy below. All of these areas have level access indicated. Fitout is by tenants.

Lifts

There are 2 lifts from the Basement Level that provide access to all levels above and 2 further lifts that provide access from Ground Floor level to all levels above. All 4 lifts have sufficient floor circulation space to be accessible. Lifts should comply with the requirements of the BCA 3.6 'Passenger Lifts', and table 3.6b 'Application of features to passenger lifts'.

| Lifts <i>Building Code of Australia – E3.6</i> <i>AS1735.12 – 'Lifts, escalators and moving walks'</i> | | | |
|---|---|----------|-----------------|
| 1 | Lifts should have dimensions appropriate to accommodate a lift car at least 1400mm x 1600mm in size. | yes | BCA E3.6b |
| 2 | Lifts have doorway circulation space in accordance with AS1428.1 fig 31. | yes | AS1428.1 fig 31 |
| 3 | Lifts have space beside the lift doors that is at least 500mm from an internal corner to accommodate lift controls. | yes | BCA E3.6b |
| 4 | Automatic audible information within the lift car identifies the level each time the lift stops. | required | BCA E3.6b |
| 5 | Lift controls at landings are located between 900mm and 1200mm above the landing floor. | required | AS 1735.12 7.3 |
| 6 | The centre of the front face of any control | | AS 1735.12 7.3 |

| | | | |
|---|--|----------|-----------|
| | buttons in lift cars -shall be located 700mm to 1250mm. | required | |
| 7 | Control panels are low glare. | required | AS1735.12 |
| 8 | Handrail circular for 270 deg and 30mm to 50mm diameter. | required | AS1735.12 |

Common Areas

On the ground floor there is one commercial/co-working areas, communal laundry/games area and a multipurpose room. Landscaped common space is also provided. On Level 6 there are 2 common lounge rooms, a common kitchen, a common terrace with seating and an indigenous Rooftop Farm.

Access for people with a disability is provided throughout the common areas of the development in compliance with the BCA requirement. This includes access from the boundary to the doorway of each unit and to common areas.

| Continuous Accessible Paths of Travel Building Code of Australia – D3.1 and D3.2 | | | |
|--|--|-----|----------------|
| 1 | An accessible path of travel has been provided with passing spaces 1800mm x 2000mm with 400mm chamfers every 20m where there is a change of direction in the path of travel. | na | BCA D3.3c(i) |
| 2 | Accessible paths of travel have been provided with turning spaces of at least 1540 x 2070mm where it is impossible to continue along the accessway. | | BCA D3.3c(ii)a |
| 3 | An accessible path of travel has been provided to the entrance of each dwelling on any level served by a lift or a ramp. | yes | BCA D3.1 |
| 4 | Access has been provided to and within the garbage holding room. | yes | BCA D3.1 |
| 5 | An accessible path of travel has been provided to and within at least one of each type of common space. | yes | BCA D3.1 |

Doorways

All doorways in accessible areas must have a clear opening of at least 850mm. Double leaf doors must have at least 1 leaf with a clear opening of at least 850mm.

Generally doorways in common area comply with or exceed the minimum door opening allowed by AS1428.1 7.2 'Clear opening of doorways' and circulation space at doorways on accessible paths of travel complies with the requirements of AS 1428.1 (2009) 'Design for access and mobility, General requirements for access-New building work', figure 31. Some single leaf doorways have a clear opening of less than 850mm and this will be remedied at CC stage.

| Doorways in common areas Building Code of Australia – D3.2 and D3.5 AS1428.1 cl 13 & Fig 31. | | | |
|---|---|----------|-----------------------------|
| 1 | Doors on accessible paths of travel have circulation space complying with AS1428.1, Figure 31. | yes | D3.2 (e) AS1428.1 fig 31 |
| 2 | All doors on accessible paths of travel have at least one leaf with clear openings of at least 850mm. | required | AS1428.1 13.2 |
| 3 | Door controls are a lever type | required | AS1428.1 figure 35(a) |
| 4 | Door controls are located 900mm to 1100mm from the finished floor, | required | AS1428.1 13.5 |
| 5 | Door controls are at the same height as light switches | required | AS1428.1 13.5 |
| 6 | Door controls have 35mm to 45mm clearance behind the handle. | required | AS1428.1 figure 35(a) |
| 7 | Doors have a minimum luminance contrast of 30% between two adjacent parts of the door. | required | AS1428.1 cl 13.1 |

Unisex Accessible Sanitary Facilities

Unisex accessible sanitary facilities are provided on the ground floor and level 6 for all residents, tenants and visitors.

| Unisex Accessible Sanitary Facilities AS1428.1 'Design for access and mobility – General requirements for access – New building work', BCA F2.4 | | | |
|---|--|-----|----------------|
| 1 | Accessible sanitary facilities can be accessed without entering an area reserved for one sex only. | yes | AS1428.1 cl 15 |

| | | | |
|----|--|----------|----------------|
| 2 | Accessible sanitary facilities dimensions are at least 2630mm x 1900mm. | yes | AS1428.1 cl 15 |
| 3 | Accessible sanitary facilities have circulation space at least 1900mm wide and 2300mm long around the pan. | yes | AS1428.1 cl 15 |
| 4 | Accessible sanitary facilities have grab rails around the pan. | yes | AS1428.1 cl 15 |
| 5 | In accessible sanitary facilities the pan is 450mm to 460mm from the adjacent wall. | yes | AS1428.1 cl 15 |
| 6 | In accessible sanitary facilities the toilet paper holder is within the required zone. | yes | AS1428.1 cl 15 |
| 7 | Accessible sanitary facilities have a hand basin that is least 425mm clear from any obstruction (side wall, not the door). | yes | AS1428.1 cl 15 |
| 8 | Accessible sanitary facilities have a hand basin that has at least 1500mm x 800mm clear space in front. | yes | AS1428.1 cl 15 |
| 9 | Accessible sanitary facilities have a hand basin that is at least 300mm clear of a door swing. | yes | AS1428.1 cl 15 |
| 10 | Accessible sanitary facilities have a hand basin that intrudes no more than 100mm into the pan circulation space. | yes | AS1428.1 cl 15 |
| 11 | Accessible sanitary facilities have a vanity type basin or a shelf beside the hand basin 900mm to 1000mm from the floor, 120mm to 150mm wide and 300mm to 400mm long | required | AS1428.1 cl 15 |
| 12 | Accessible sanitary facilities hand basin at least 720mm legroom. | yes | AS1428.1 cl 15 |
| 13 | Accessible sanitary facilities hand basin height is 820mm to 830mm. | yes | AS1428.1 cl 15 |
| 14 | Accessible sanitary facilities hand basin has at least 300mm toe clearance. | yes | AS1428.1 cl 15 |
| 15 | Accessible sanitary facilities have clothes hooks. | required | AS1428.1 cl 15 |

| | | | |
|----|---|----------|-------------------------|
| 16 | The toilet seat contrasts at least 30% with the pan. | required | AS1428.1 cl 15 |
| 17 | The door has a privacy in use indicator located between 900mm and 1100mm with a minimum 45mm snib. | required | AS1428.1-2009 cl 15.2.9 |
| 18 | Door handles are lever action with clearance between the door face and the centre of the handle of 35mm to 45mm | required | |

Ambulant Accessible Sanitary Facilities

Ambulant accessible sanitary facilities are provided on the ground floor and level 6 for all residents, tenants and visitors.

Ambulant Accessible Public Toilet

AS1428.1 'Design for access and mobility – General requirements for access – New building work'

| | | | |
|---|--|----------|---------------------------------------|
| 1 | Ambulant accessible sanitary facilities are 900mm to 920mm wide. | yes | AS1428.1.15 |
| 2 | Ambulant accessible sanitary facilities have circulation space at least 900mm clear space in front of the pan, clear of the door swing. | | BCA figure 53 AS1428.1 |
| 3 | Ambulant accessible sanitary facilities have compliant grab rails on the walls beside the pan. | yes | AS1428.1 clause 17 & Fig 53 (a) |
| 4 | Doors to sanitary compartments for people with ambulant disabilities shall have openings with a minimum clear width of 700mm and shall comply with Figure 53(B). 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. | yes | AS1428.1 clause 16 |
| 5 | Sanitary compartment for people with ambulant disabilities shall be identified by symbol or words, as specified in Clause 8. | required | AS1428.1 clause 16 |
| 6 | A coat hook shall be provided within the sanitary compartment and at a height between 1350 mm to 1500 mm from the | required | AS1428.1 clause 16.5 |

| | | | |
|--|--------|--|--|
| | floor. | | |
|--|--------|--|--|

Kitchen

A communal kitchen is provided on level 6 with a common dining area.

| Kitchen <i>AS2890.6 'Off-street parking for people with disabilities'</i> | | | |
|---|--|----------|-----------------|
| 1 | Provision for circulation space of min. 2250mm diameter. | yes | BCA D3.5 |
| 2 | Minimum 1550mm clear between benches. | yes | AS2890.6.2.2.1a |
| 3 | Provision for circulation at doors to comply with AS1428.1. | yes | AS2890.6.2.2.1b |
| 4 | Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750mm to 850mm or replaceable. | yes | AS2890.6.2.2.1e |
| 5 | Tap set capstan or lever handles or lever mixer. | required | AS2890.6.2.3 |
| 6 | Tap set located within 300mm of front of sink. | required | AS2890.6 2.4 |
| 7 | Cooktops to include either front or side controls with raised cross bars. | required | AS2890.6 2.4 |
| 8 | Cooktops to include isolating switch. | required | AS2890.6.3.1 |

Garbage Area

I note that garbage shuts are provided on residential floors and waste storage for commercial areas is provided on the basement level. The areas are both accessible with lift access to the basement.

Letter boxes

Letterboxes are provided at the entrance to the building

Fire Stairs

Contrasting nosing strips are required across stair treads in fire stairs, D shaped handles are required on exit doors, Braille and tactile signage with the word 'exit' and the floor level are required on all exits and a handrail is required on at least one side of dedicated fire stairs.

Fire stairs have the bottom step of each flight setback so handrails will meet at the landing with a vertical or raked section.

| Fire Stairs <i>BCA D2.17 and D3.3</i> <i>AS1428.1 'Design for access and mobility – General requirements for access – New building work' 11.1 (f) & (g) and 12 'Handrails'.</i> | | | |
|--|---|----------|--------------------------|
| 1 | Fire stairs handrails are 865mm to 1000mm high measured from the step nosing. | required | AS1428.1 cl 12 (d) |
| 2 | The height of handrails is consistent. | required | AS1428.1 cl 12 (e) |
| 3 | Fire stairs allow a clear passage with at least 1000mm clear width. | yes | BCA cl D1.6 |
| 4 | Fire stairs have the bottom step of each flight setback so handrails meet at the landing without a vertical section. | yes | AS1428.1 cl 12 (e) |
| 5 | Fire stairs have handrails on at least one side. | yes | AS1428.1 cl 12 |
| 6 | Fire stairs have 1 tread width plus 300mm horizontal handrail extension at the top of the stairs where the handrails terminate. | yes | AS1428.1.11.2b |
| 7 | Fire stairs have 300mm horizontal handrail extensions at the bottom of the stairs where the handrail terminates. | required | AS1428.1.11.2b |
| 8 | Steps have compliant stair nosing. | required | AS1428.1. 11.1 (f) & (g) |

Switches and GPO

AS1428.1 14 requires all switches and controls on an accessible path of travel, other than GPO, to be located between 900mm and 1100mm from the finished floor and not less than 500mm from internal corners, except when the switch is on the latch side architrave. GPO should be located between 600mm and 1100mm from the finished floor. Rocker action and toggle switches with a minimum dimension of 30mm x 30mm should be used in accessible sanitary facilities.

Floor covering

On a continuous accessible path of travel AS1428.1 (2009) 7.1 requires a slip resistant surface that can be traversed by a person using a wheelchair and those with an ambulant or sensory disability and 7.4 requires carpet pile height not exceeding 6mm thickness and backing not exceeding 4mm thickness. Any exposed edge should be attached to the floor and shall have a trim along its entire length. At the leading edge, carpet should not have a vertical lip of more than 3mm or a beveled lip of more than 5mm.

| Floor and ground surfaces Building Code of Australia – D3.3 AS1428.1 clause 7 | | | |
|--|---|----------|-------------------------------|
| 1 | Surfaces are slip resistant. | required | AS1428.1, 7 |
| 2 | Traversable by people who use a wheelchair and those with ambulant or vision impairment. | required | AS1428.1, 7 |
| 3 | Vertical changes shall have construction tolerance no more than 3mm if vertical or 5mm if rounded or bevelled. | required | AS1428.1, 7 |
| 4 | Slotted openings, such as grates, can be no greater than 13mm wide and be orientated so the long dimension is orientated across the path of travel. | required | AS1428.1, 7.5 |
| 5 | Carpet pile height no more than 11mm and carpet backing no more than 4mm. | required | BCA D3.3 (overrides AS1428.1) |



Accessible Rooms

BCA Table D3.1 requires 9 accessible units where there are 200 to 500 units plus 1 accessible unit for each further 30 units or part thereof. With 216 rooms the BCA requires the provision of 10 accessible rooms. There are 2 typical layout types for accessible rooms that comply with the requirements of AS1428.1 (2009). All are double rooms with queen size beds shown and provide sufficient circulation space for a wheelchair user to turn. All have. The accessible rooms and room type are 1/25 H, 1/20 I, 2/25 H, 2/20 I, 3/25 H, 3/20 I, 4/25 H, 4/20 I, 5/13 I, 5/05 J.

There is no guidance mandated for the layout of an accessible room, other than for sanitary facilities, with no guidance for kitchen layout or provision of some other accessible features. The best guidance available is AS4299 'Adaptable Housing' and this has been used.

Accessible Entry

I note that the entrances to accessible units have 850mm clear width with sufficient circulation space to comply with AS1428.1 figure 31.

Doorways

Door controls at the entry to accessible rooms should be a lever type, located 900mm to 1100mm from the finished floor, at the same height as light switches and with 35mm to 45mm clearance behind the handle.

Sanitary Facilities

Combined shower and sanitary facilities are accessible in accordance with AS1428.1. Rocker action and toggle switches with a minimum dimension of 30mm x 30mm should be used in accessible sanitary facilities. In the absence of a vanity unit a shelf at a height of 900mm to 1000mm 120mm to 150mm deep and 300mm to 400 mm long should be provided.

Kitchen

Benches should include a work surface at least 800mm in length that is adjustable or replaceable as a unit between 750mm and 850mm height from the finished floor and has clear floor space in front 850mm wide and 1550mm long.

Taps should be of a lever type, reachable within 300mm from the front of the sink with a clearance of 50mm from the nearest obstacle.

Cupboards should be fitted with "D" pull handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards,

At least one GPO should be a double general power outlet and be within 300mm of the front of a work surface. A GPO should be provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.

Living and Dining Area

In accessible rooms there is sufficient room in the living area, depending on placement of furniture, for a wheelchair user to make a 360 degree turn. This requires a space of 2250mm diameter, which would be achievable in accessible units.

| Sole occupancy units Class 3 <i>AS4299 'Adaptable Housing', BCA F2.4, AS1428.1 (2009)</i> | | | |
|--|---|-----|-------------------------|
| 1 | SOU doors have clear openings of at least 850mm. | yes | D3.2.3a AS1428.1, 13 |
| 2 | SOU doors have circulation space complying with AS1428.1, Figure 31 | yes | D3.3.3a AS1428.1, 13 |

| | | | |
|----|--|----------|--------------|
| 3 | Door controls in SOU are a lever type, | required | AS1428.1, 13 |
| 4 | Door controls in SOU are located 900mm to 1100mm from the finished floor and with 35mm to 45mm clearance behind the handle. | required | AS1428.1, 13 |
| 5 | Door controls in SOU are located at the same height as light switches | required | AS1428.1, 13 |
| 6 | Door controls in SOU have door handles with 35mm to 45mm clearance behind the handle. | required | AS1428.1, 13 |
| 7 | An accessible sanitary facility is provided in any accessible SOU | yes | BCA F2.4 |
| 8 | An accessible shower is provided in an accessible SOU | yes | BCA F2.4 |
| 9 | The bathroom within the units are arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1 | yes | AS1428.1, 15 |
| 10 | The bathroom within a SOU must have a slip-resistant floor surface | required | AS1428.1, 15 |
| 11 | The bathroom within a SOU must have a washbasin with plumbing that allows clearances that comply with AS 1428.1. | required | AS1428.1, 15 |
| 12 | The bathroom within a SOU must have a shower that complies with AS 1428.1, with the following to be accommodated; a grab rail, portable shower head and a folding seat | yes | AS1428.1, 15 |
| 13 | A wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it and a double general power outlet beside the mirror is provided. | required | AS1428.1, 15 |
| 15 | Minimum 1550mm clear is provided between kitchen benches. | na | AS4299 4.5.1 |
| 16 | Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750mm to 850mm or replaceable. | required | AS4299 4.5.5 |
| 17 | Kitchen tap set capstan or lever handles or lever mixer. | required | AS4299 4.5.5 |

| | | | |
|----|---|----------|----------------|
| | | | |
| 18 | Tap set located within 300mm of front of sink. | required | AS4299 4.5.6 |
| 19 | Cooktops to include either front or side controls with raised cross bars. | required | AS4299 4.5.6 |
| 20 | Cooktops to include isolating switch. | required | AS4299.5.6 (e) |
| 21 | Locate handles towards the top of below bench cupboards and towards the bottom of overhead cupboards. Provide 'D' pull handles. | required | AS4299 4.5.7 |
| 22 | GPOs to comply with AS1428.1. At least one double GPO within 300mm of front of work surface. | required | AS4299. 4.5.7 |
| 23 | Circulation space in the living area is at least 1540mm x 2070mm for a wheelchair user to turn. | yes | AS4299 5.7 |
| 24 | Provision for adequate circulation space in front of or beside appliances (min. 1550mm depth). | yes | AS4299.5.8 |

END