



# Adaptable Housing Report

Loftex

3-5 Help Street

Chatswood NSW, 2067

**Fire Safety Engineers | Inclusive Accessibility Consultants | Building Code Consultants**

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Revision History—

| OUR REFERENCE          | REMARKS                                              | ISSUE DATE       |
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## EXECUTIVE SUMMARY

This Adaptable Housing Assessment Report has been prepared by DC Partnership at the request of Loftex and relates to the proposed mixed-use located at 3-5 Help Street, Chatswood NSW, 2067.

Based upon our assessment to date we are of the opinion that the subject development is capable of achieving compliance with the Class C adaptable housing provisions, either by complying with the prescriptive requirements or via a performance-based approach.

With respect to the assessment undertaken, the following items shall be reviewed further as the project develops—

| ITEM | DESCRIPTION                                                                                                                                                                                                                                                                        | RESPONSIBILITY |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 1.   | Internal circulation provisions presented with shortfalls relating to door circulation spaces.                                                                                                                                                                                     | Design Team    |
| 2.   | As design progresses, further details shall be provided to ensure compliance with the requirements of the AS4299 / AS1428.1-2009 is achieved, such as:<br>(i) Wet area (sanitary facilities) details;<br>(ii) Kitchen details;<br>(iii) GPO locations;<br>(iv) Circulation Spaces. | Design Team    |
| 3.   | Review all items within the markups and throughout this report that require actioning by a returned response where specific clarification requested.                                                                                                                               | Design Team    |

In addition to undertaking a detailed assessment of the design against the prescriptive requirements of AS4299-1995 a preliminary performance-based assessment has also been undertaken.

The implementation of a performance-based approach in lieu of compliance with the deemed-to-satisfy (DtS) provisions of AS4299-1995 shall be disclosed to the relevant stakeholders and is subject to the approval of the certifying authority.

The table below lists scenarios where we believe the adoption of a performance design may add value to development in-lieu of complying with the prescriptive (DtS) provisions—

| ITEM | PROPOSED PERFORMANCE SOLUTION                      | AS4299-1995 CLAUSE | PERFORMANCE REQUIREMENT |
|------|----------------------------------------------------|--------------------|-------------------------|
| (i)  | Reduced circulation space within the main bedrooms | 4.4.1              | 2.2(a) & 2.2(c)(ii)     |

## 1.0 INTRODUCTION

### 1.1 General

This Adaptable Housing Assessment Report has been prepared by DC Partnership at the request of Loftex and relates to the proposed mixed-use development located at 3-5 Help Street, Chatswood NSW, 2067. This report has been prepared for the SSDA application in response to the SEARs request to address item 4 in Built Form and Urban Design.

### 1.2 Basis of Assessment

This report is based upon *Class C essential provisions*, as required by *Australian Standard AS4299-1995 Adaptable Housing*, Standards Australia, 1995.

The concept of The Adaptable Housing Code is to provide guidelines for adaptable housing that can be modified easily in the future to become accessible to both occupants and visitors at little personal and economic cost.

### 1.3 Documentation Provided for Assessment

This adaptable housing assessment is based upon the architectural documentation prepared by EMBECE and listed within **Appendix 1**.

### 1.4 Limitations

This report is based upon, and limited to, the information depicted in the documentation provided for assessment and does not make any assumptions regarding design intention or the like.

### 1.5 Report Exclusions

It is conveyed that this report should not be construed to infer that an assessment for compliance with the following has been undertaken—

- (a) The National Construction Code 2022, Volume One, Building Code of Australia Class 2 to Class 9 Buildings, The Australian Building Codes Board; and
- (b) Work Health & Safety Act and Regulations; and
- (c) Work Cover Authority requirements; and
- (d) Structural and Services Design Documentation; and
- (e) The Disability Discrimination Act (DDA) 1992; and
- (f) The individual requirements of service authorities (i.e. Telecommunication Carriers, Sydney Water, Energy Australia).

### 1.6 Interpretation Notes

To provide the reader with additional context the following information regarding assessment methodology used in this assessment is provided below—

- (a) Movable furniture is the ongoing responsibility of the occupants who should maintain appropriate circulation spaces between and around furnishings;
- (b) For an assessment of the accessibility provisions as required by the BCA 2022, refer to the report prepared by DC Partnership reference P222\_481-2 (ACCESS SSDA) DV.

## 2.0 DEVELOPMENT DESCRIPTION

### 2.1 Purpose of Report

The purpose of this report is to identify the extent to which the architectural design documentation complies with the provisions of AS4299-1995, specifically the Class C requirements.

In accordance with AS4299-1995 *Adaptable Housing*, adaptable housing units shall be designed and constructed to meet the following Performance Requirements:

- (a) Visitability: to ensure there is at least one accessible entry and path of travel to the living area and to a toilet;
- (b) Avoidance of level changes: to have no steps where possible;
- (c) Manoeuvrability: to ensure suitable circulation to manoeuvre a wheelchair within the living area, kitchen, bedroom and bathroom/toilet;
- (d) Ease of adaptation: to ensure any walls proposed to be demolished to be non-loadbearing and free of electrical and plumbing services;
- (e) Ease of reach: to ensure controls (such as light switches and taps) and shelves/cupboards at suitable levels for people who use wheelchairs; and
- (f) Future laundry facilities: to ensure laundry facilities after adaptation will be accessible to people who use wheelchairs.

### 2.2 Development Description

A total of one-hundred and sixty (160) residential units are proposed within the subject development, being 36 (22.5%) designated as adaptable units.

Based in advice provided by the planner, it is understood that 20% is considered appropriate for the SSDA application.

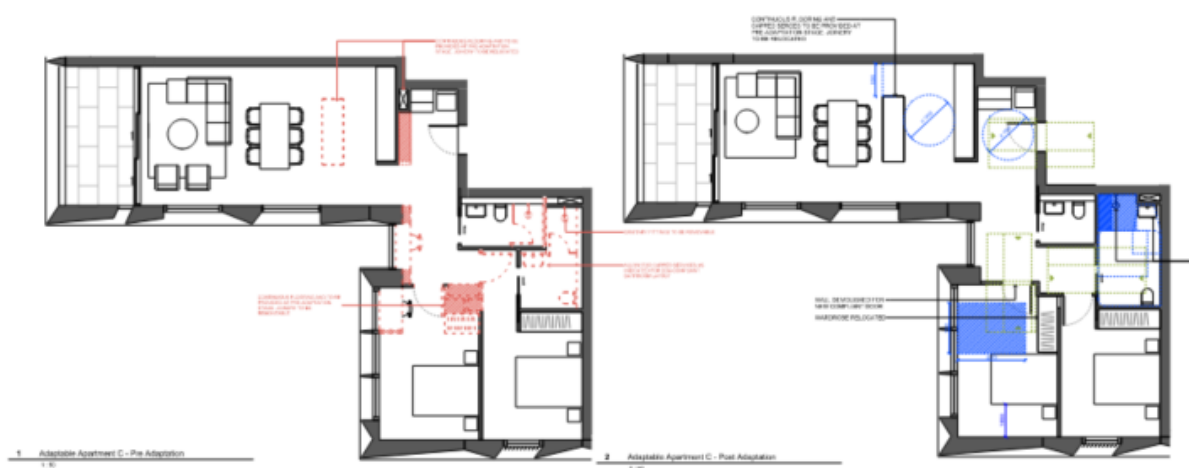
Unit types Type A, Type B, Type C, and Type E have been designated as Class C adaptable units, as shown below in **Figure 1 to 4**



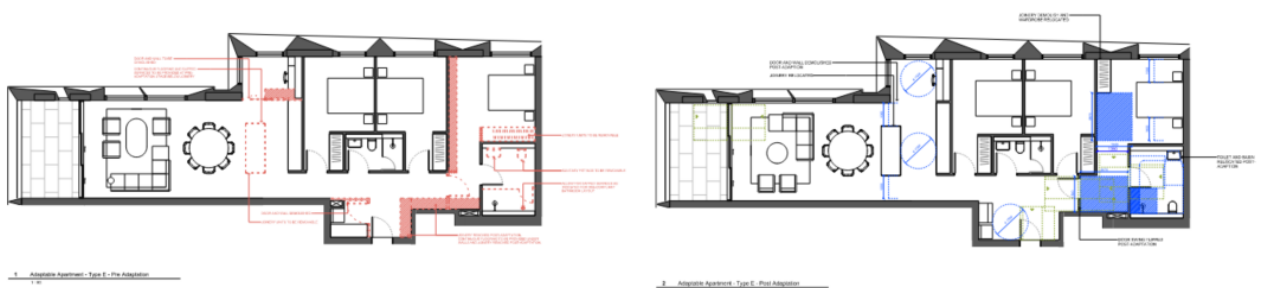
**Figure 1 - Unit type A (pre/post adaptation)**



**Figure 2 - Unit type B (pre/post adaptation)**



**Figure 3 - Unit type C (pre/post adaptation)**



**Figure 4 - Unit type D (pre/post adaptation)**

## 3.0 AS4299-1995 ASSESSMENT SUMMARY

### 3.1 General

The following table summarises the compliance status of the architectural design in terms of the prescriptive provisions of each *Essential* Feature within AS4299 – 1995 and indicates a **capability for compliance** ('COMPLIES') with Class C requirements.

A detailed analysis and commentary are provided in **Section 4.0** of this report in the instance that prescriptive non-compliance occurs ('DOES NOT COMPLY') or further 'DESIGN DETAIL' is required.

Such instances should not necessarily be considered design deficiencies but rather matters which need to be considered by the design team, the certifying authority and all other relevant stakeholders as design progresses.

### 3.2 Schedule of Essential Features – Class C

| AS4299-1995 CLAUSE |                           | COMPLIES | DOES NOT COMPLY | DESIGN DETAIL |
|--------------------|---------------------------|----------|-----------------|---------------|
| 2.3                | Drawings                  | ✓        |                 |               |
| 3.3.2              | Siting                    |          |                 | ✓             |
| 3.6                | Security                  |          |                 | ✓             |
| 3.7.2              | Private car accommodation | ✓        |                 |               |
| 3.8                | Letterboxes               |          |                 | ✓             |
| 4.2                | Interior - general        | ✓        |                 |               |
| 4.3                | Accessible entry          | ✓        |                 |               |
| 4.4                | Sanitary facilities       |          |                 | ✓             |
| 4.5                | Kitchen                   |          |                 | ✓             |
| 4.6.1              | Main bedroom              |          |                 | ✓             |
| 4.7                | Living areas              | ✓        |                 |               |
| 4.8                | Laundry                   | ✓        |                 |               |
| 4.11               | Ancillary items           | ✓        |                 |               |

## 4.0 AS4299-1995 DETAILED ASSESSMENT

### 4.1 General

With reference to the AS4299-1995 Assessment Summary contained in **Section 3.0** above, the following analysis and commentary is provided.

In addition, reference is also made to **Appendix 2**, which contains specification items which should be noted on drawings indicating compliance will/has been achieved with AS4299-1995.

This commentary is formulated to enable the design documentation to be further progressed, for the purpose of evidencing the attainment of compliance with the relevant provisions of AS4299-1995, specifically Class C Essential Features.

### 4.2 Detailed Assessment

#### 4.2.1 Drawings

The following comment is provided in regards to Clause 2.3 Drawings of the Adaptable Housing Standard—

| ITEM    | REQUIREMENT                                                                                                                                                                                                         | ASSESSMENT                                                               |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| General | Compliance is achieved with this clause – Drawings have been provided for thirty-six (36) nominated adaptable units, demonstrating both pre-adaptation and post-adaptation layouts, in accordance with AS4299-1995. | <b>Complies</b><br>The design achieves compliance with this requirement. |

#### 4.2.2 Siting

Reference is made to the Access Design Assessment Report prepared by DC Partnership [ref. P222\_481-3 (ACCESS DA) DV].

The following comments are provided in regards to Clause 3.3.2 Siting of the Adaptable Housing Standard—

| ITEM      | REQUIREMENT                                                                                                                                                                                                                 | ASSESSMENT                                                               |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| Accessway | The accessible path of travel to the entrance of adaptable housing units shall be continuous, slip-resistant, hard-surfaced and shall not incorporate any step, stairway or other impediment, compliant with AS1428.1-2009. | <b>Complies</b><br>The design achieves compliance with this requirement. |

#### 4.2.3 Security

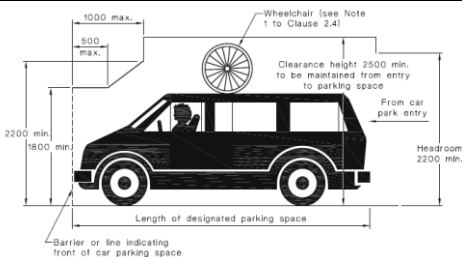
The following comments is provided in regards to Clause 3.6 Security of the Adaptable Housing Standard—

| ITEM          | REQUIREMENT                                           | ASSESSMENT                                                               |
|---------------|-------------------------------------------------------|--------------------------------------------------------------------------|
| Specification | Class C adaptable unit specification to be satisfied. | <b>Complies</b><br>The design achieves compliance with this requirement. |

#### 4.2.4 Private car accommodation

The following comments are provided in regards to Clause 3.7.2 Private Car Accommodation of the Adaptable Housing Standard—

| ITEM                    | REQUIREMENT                                                                                                                                                                                                                                                           | ASSESSMENT                                                                                                           |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| Adaptable Car Bays      | Thirty-six (36) car parking spaces with dimensions in accordance with AS/NZS2890.6:2009 have been provided, hence meeting the requirement of one (1) car parking space to be allocated to each adaptable unit within the development, in accordance with AS4299-1995. | <b>Complies</b><br>The design achieves compliance with this requirement.                                             |
| Symbol of Access        | The requirement for a symbol of access to be placed on the pavement shall not apply to any privately-owned parking space for people with disabilities associated with a single residence and intended primarily for use by occupants of that residence.               | <b>Capable of compliance</b><br>Please detail and show this design requirement in the architectural drawings.        |
| Finished Floor Gradient | Accessible parking spaces and shared areas shall at the same grade and the ground surface shall be not steeper than 1:40 (1:33 for external bitumen surfaces is acceptable).                                                                                          | <b>Further information required</b><br>Please detail and show this design requirement in the architectural drawings. |
| Head Height Clearances  | Vertical clearance leading to the accessible parking spaces shall be not less than 2200mm.                                                                                                                                                                            | <b>Further information required</b><br>Please detail and show this design requirement in the architectural drawings. |
| Head Height Clearances  | Vertical clearance at the accessible parking spaces and associated shared areas shall be not less than 2500mm.<br><br><i>Note: reduced headroom may be permitted in accordance with Figure 2.7 of AS/NZS2890.6:2009.</i>                                              | <b>Further information required</b><br>Please detail and show this design requirement in the architectural drawings. |

| ITEM | REQUIREMENT                                                                       | ASSESSMENT |
|------|-----------------------------------------------------------------------------------|------------|
|      |  |            |

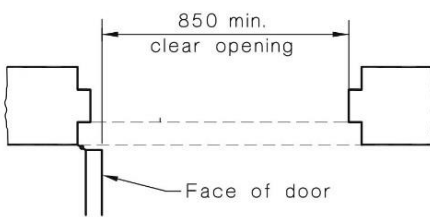
#### 4.2.5 Letterboxes

The following comments are provided in regards to Clause 3.8 Letterboxes of the Adaptable Housing Standard—

| ITEM        | REQUIREMENT                                                                                                                     | ASSESSMENT                                                                                                           |
|-------------|---------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| Letterboxes | External letterboxes shall be located on a hard standing area connected to an accessible pathway to the adaptable housing unit. | <b>Further information required</b><br>Please detail and show this design requirement in the architectural drawings. |
| Letterboxes | Class C adaptable unit specification to be satisfied.                                                                           | <b>Further information required</b><br>Please detail and show this design requirement in the architectural drawings. |

#### 4.2.6 Accessible entry

The following comments are provided in regards to Clause 4.3 Accessible Entry of the Adaptable Housing Standard—

| ITEM                                                   | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                     | ASSESSMENT                                                               |
|--------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| Entry Door<br>Clear width and<br>Circulation<br>Spaces | <p>Entry door to the adaptable unit to have a clear opening width and circulation space (hinge and latch side clearance) in accordance with AS1428.1-2009, see below figure for door clear opening width requirements at the pre-adaptable stage.</p>  <p>(a) Swing door</p> | <b>Complies</b><br>The design achieves compliance with this requirement. |

| ITEM          | REQUIREMENT                                           | ASSESSMENT                                                               |
|---------------|-------------------------------------------------------|--------------------------------------------------------------------------|
| Specification | Class C adaptable unit specification to be satisfied. | <b>Complies</b><br>The design achieves compliance with this requirement. |

#### 4.2.7 Interior – General

The following comments are provided in regards to Clause 4.2 Interior of the Adaptable Housing Standard—

| ITEM                   | REQUIREMENT                                                                                                                                                                                                                                          | ASSESSMENT                                                               |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| Flooring               | Floor within units is to be level throughout, if split-levels are used, they are to either incorporate scope for a ramp compliant with AS1428.1, or all essential features are to be located on one level (i.e. entry, living area, kitchen and WC). | <b>Complies</b><br>The design achieves compliance with this requirement. |
| Visitable Housing Unit | A visitable housing unit should have at least one wheelchair accessible entry with an accessible path of travel to the living area and to the visitable toilet as a minimum.                                                                         | <b>Complies</b><br>The design achieves compliance with this requirement. |
| Circulation Spaces     | Circulation spaces to be capable of modification at post-adaption stage to comply with AS1428.1-2009 as a minimum.                                                                                                                                   | <b>Complies</b><br>The design achieves compliance with this requirement. |
| Doors                  | Doors, other than the main bedroom, main bathroom, laundry and kitchen doors, to have clear opening width of 820mm at pre-adaptation.                                                                                                                | <b>Complies</b><br>The design achieves compliance with this requirement. |
| Corridors              | Internal corridors to have a minimum width of 1000mm at pre-adaptation.                                                                                                                                                                              | <b>Complies</b><br>The design achieves compliance with this requirement. |
| Specification          | Class C adaptable unit specification to be satisfied.                                                                                                                                                                                                | <b>Complies</b><br>The design achieves compliance with this requirement. |

#### 4.2.8 Living area

The following comments are provided in regards to Clause 4.7 Living Area of the Adaptable Housing Standard—

| ITEM              | REQUIREMENT                                                                                                                                                                      | ASSESSMENT                                                               |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| Circulation Space | Provision shall be made for a circulation space to enable a 360° wheelchair turn, after furniture has been placed (2250mm diameter turning space will satisfy this requirement). | <b>Complies</b><br>The design achieves compliance with this requirement. |

| ITEM          | REQUIREMENT                                           | ASSESSMENT                                                               |
|---------------|-------------------------------------------------------|--------------------------------------------------------------------------|
| Specification | Class C adaptable unit specification to be satisfied. | <b>Complies</b><br>The design achieves compliance with this requirement. |

#### 4.2.9 Kitchen

The following comments are provided in regards to Clause 4.5 Kitchen of the Adaptable Housing Standard—

| ITEM             | REQUIREMENT                                                                                                                                                                                                                   | ASSESSMENT                                                                                                    |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| Bench Clearances | A minimum clearance of 1550mm between all opposing base cabinets and walls to be provided at the outset, to allow for a 180° turn, in accordance with AS1428.1.                                                               | <b>Capable of compliance</b><br>The design achieves compliance with this requirement.                         |
| Door             | Kitchen door to have a clear opening width of 850mm and circulation spaces in accordance with AS1428.1-2009.                                                                                                                  | <b>Not applicable</b><br>This requirement is not applicable to the proposed design.                           |
| Work Surface     | Benches to include 800mm work surface adjacent to the sink and cooktop.                                                                                                                                                       | <b>Complies</b><br>The design achieves compliance with this requirement.                                      |
| Work Surface     | Provide a workspace adjacent to the refrigerator.                                                                                                                                                                             | <b>Complies</b><br>The design achieves compliance with this requirement.                                      |
| Oven             | Elevation drawings to indicate location of oven to be located adjacent to a work surface (oven to be located underneath cooktop) Where oven doors are hinged, the clear work surface to be on the opposite side to the hinge. | <b>Capable of compliance</b><br>Please detail and show this design requirement in the architectural drawings. |
| Microwave        | Provision shall be made for a microwave shelf to be installed or replaced at any height between 750mm and 1200mm above FFL.                                                                                                   | <b>Capable of compliance</b><br>Please detail and show this design requirement in the architectural drawings. |
| Specification    | Class C adaptable unit specification to be satisfied.                                                                                                                                                                         | <b>Capable of compliance</b><br>Please detail and show this design requirement in the architectural drawings. |

#### 4.2.10 Main bedroom

The following comments are provided in regards to Clause 4.6.1 Main Bedroom of the Adaptable Housing Standard—

| ITEM               | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ASSESSMENT                                                                                       |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| Circulation Spaces | <p>The main bedroom shall be capable of accommodating a queen size bed (1530 x 2030mm), a wardrobe and one of the following circulation minimum space requirements, clear of wardrobe fixtures;</p> <p>(i) 1000mm on either side of the bed and 1540mm turning space at the foot of the bed (generally at minimum 3600mm x 3600mm room clear of wardrobes), or;</p> <p>(ii) 1540mm x 2070mm near the door (side of bed), 1200mm at the foot of the bed and 1000mm on the opposite side of the bed (generally at 3300mm x 4100mm room clear of wardrobes).</p> | <p><b>Performance solution</b></p> <p>The design can be supported by a Performance Solution.</p> |
| Door               | Main bedroom door to have 850mm clear opening width and circulation spaces in accordance with AS1428.1-2009.                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p><b>Complies</b></p> <p>The design achieves compliance with this requirement.</p>              |
| Specification      | Class C adaptable unit specification to be satisfied.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p><b>Performance solution</b></p> <p>The design can be supported by a Performance Solution.</p> |

#### 4.2.11 Sanitary facilities

The following comments are provided in regards to Clause 4.4 Sanitary Facilities of the Adaptable Housing Standard—

| ITEM         | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                 | ASSESSMENT                                                                                    |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| General      | At least one sanitary facility and components within the SOU shall be adaptable, at minimum cost, to potentially comply with AS1428.1-2009 as a minimum. Any walls that are to be moved or demolished between pre and post adaption must be non-loadbearing and free of electrical and plumbing services.                                                   | <p><b>Does not comply</b></p> <p>Amend design - Refer to Appendix 3 for drawing mark-ups.</p> |
| Visitable WC | <p>Each housing unit shall be provided with either a visitable toilet or an accessible toilet, in accordance with AS4299 from the outset at pre-adaption stage.</p> <p>Note: Where a separate toilet and bathroom are used with the intention of future unification, the WC pan shall initially be positioned at the correct distance from fixed walls.</p> | <p><b>Does not comply</b></p> <p>Amend design - Refer to Appendix 3 for drawing mark-ups.</p> |

| ITEM          | REQUIREMENT                                                                                                                                                                                                                                                                                       | ASSESSMENT                                                                                                    |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| Door          | Main bathroom door to have 850mm clear opening width and circulation space in accordance with AS1428.1-2009. An exception can be made to the positioning of the washbasin, which can be located a minimum of 300mm clear of the swing of the door, in accordance with Figure 51 of AS1428.1-2009. | <b>Complies</b><br>The design achieves compliance with this requirement.                                      |
| Toilet Pan    | The toilet pan shall be provided with circulation spaces which can achieve compliance with AS1428.1-2009 at post adaption.                                                                                                                                                                        | <b>Complies</b><br>The design achieves compliance with this requirement.                                      |
| Shower Recess | The shower recess shall be located in a consistent location between pre and post adaption.                                                                                                                                                                                                        | <b>Complies</b><br>The design achieves compliance with this requirement.                                      |
| Washbasin     | The washbasin shall be located so that circulation space and knee clearance can achieve compliance with AS1428.1-2009 at post adaptation.                                                                                                                                                         | <b>Capable of compliance</b><br>Please detail and show this design requirement in the architectural drawings. |
| Specification | Class C adaptable unit specification to be satisfied.                                                                                                                                                                                                                                             | <b>Does not comply</b><br>Amend design - Refer to Appendix 3 for drawing mark-ups.                            |

#### 4.2.12 Laundry

The following comments are provided in regards to Clause 4.8 Laundry of the Adaptable Housing Standard—

| ITEM              | REQUIREMENT                                                                                                | ASSESSMENT                                                               |
|-------------------|------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| Laundry Location  | The location of the Laundry is to remain consistent between pre and post adaption.                         | <b>Complies</b><br>The design achieves compliance with this requirement. |
| Circulation Space | Provision for adequate circulation space (1550mm diameter) shall be made in front of or beside appliances. | <b>Complies</b><br>The design achieves compliance with this requirement. |
| Specification     | Class C adaptable unit specification to be satisfied.                                                      | <b>Complies</b><br>The design achieves compliance with this requirement. |

#### 4.2.13 Ancillary items

The following comment is provided in regards to Clause 4.11 Ancillary of the Adaptable Housing Standard—

| ITEM          | REQUIREMENT                                           | ASSESSMENT                                                               |
|---------------|-------------------------------------------------------|--------------------------------------------------------------------------|
| Specification | Class C adaptable unit specification to be satisfied. | <b>Complies</b><br>The design achieves compliance with this requirement. |

## 5.0 CONCLUSION

### 5.1 General

Our strategy for ensuring compliance will be refined and documented during the design process in conjunction with the continual development of the architectural documentation, as required.

Based upon our assessment to date we are of the opinion that the subject development is capable of achieving compliance with the relevant *Class C* provisions of the *Australian Standard AS4299-1995 Adaptable Housing*, subject to the comments and the design detail contained in **Section 4.0**.

We trust that the above information is sufficient for the consent authority in assessing the merit of the architectural design from a planning perspective.

Report by

Verified By



David Vu  
**Accessibility Consultant**  
For DC Partnership



John La Scala  
**Principal | Accessibility**  
For DC Partnership

## APPENDIX 1 – ASSESSED DOCUMENTATION

This adaptable housing assessment was based upon the architectural documentation prepared by EMBECE namely—

| DRAWING NUMBER | REV | DRAWING TITLE         | DATE       |
|----------------|-----|-----------------------|------------|
| SSDA-4000      | -   | Adaptable Apartment A | 20.12.2024 |
| SSDA-4001      | -   | Adaptable Apartment B | 20.12.2024 |
| SSDA-4002      | -   | Adaptable Apartment C | 20.12.2024 |
| SSDA-4004      | -   | Adaptable Apartment D | 20.12.2024 |

## APPENDIX 2 – CLASS C AS4299 SPECIFICATION

The following Specification checklist is provided for implementation within design documentation to ensure as the design progresses, compliant with AS4299-1995 will be achieved.

| <b>1. SECURITY</b>           |                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.1.                         | An even degree of light shall be provided along the main accessible pathways. Lighting shall be at a low level to reduce glare. A minimum lighting level of 50 lux at ground level shall be provided. Light fittings should light up the surface for one metre on each side of the path.                                                                                          |
| <b>2. CAR PARKING</b>        |                                                                                                                                                                                                                                                                                                                                                                                   |
| 2.1.                         | The ground surface shall be firm, plane, slip resistant and traversable by people with disabilities (hence surfaces such as loose gravel and grass are not acceptable).                                                                                                                                                                                                           |
| <b>3. LETTERBOXES</b>        |                                                                                                                                                                                                                                                                                                                                                                                   |
| 3.1.                         | Letterboxes shall comply with Australia/New Zealand Post regulations.                                                                                                                                                                                                                                                                                                             |
| 3.2.                         | Where letterboxes are centrally located in residential estate developments they should be adjacent to the street entry. Letterboxes and parcel racks should be lockable.                                                                                                                                                                                                          |
| 3.3.                         | The letterbox area should allow for a future roof to be constructed and be in a well-lit location.                                                                                                                                                                                                                                                                                |
| <b>4. ACCESSIBLE ENTRY</b>   |                                                                                                                                                                                                                                                                                                                                                                                   |
| 4.1.                         | The operational force of entry doors to be lightweight in design to satisfy the operational requirements of AS1428.1-2009 (where provided, door closers to be adjusted to satisfy this requirement).                                                                                                                                                                              |
| 4.2.                         | Door hardware to be operable with one hand and located at a suitable location in accordance with AS1428.1-2009— <ul style="list-style-type: none"> <li>(i) D-pull or D-lever type handles with a return;</li> <li>(ii) Have a minimum 35-45mm clearance between the handle and the backplate of the door face;</li> <li>(iii) Be located between 900-1100mm above FFL.</li> </ul> |
| <b>5. INTERIOR - GENERAL</b> |                                                                                                                                                                                                                                                                                                                                                                                   |
| 5.1.                         | Door hardware to be operable with one hand and located at a suitable location in accordance with AS1428.1-2009— <ul style="list-style-type: none"> <li>(i) D-pull or D-lever type handles with a return;</li> <li>(ii) Have a minimum 35-45mm clearance between the handle and the backplate of the door face;</li> <li>(iii) Be located between 900-1100mm above FFL.</li> </ul> |
| <b>6. LIVING AREA</b>        |                                                                                                                                                                                                                                                                                                                                                                                   |
| 6.1.                         | Indicate provision for a telephone outlet adjacent a power point.                                                                                                                                                                                                                                                                                                                 |
| 6.2.                         | Full height glazed panels or door units where provided shall have a transom at 600-730mm above floor level. Glazing shall be of a safety glazing material.                                                                                                                                                                                                                        |
| 6.3.                         | GPOs shall be located not less than 500mm horizontally from internal corners.                                                                                                                                                                                                                                                                                                     |
| 6.4.                         | Potential illumination level within living areas to be a minimum 300 lux.                                                                                                                                                                                                                                                                                                         |

| <b>7. KITCHEN</b> |                                                                                                                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7.1.              | Ensure at pre-adaptation continuous tiling / floor surface is provided under all base cabinets to allow for joinery to be reconfigured and that capped services are provided where required to ensure adaptation is at minimal cost and inconvenience.                  |
| 7.2.              | Minimum 800mm wide kitchen sink and work surface with no cupboards underneath, to be adjustable from 750mm-850mm in height, or replaceable as a unit, plumbing shall be installed to accept supply and drainage connections for sinks mounted at the heights specified. |
| 7.3.              | The maximum depth of the main bowl of the sink should be no deeper than 150mm.                                                                                                                                                                                          |
| 7.4.              | The tap set shall have levers or sensor plate controls located no greater than 300mm from the front of the bench.                                                                                                                                                       |
| 7.5.              | The cooktop shall be provided with an isolation switch and controls which do not require reaching over hotplates and controls shall have raised cross-bars for ease of grip.                                                                                            |
| 7.6.              | Provision for a microwave shelf located between 750mm to 1200mm from FFL required at post stage.                                                                                                                                                                        |
| 7.7.              | Adjustable shelving: depth 600mm max. up to 800mm above floor, depth 450mm max. from 800 to 1500mm above floor; depth 300mm max. above 1500mm as per clause 4.5.10 of AS4299.                                                                                           |
| 7.8.              | At least one double power point outlet within 300mm of the front of a work surface, and one provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.                                                              |
| 7.9.              | Hot water systems to be installed to deliver hot water at a maximum of 50°C at the hot water outlet.                                                                                                                                                                    |
| 7.10.             | Door pulls or handles for wall cabinets shall be capable of operation without a firm grip. A minimum 50mm clearance shall be provided between the handle and any obstruction.                                                                                           |
| 7.11.             | The floor surface shall have a slip resistance wet pendulum test rating of P2, in accordance with AS/NZS4586:2004 / SA HB 198:2004.                                                                                                                                     |

| <b>8. MAIN BEDROOM</b> |                                                                                                                                                |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| 8.1.                   | 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. |
| 8.2.                   | Two-way light switches should be provided, one located near the planned bed position. Height to be in accordance with AS1428.1-2009.           |
| 8.3.                   | A telephone outlet should be provided in each bedroom next to the bed on the side closest to the door.                                         |
| 8.4.                   | A television outlet should be provided in each bedroom on the opposite wall to the bedhead, adjacent to the double GPO.                        |

| <b>9. SANITARY FACILITIES</b> |                                                                                                                                                                                                             |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9.1.                          | Where toilet pan and/or basin services are to be relocated at post-adaption stage, capped services shall be provided where required.                                                                        |
| 9.2.                          | A shower shall be provided in accordance with AS1428.1-2009. Provide a shower recess with a level area (i.e. no hob) across the compartment and waterproofed to comply with AS3740.                         |
| 9.3.                          | Where shower, bath and WC grabrails are not provided from the outset and framed walls are used, reinforced areas for secure fixing shall be provided to support future grabrails in accordance with AS4299. |
| 9.4.                          | Fixtures and fittings within the post-adaptable accessible bathroom are to comply with AS1428.1:2009.                                                                                                       |
| 9.5.                          | Provide a double GPO beside the mirror (in the post-adapted location).                                                                                                                                      |
| 9.6.                          | Tap sets throughout shall have capstan or lever handles.                                                                                                                                                    |
| 9.7.                          | Hot water systems to be installed to deliver hot water at a maximum of 50°C at the hot water outlet.                                                                                                        |

## 9. SANITARY FACILITIES

- |      |                                                                                                                                     |
|------|-------------------------------------------------------------------------------------------------------------------------------------|
| 9.8. | The floor surface shall have a slip resistance wet pendulum test rating of P2, in accordance with AS/NZS4586:2004 / SA HB 198:2004. |
|------|-------------------------------------------------------------------------------------------------------------------------------------|

## 10. LAUNDRY

- |       |                                                                                                                                     |
|-------|-------------------------------------------------------------------------------------------------------------------------------------|
| 10.1. | Provision to be made for an automatic washing machine.                                                                              |
| 10.2. | Provide a continuous accessible path of travel to a clothesline, where provided.                                                    |
| 10.3. | A double general power outlet shall be provided.                                                                                    |
| 10.4. | Hot water systems to be installed to deliver hot water at a maximum of 50°C at the hot water outlet; and                            |
| 10.5. | The floor surface shall have a slip resistance wet pendulum test rating of P2, in accordance with AS/NZS4586:2004 / SA HB 198:2004. |

## 11. ANCILLARY ITEMS

- |       |                                                                                                                                                                                                         |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11.1. | Light switches shall be located at a height not less than 900mm not more than 1100mm above FFL, and in line with door handles.                                                                          |
| 11.2. | Switches shall be located adjacent to door handles where practical but no less than 500mm from any corners or obstructions.                                                                             |
| 11.3. | Except where elsewhere described (refer to kitchen and bathroom), GPOs shall be located at a height of not less than 600mm, with a preferred height of 1000mm above FFL, and in line with door handles. |
| 11.4. | GPOs shall be located not less than 500mm horizontally from internal corners.                                                                                                                           |

## APPENDIX 3 – DRAWING MARK-UPS

**General Notes**  
Verify dimensions on site prior to commencement of work. Check existing RL's on site. Advise Architect of any discrepancies before commencement. Allow for adjustments to suit discrepancies. Comply with relevant authorities requirements. Comply with Building Code of Australia requirements. Comply with relevant Australian Standards for materials and construction practice. Comply with Basix Certificate. Do not scale from drawings.

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0437 898 861

**BG&E | Structure**  
Vince Batro  
0414 814 862

**Neuron | Services**  
Steve Cassells  
0401 222 862

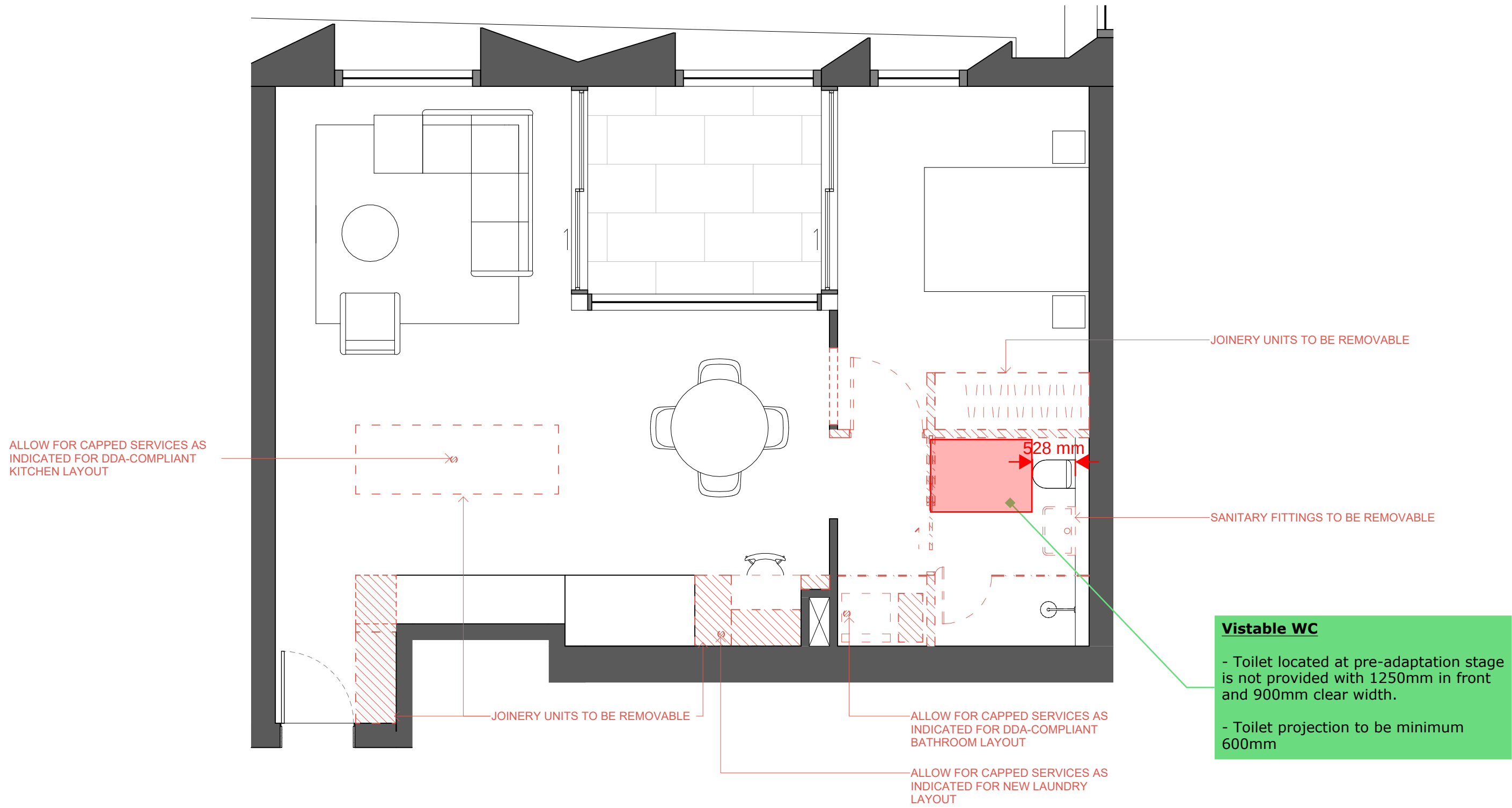
**Common Grounds | Landscape**  
Alex Georgouras  
0404 626 520

**Walkerbal | ESD**  
Stewart Mann  
0407 545 647

**Stantec | Civil**  
Jackson Bramley  
0421 193 028

**PDC Consultants | Traffic**  
Ben Midgley  
0413 167 797

**Design Confidence | BCA / Access**  
Lindsay Beard  
0407 870 612



## 1 SSDA\_Adaptable Apartment A - Pre-Adaptation

1 : 50

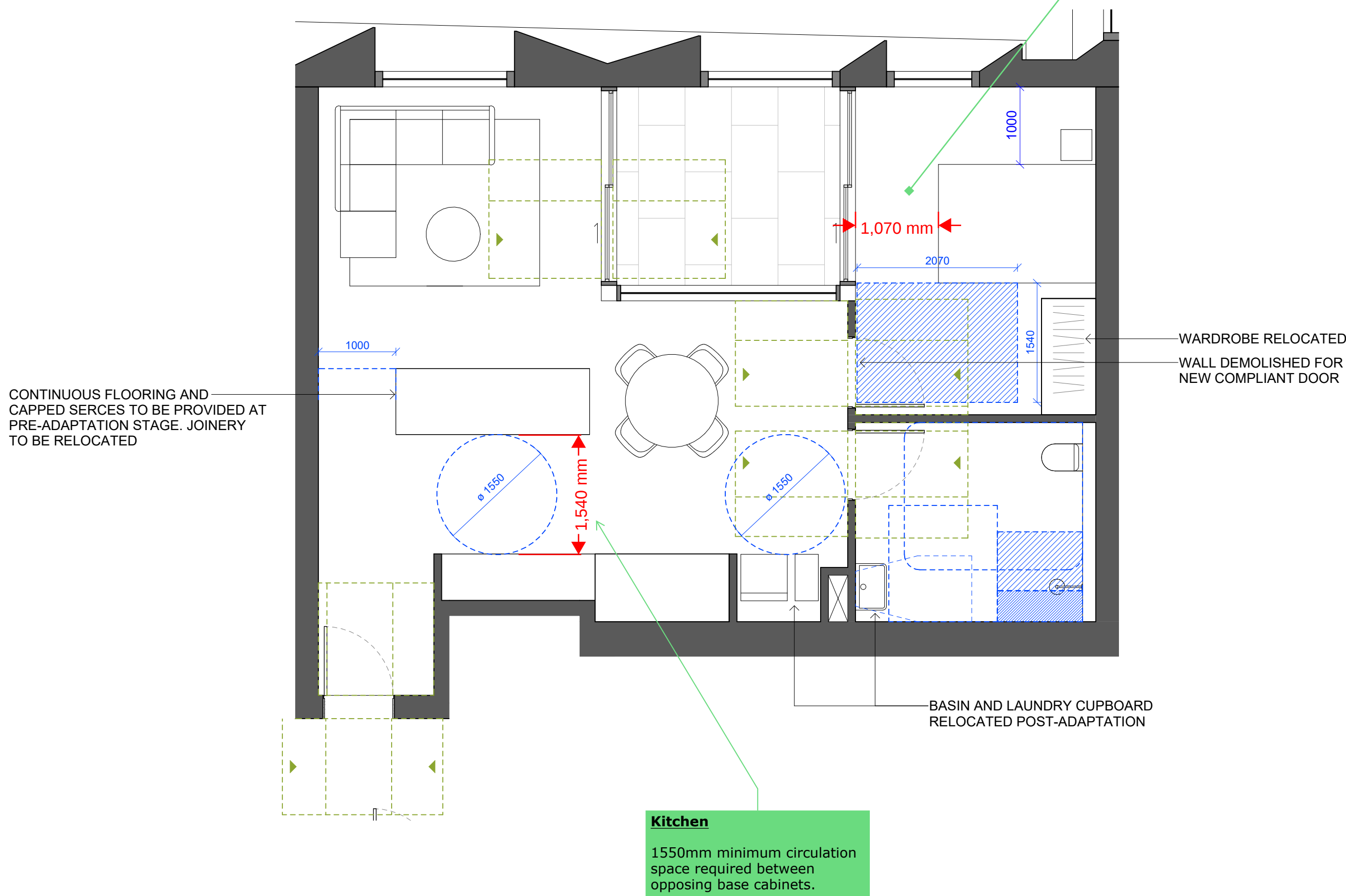
### Adaptable units

Sectional drawings to be provided for further assessment.

### Main Bedroom - Circulation Space

Less than 1200mm at the end of the bed.

DC Partnership can provide a performance based solution to a support the current design



## 2 SSDA\_Adaptable Apartment A - Post-Adaptation

1 : 50

**Project**  
Help Street Apartments

**Project No.**  
22023

**Address**  
3-5 Help Street Chatswood

**Status**  
FOR INFORMATION

**Drawn** MD **Authorised** MP **Date Issued** 20.12.2024

**Drawing**  
Adaptable Apartment A

**Drawing No.**  
SSDA-4000

**Scale**  
1 : 50 @ A1

**Issue**  
-

0 500 1000 1500 2000 2500  
Scale 1:50 mm

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**Nominated Architects**  
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Chi Melhem 7754

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**Project**  
Help Street Apartments

**Project No.**  
22023

**Address**  
3-5 Help Street Chatswood

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| MD           | MP                | 20.12.2024         |

**Drawing**  
Adaptable Apartment B

**Drawing No.**  
SSDA-4001

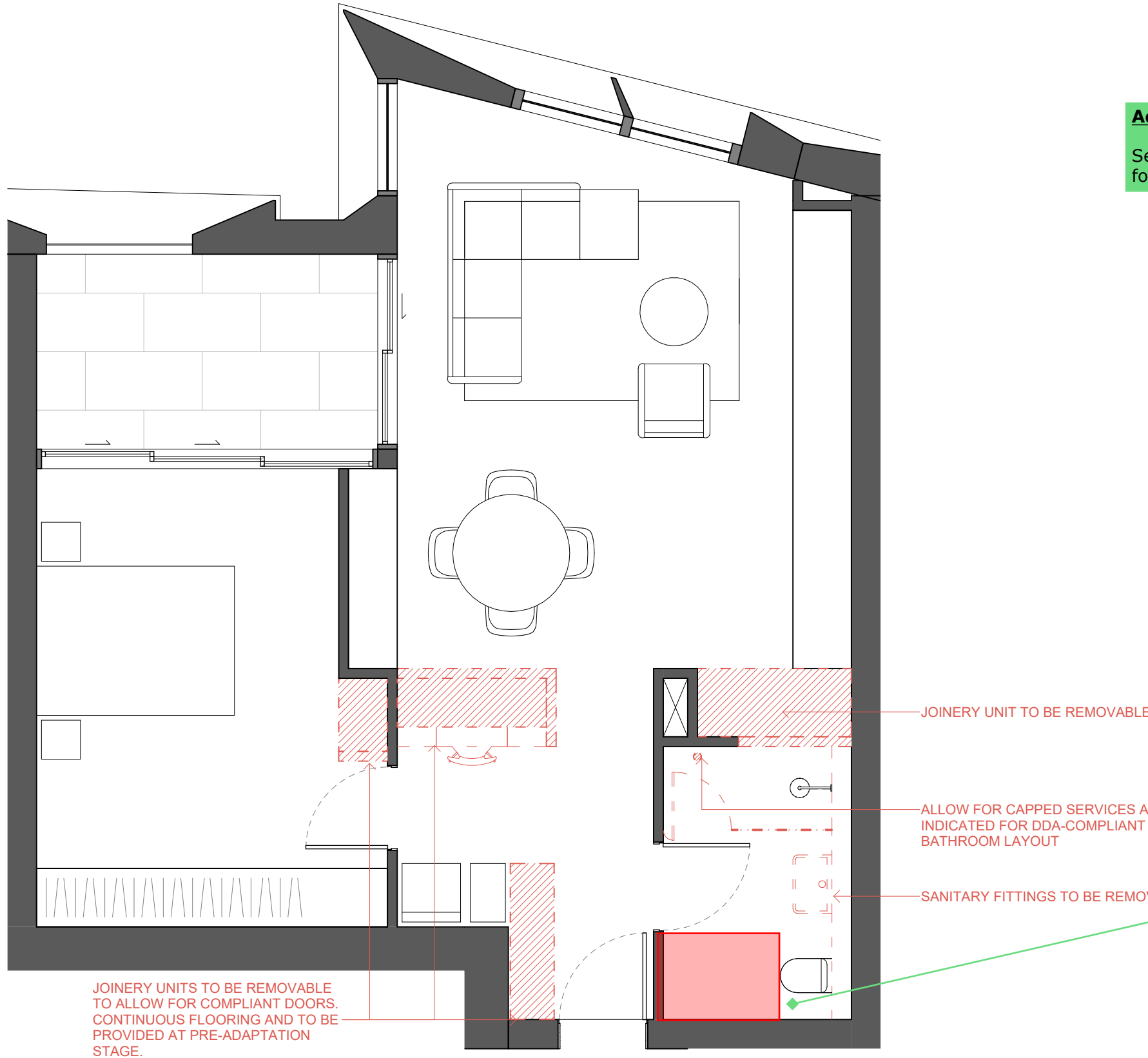
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**Issue**  
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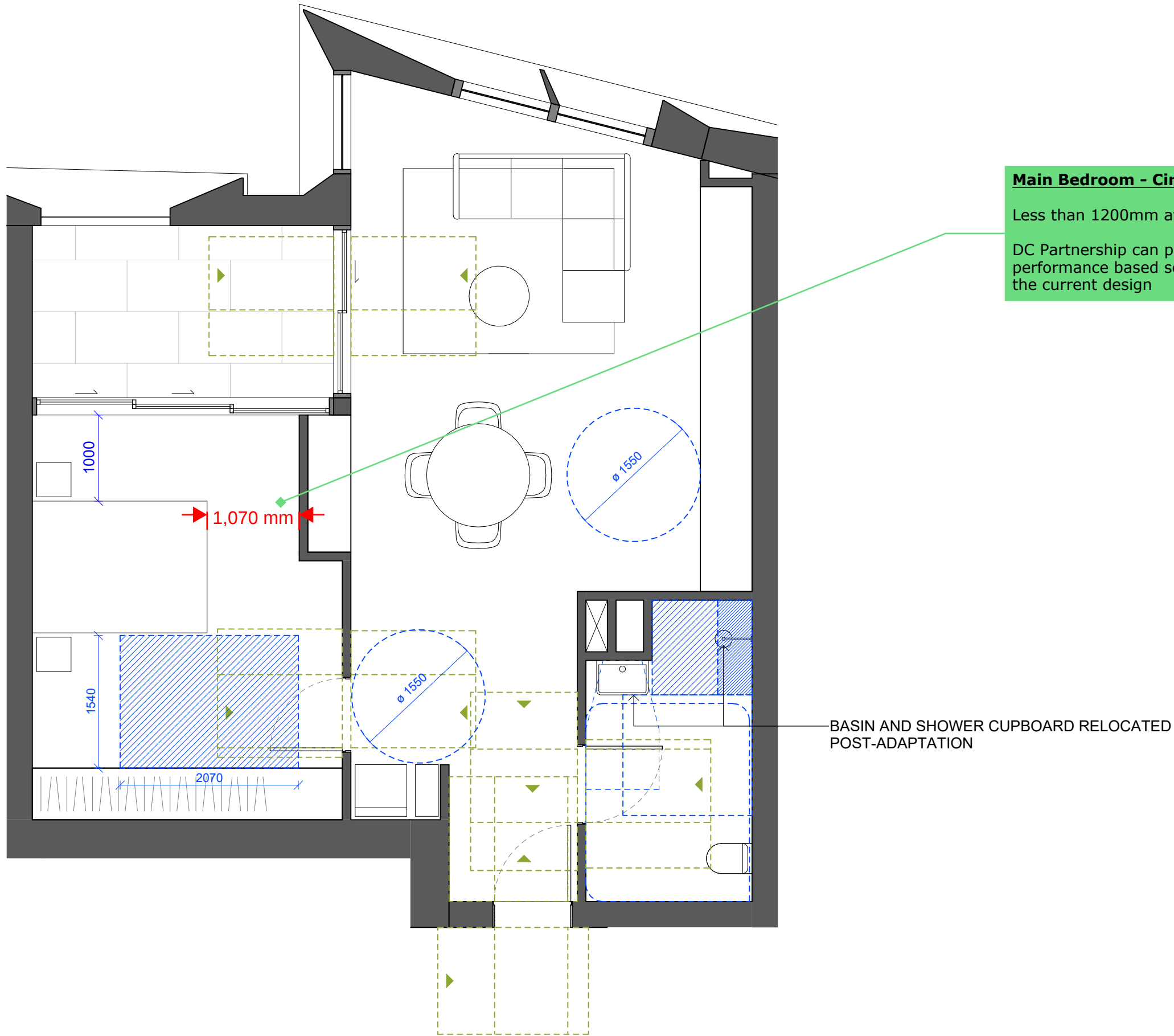
|                                                                                                         |                                                                                            |
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|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|



**Adaptable units**  
Sectional drawings to be provided for further assessment.

**Vistable WC**  
- Toilet located at pre-adaptation stage is not provided with 1250mm in front and 900mm clear width.  
- Toilet projection to be minimum 600mm

**1** Adaptable Apartment B - Pre Adaptation  
1 : 50



**Main Bedroom - Circulation Space**  
Less than 1200mm at the end of the bed.  
DC Partnership can provide a performance based solution to a support the current design

BASIN AND SHOWER CUPBOARD RELOCATED POST-ADAPTATION

**2** Adaptable Apartment B - Post Adaptation  
1 : 50

**General Notes**  
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**Project**  
Help Street Apartments

**Project No.**  
22023

**Address**  
3-5 Help Street Chatswood

**Status**  
FOR INFORMATION

|       |            |             |
|-------|------------|-------------|
| Drawn | Authorised | Date Issued |
| MD    | MP         | 20.12.2024  |

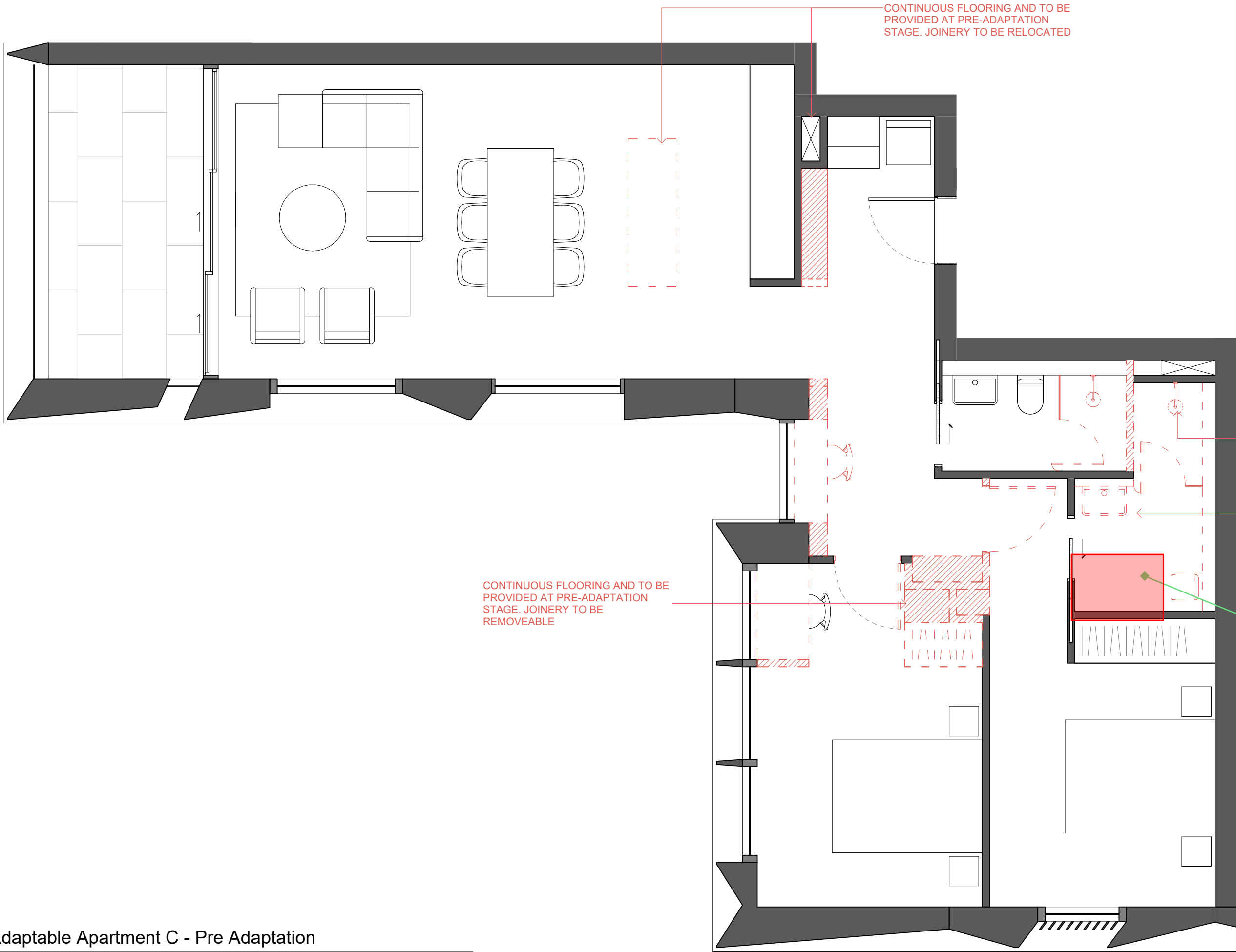
**Drawing**  
Adaptable Apartment C

|                                 |                   |
|---------------------------------|-------------------|
| <b>Drawing No.</b><br>SSDA-4002 | <b>Issue</b><br>- |
| <b>Scale</b><br>1 : 50 @ A1     |                   |

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Scale 1:50 mm

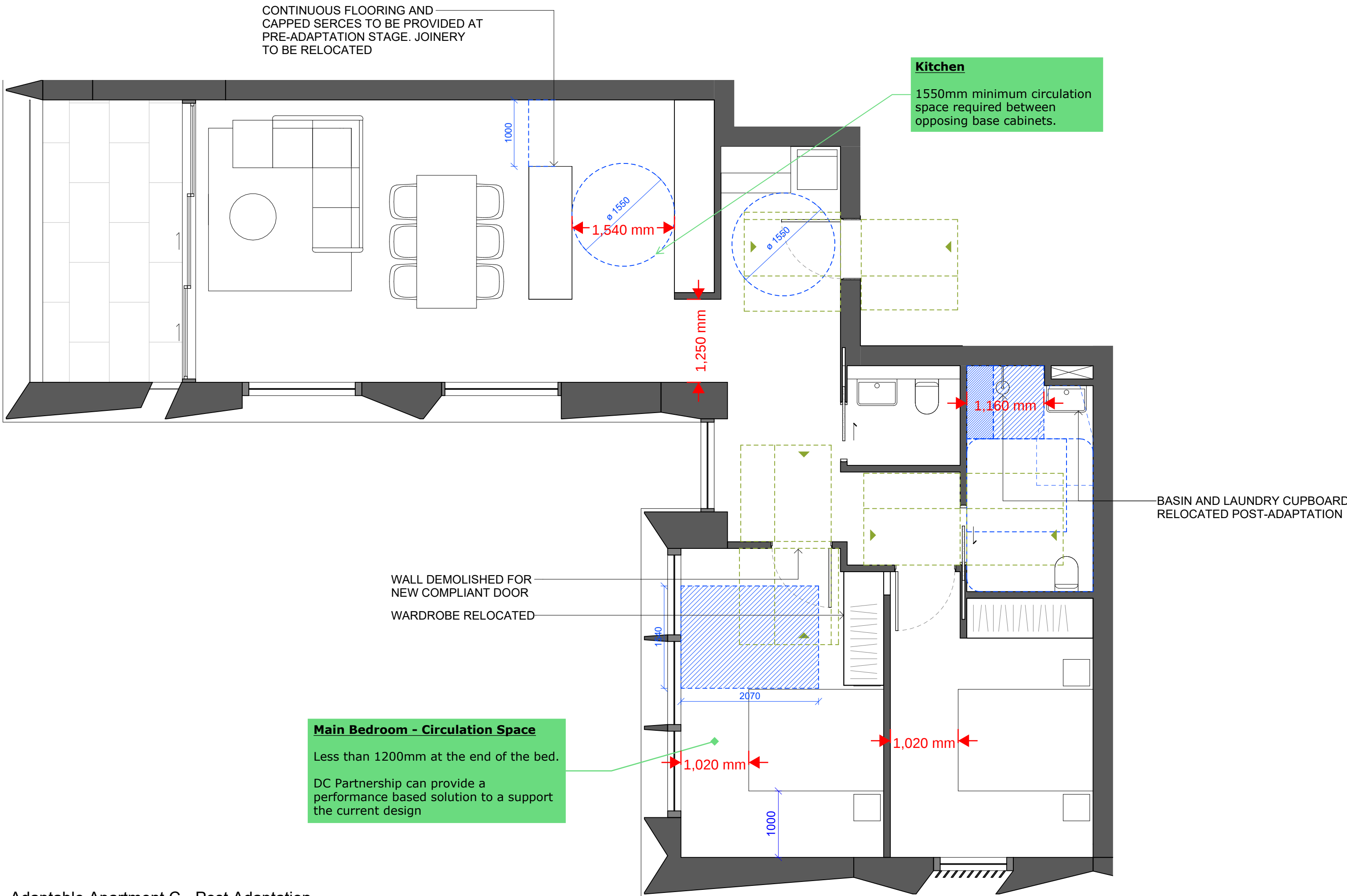
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|                                                                                                         |                                                                                            |
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|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|



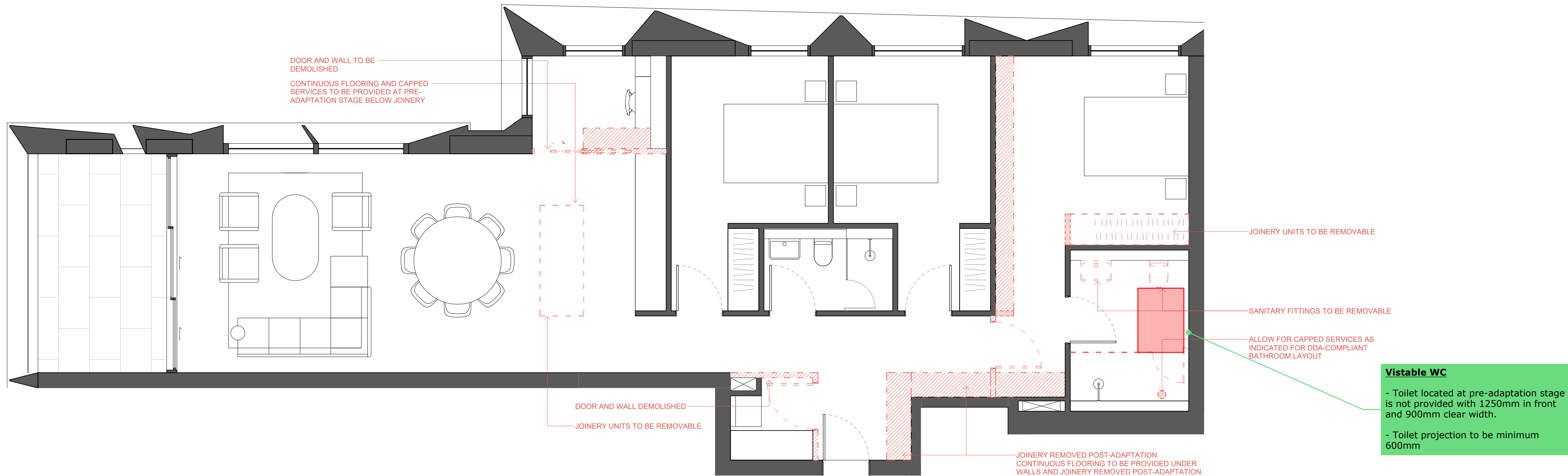
1 Adaptable Apartment C - Pre Adaptation

1 : 50



2 Adaptable Apartment C - Post Adaptation

1 : 50

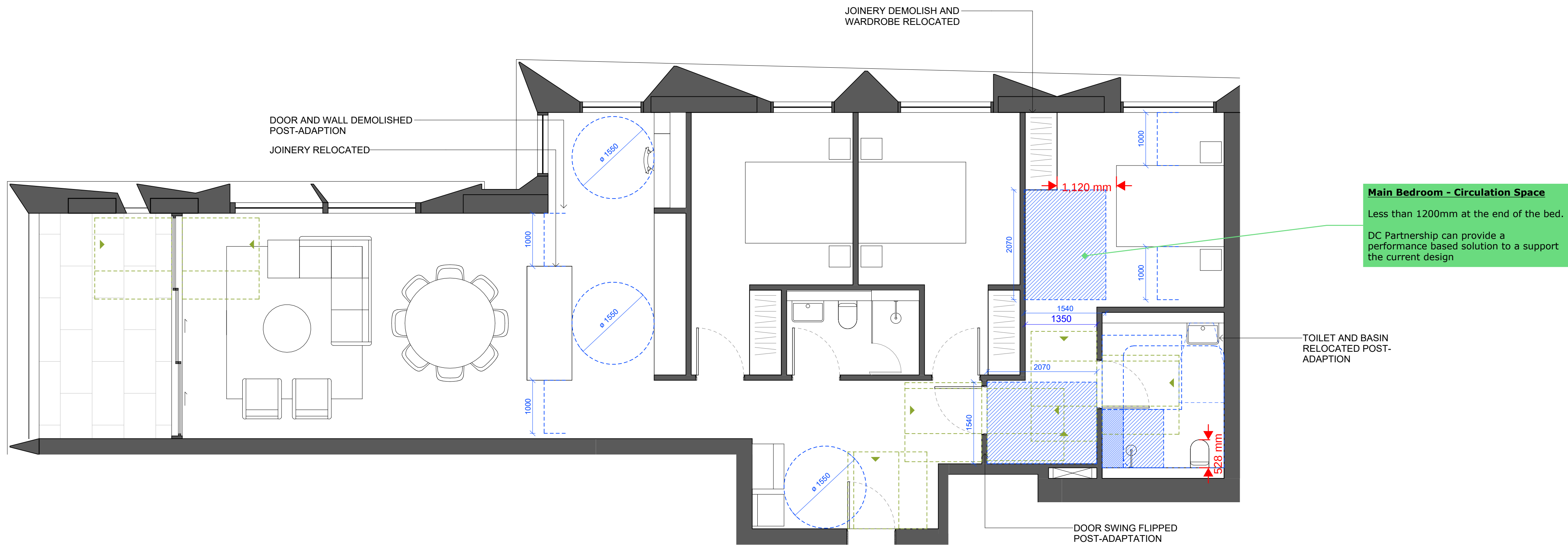


## 1 Adaptable Apartment - Type E - Pre Adaptation

1 : 50

### Adaptable units

Sectional drawings to be provided for further assessment.



## 2 Adaptable Apartment - Type E - Post Adaptation

1 : 50

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**Project**  
Help Street Apartments

**Project No.**  
22023

**Address**  
3-5 Help Street Chatswood

**Status**  
FOR INFORMATION

**Drawn** **Authorised** **Date Issued**  
RW MP 20.12.2024

**Drawing**  
Adaptable Apartment D

**Drawing No.**  
SSDA-4004

**Scale**  
1 : 50 @ A1

**Issue**  
-

0 500 1000 1500 2000 2500  
Scale 1:50 mm

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