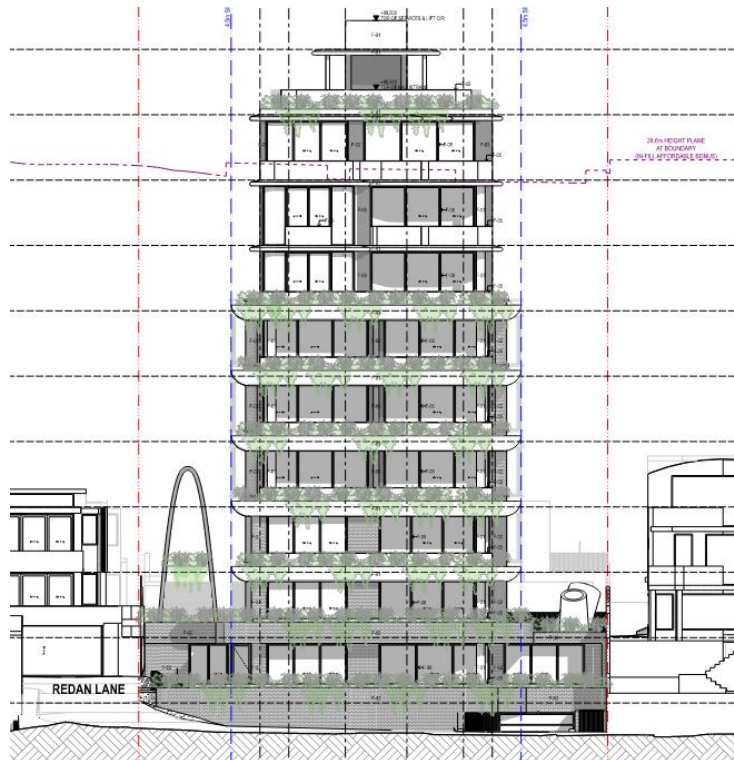




**BUILDING
INNOVATIONS
AUSTRALIA**

ADAPTABLE HOUSING & LHDG INDICATIVE COMPLIANCE REPORT FOR SSDA LODGEMENT

**65 Muston Street,
Mosman NSW 2088**



Prepared for:	Prosper Property Pty Ltd
Project No.:	PRO-10056-G1P6
Date:	20/02/2026
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1.0. INTRODUCTION

1.1. Location and Description

This report is prepared in preparation of a State Significant Development Application (SSDA) lodgement and is for assessment purposes, it comprises a National Building Code of Australia 2022 Amendment 2 (NBCA) assessment of the proposed residential flat building as required under Section 19 of the Environmental Planning and Assessment Regulations.

The development incorporates the demolition of existing structures and construction of a new twelve (12) storey building comprising of thirteen (13) residential apartments, a gym in Lower Ground 02, swimming pool in Lower Ground 01, and associated storage and car parking spaces located in the two (2) Basement and two (2) Lower Ground levels.

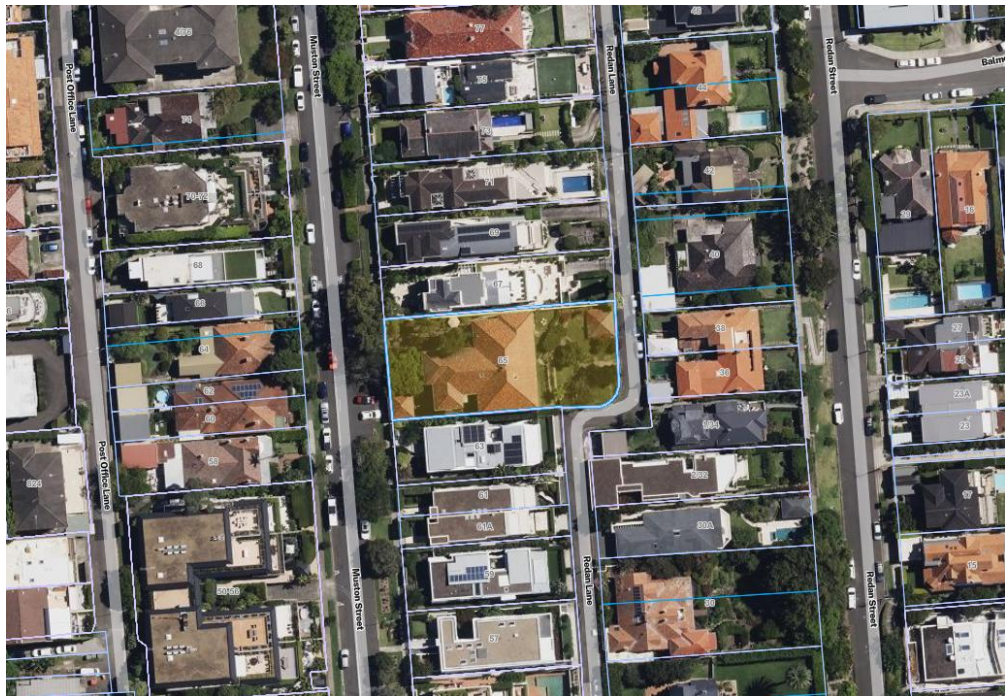


Figure 1 *Site location and topography*

1.2. Report Purpose

The purpose of this report provides an indicative adaptable housing assessment as required by Mosman Council Residential Development Control Plan 2012, which requires 20% of dwellings to be provided as adaptable units in the development.

Furthermore, this report provides an indicative liveable housing assessment as required by Mosman Council Residential Development Control Plan 2012, which requires all dwellings in the development to be provided with Silver Level LHDG universal design elements.

This assessment will be undertaken to pre-empt the Certifying Authority's role under Section 19 of the Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021.



1.3. AS4299-1995 Adaptable Housing

As listed under AS4299-1995 Adaptable Housing, the objectives and performance requirements of adaptable housing are as follows:

OBJECTIVES

1. That housing be designed and constructed or altered in a way which satisfies the performance requirements for adaptable housing enumerated in Clause below.
2. That housing is designed in such a way that later alterations to suit individual requirements will be achievable at minimal extra initial cost.
3. That housing be designed in such a way that it will easily adapt to suit the widest possible range of lifetime needs. This will include the needs of people with physical disabilities (including people who use wheelchairs, people with disabilities who are ambulant, and people with manipulatory disabilities); people with sensory disability (vision, hearing) and people with intellectual disability.
4. The initial design will allow for visibility through an accessible path of travel to the living room and toilet.

PERFORMANCE REQUIREMENTS

1. Adaptable housing units shall be designed and
2. constructed to meet the following requirements:
 - (a) **Visitability** To be visitable by people who use wheelchairs, in that there must be at least one wheelchair accessible entry and path of travel to the living area and to a toilet that is either accessible or visitable.
 - (b) **Avoidance of level changes** To have no steps and to avoid level changes where possible.
 - (c) **Manoeuvrability** This shall include the following:
 - i. To provide space sufficient to manoeuvre a wheelchair within a living area, the kitchen and an accessible path of travel linking these areas.

NOTE: Although not required for visibility, the kitchen is included as an initial spatial requirement for manoeuvrability, as there is significant expense involved in changing the kitchen layout at a later date.
 - ii. To provide space sufficient to manoeuvre a wheelchair within a bedroom, a bathroom and a toilet or to provide a design and details whereby after adaptation there will be sufficient space to manoeuvre a wheelchair within these facilities and an accessible path of travel linking these facilities to the entry, living and kitchen areas.
 - (d) **Ease of adaptation** If the design for adaptation requires further demolition of walls then these walls shall be non load-bearing and free of electrical and plumbing services.
 - (e) **Ease of reach** To provide electrical controls, taps, and some shelves and cupboards at levels to suit people who use wheelchairs.
 - (f) **Future laundry facilities** To provide laundry facilities that after adaptation will be accessible to people who use wheelchairs. Those laundry facilities may be external to the adaptable housing unit, providing a wheelchair accessible path of travel is available from the adaptable housing unit to the laundry facilities.

NOTES: There are no set design solutions, but a huge variety of ways of adapting a design to meet these criteria is possible. Designers are encouraged to use imaginative design within these broad parameters. An example of an adaptable house design is shown in Appendix C.



1.4. Livable Housing Design Guidelines

STRUCTURE OF THE LHD GUIDELINES

Three levels of performance are detailed in the LHD Guidelines. These voluntary performance levels can be applied to all new dwellings.

It is noted that common areas for Class 1b, 2, and 3 buildings are covered by the Disability (Access to Premises - Buildings) Standards 2010 and the National Construction Code (NCC), Building Code of Australia (BCA) Volumes 1 and 2 which take precedence over the LHD Guidelines.

Note: LHA Design Guidelines apply to at least one toilet, bathroom. Where there is more than one bathroom or toilet in a dwelling, the LHA Guidelines should apply to the ground floor (entry) facilities. In the case LHA gold or platinum requirements for kitchens, laundry and bedroom then the design guidelines apply to at least one of these areas of a dwelling.

The performance levels are as follows:



Silver Level

Seven core livable housing design elements

Focuses on the key structural and spatial elements that are critical to ensure future flexibility and adaptability of the home.

Incorporating these features will avoid more costly home modification if required at a later date.



Gold Level

Enhanced requirements for most of the core livable housing design elements plus additional elements.

The gold level provides for more generous dimensions for most of the core livable housing design elements and introduces additional elements in areas such as the kitchen and bedroom.



Platinum Level

Some further enhanced requirements for the core livable housing design elements plus all remaining elements.

All 15 elements are featured in the platinum level. This level describes design elements that would better accommodate ageing in place and people with higher mobility needs. This level requires more generous dimensions for most of the core livable design elements and introduces additional elements for features such as the living room and flooring.



1.5. Basis of Report

This report is based upon and limited to:

- An assessment of design documentation referenced in Appendix A of this report;
- The Deemed-to-Satisfy provisions of the National Building Code of Australia 2022 Amendment 2 including the NSW variations where applicable; and
- Australian Standard AS 4299-1995, Adaptable Housing, referred to as 'the Standard'; and
- Livable Housing Design Guidelines, Fourth Edition, referred to as 'the Guidelines'.

1.6. Referenced Documents

The following documentation was relied upon when preparing this report:

- Assessment of design documentation referenced in Appendix A of this report.
- The performance and deemed-to-satisfy provisions of the National Building Code of Australia 2019 Amendment 1 incorporating the NSW Appendices where applicable.
- Guide to the National Building Code of Australia.
- Australian Standard AS 4299-1995, Adaptable Housing Standard.
- Australian Standard AS1428.1-2021, Design for Access and Mobility.
- Australian Standard AS1428.2-1992, Design for Access and Mobility.
- Disability (Access to Premises — Buildings) Standards 2010.
- Environmental Planning & Assessment Act 1979.
- Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021.
- Mosman Council Residential Development Control Plan 2012.
- The Apartment Design Guideline 2015.



1.7. Limitations and Exclusions

The limitations and exclusions of this report are as follows:

- The plans are assessed indicatively to the extent necessary to proceed to construction certificate stage whereby assessment will be undertaken pursuant to Part 4A of the Environmental Planning and Assessment Act 1979. This means that the design has been assessed to be able to comply with the BCA (i.e. the submitted plans are consistent with the BCA but certain design details may not be specified at this stage due to the plans and specifications being at pre DA stage).
- This Report does not address issues in relation to the following:
 - a) The structural adequacy of the building including the Fire Resistance Levels (FRL's) of any building elements (unless specifically referred to).
 - b) The design, maintenance or operation electrical, mechanical, hydraulic or fire protection services.
 - c) Environmental Planning and Assessment Act and Regulations (unless specifically referred to).
 - d) Local Government Act and Regulations.
 - e) Occupational Health and Safety Act and Regulations.
 - f) WorkCover Authority requirements.
 - g) Requirements of other Regulatory Authorities including, but not limited to, Telstra, Sydney Water, Electricity Supply Authority, RTA, the Department of Planning, Housing and Infrastructure (DPHI), Council and the like.
 - h) Disability Discrimination Act (DDA) other than minimum requirements under the Disability (Access to Premises — Buildings) Standards 2010. DDA is a Case by Case Assessment, this building will comply with the set items under the Premises Standards.
 - i) Construction Safety Act.
 - j) Conditions of Development Consent issued by the DPHI and relevant consent authority.
- This assessment does not incorporate the detailed requirements of the Australian Standards.
- Building Innovations Australia Pty Ltd cannot guarantee acceptance of this report by the Local Council, NSW Fire Brigades, the Department of Planning, Housing and Infrastructure (DPHI) or other approval authorities.
- This report is not to be used for any other purpose than its original intention.
- Without written permission from Building Innovations Australia Pty Ltd, no part of this document may be reproduced in any form or by any means. This report is based solely on client instructions, and therefore should not be used by any third party without prior knowledge of such instructions.



1.8. Legislative Framework

Section 4.15 (formally Section 79C) of the Environmental Planning and Assessment Act provides the matters of consideration that the consent authority must take into account in the determination of a development application.

Once development consent is granted, and pursuant to Section 19 of the Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021, a certifying authority must not issue a construction certificate for building work unless:

- (a) *the relevant building work plans and specifications include the matters required by a relevant BASIX certificate, if any, and*
- (b) *the design and construction of the building, as described in the relevant building work plans and specifications and in other information given to the certifier under section 12, is consistent with the development consent, and*
- (c) *the building will comply with the relevant requirements of the Building Code of Australia as in force at the time the application for the construction certificate was made.*

Special Requirements for Residential Flat Developments

Section 15 (formally Cl. 143A) of the Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021 requires a qualified designer to provide a statement that verifies that the plans and specifications that form part of construction certificate application achieve or improve the design quality of the development having regard to the design quality principles set out in Chapter 4 of the Housing State Environmental Planning Policy (previously SEPP No. 65 – Design Quality of Residential Flat Development) prior to the issue of a Construction Certificate.

Section 43 (formally Cl. 154A) of the Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021 requires a qualified designer to provide a statement that verifies that the residential flat development achieves the design quality of the development as shown in the plans and specifications having regard to the design quality principles set out in Chapter 4 of the Housing State Environmental Planning Policy (previously SEPP No. 65 – Design Quality of Residential Flat Development) prior to the issue of an Occupation Certificate.

Disability (Access to Premises — Buildings) Standards 2010

Disability (Access to Premises — Buildings) Standards 2010 has been introduced and is applicable to this building. It is noted that unless Part D4, Clauses E3D7, E3D8, F4D5, F4D6 & F4D7 are included in the below assessment, an access consultant may need to be engaged to provide specific comments as to compliance with this standard. Note that except for slight variations, particularly for Class 1b buildings, available verification methods and adult change facilities, as this is a new building to BCA 2022 A2, compliance with the Disability (Access to Premises — Buildings) Standards 2010 would inherently comply.



1.9. Terminology

- *Accessible* - complying with the floor space requirements described in AS 1428.1 and able to be approached, entered and used by people with a disability, including those who rely upon a wheelchair.
- *Accessible housing unit* - Housing unit with features already in place to facilitate use by a person with a disability or progressive frailty.
 - NOTE: Accessible housing would typically incorporate features such as grabrails and fittings adequate for people with limited mobility. Some of these features which enhance independent living are described in AS 1428.1 and AS 1428.2.
- *Adaptable housing unit* - housing unit which is designed and constructed to meet the performance requirements stated in Clause 2.2 and to include the essential features listed in Appendix A. An adaptable housing unit is designed in such a way that it can be modified easily in the future to become accessible to both occupants and visitors with disabilities or progressive frailties.
- *Building Code of Australia* - Document published on behalf of the Australian Building Codes Board. The BCA is a uniform set of technical provisions for the design and construction of buildings and other structures throughout Australia and is adopted in NSW under the provisions of the Environmental Planning & Assessment Act & Regulation.
- *Circulation space* - contains the net unobstructed area for a minimum height of 2000 mm above the finished floor or ground surface (unless otherwise specified in this Standard), which is that space surrounding built elements, landscape elements, and fixtures and fittings required for movement into and within buildings.
- *Fire Resistance Level (FRL)* - means the grading periods in minutes tested in accordance with AS 1530.4-2005 for the following criteria -
 - (a) structural adequacy; and
 - (b) integrity; and
 - (c) insulation,and expressed in that order.
- *Fire Source Feature (FSF)* - the far boundary of a road adjoining the allotment; or a side or rear boundary of the allotment; or an external wall of another building on the allotment which is not a Class 10 building.
- *General Purpose Outlet (GPO)* - electrical socket for general use.
- *Housing unit* - a single residence or a part of a residence, containing living area and sleeping space, kitchen, toilet and bath or shower room. The term includes bed-sitter flats, detached and semi-detached houses, villa homes, townhouses and apartments in multi-storey blocks.
- *Open space* - means a space on the allotment, or a roof or other part of the building suitably protected from fire, open to the sky and connected directly with a public road.
- *Performance Requirements of the BCA* - A Building Solution will comply with the BCA if it satisfies the Performance Requirements. A Performance requirement states the level of performance that a Building Solution must achieve.

Compliance with the Performance Requirements can only be achieved by-

 - (a) complying with the Deemed-to-Satisfy Provisions; or
 - (b) formulating a Performance Solution which-
 - (i) complies with the Performance Requirements; or
 - (ii) is shown to be at least equivalent to the Deemed-to-Satisfy Provisions; or



(c) a combination of (a) and (b).

- *Ramp* - an inclined accessway with a gradient steeper than 1 in 20 but not steeper than 1 in 14.
- *Shall* - refers to an essential requirement.
- *Should* - refers to a desirable requirement.
- *Sole occupancy unit* - means a room or other part of a building for occupation by one or joint owner, lessee, tenant, or other occupier to the exclusion of any other owner, lessee, tenant, or other occupier.
- *The Act* – refers to NSW Environmental Planning and Assessment Act 1979.
- *The Regulation* – refers to NSW Environmental Planning and Assessment Regulation 2000.
- *The Standard* – refers to Australian Standard AS 4299-1995.
- *Threshold* - the sill of a doorway at the entrance to a house gradient not steeper than 1 in 8, located in, or instead of, a step other than a kerb.
- *Visitable housing unit* - housing unit which has at least one wheelchair accessible entry with an accessible path of travel to the living area and to a toilet that is either accessible or visitable.
- *Visitable toilet* - a toilet which has a space of minimum 1250 mm in front of the toilet 900 mm wide clear of door swings and fixtures.
- *Walkway* - any accessway with a gradient not steeper than 1



2.0. ADAPTABLE HOUSING ASSESSMENT

2.1. Building Description

For the purposes of the AS 4299-1995 assessment, the proposed development may be described as follows.

2.2. Planned Building Description

STOREYS IN BUILDING	12*
RISE IN STOREYS (RIS)	10**
EFFECTIVE HEIGHT (EH)	Greater than 25m but less than 50m
TYPE OF CONSTRUCTION	Type A
NUMBER OF UNITS	13

NO. OF ADAPTABLE UNITS	3 Class C Units
NO. DA REQUIRED ADAPTABLE UNITS	3 Class C Units

* A *storey*, as defined by the BCA, is the space within a building situated between one floor level and the next level, or if there is no floor above, the ceiling or roof above, and doesn't exclude levels under the ground floor.

**The *rise in storeys*, as determined by the BCA, is the sum of the storeys counted in the rise in storeys, as defined in Clause C4D3.

2.3. Building Classifications (Clause A3.2)

The proposed building is assumed to be classified as follows.

BUILDING LEVELS	PLAN LEVELS	CLASSIFICATION	USE	RIS
Basement 2	Basement 02	Class 7a	Carpark	-
Basement 1	Basement 01	Class 7a	Carpark	-
Lower Ground 2	Lower Ground 02	Class 2, 7a, 9b	Residential, Carpark, Wellness Centre	1
Lower Ground 1	Lower Ground 01	Class 2, 7a, 10b	Residential, Carpark, Swimming Pool	2
Ground Floor	Ground Level	Class 2	Residential	3
First to Sixth Floor	Level 1-6	Class 2	Residential	4-10
Seventh Floor	Level 7	-	-	-
Roof	Roof	-	-	-



2.4. Adaptable Housing Consent Authority Requirements

This development proposes **three (3) Class C adaptable units**, as required by Section O3 of Mosman Council Residential Development Control Plan 2012, which requires 20% of dwellings to be provided as adaptable units. Figure 2 below outlines the provisions regarding adaptable housing unit requirements in Mosman Council Residential Development Control Plan 2012:

O3. To have adaptable housing in mixed use and multiple dwelling developments to provide for greater housing choice.	P2. Adaptable housing designed in accordance with Class C of AS 4299: 1995 - Adaptable Housing must be incorporated into multiple dwelling developments. The minimum number of adaptable units to be provided is as follows: (a) all ground floor dwellings, or (b) where a development comprises 5 or more dwellings, 20% of the total number of dwellings (rounded up to the nearest whole number); whichever is the greater. P3. Adaptable housing must be certified as "adaptable housing" by an independent, suitably qualified person.
--	---

Figure 2 *Section O3 of Mosman Council Residential Development Control Plan 2012*



2.5. Adaptable Unit(s) Under Review

The following units have been designated as adaptable, forming the basis of the review that follows:

- Unit LG02;
- Unit 401; and
- Unit 501

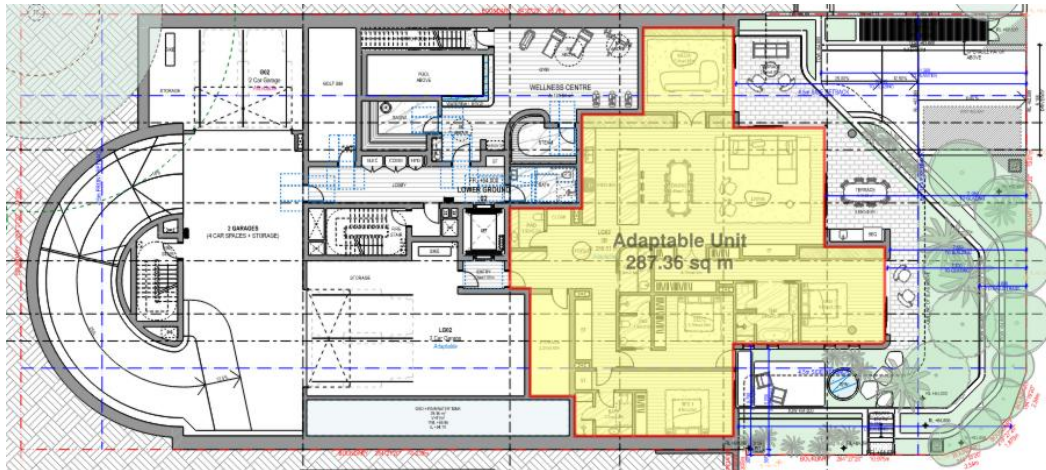


Figure 3 Lower Ground 2 Adaptable Unit Location on Architectural Plans

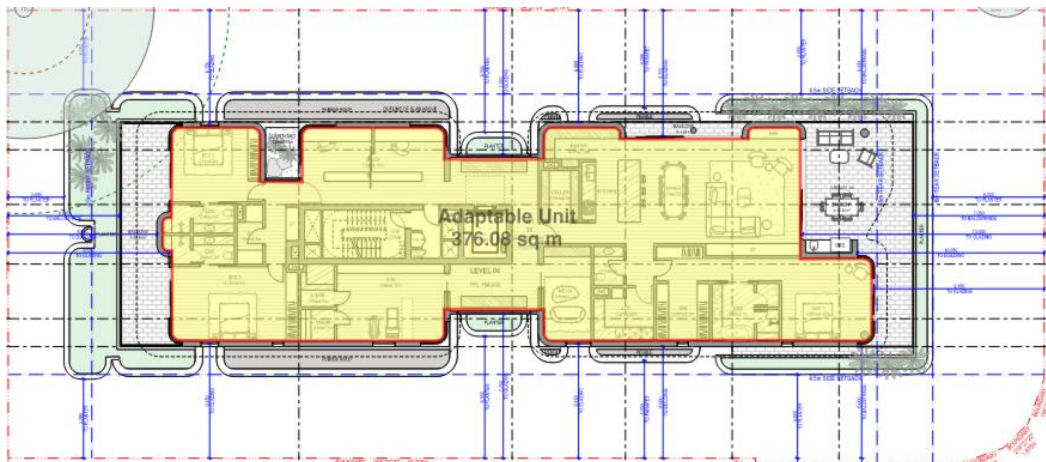


Figure 4 Fourth & Fifth Floor Adaptable Units Location on Architectural Plans



3.0. ADAPTABLE HOUSING REQUIREMENTS

Noting that the level of documentation at this stage is for a State Significant Development Application (SSDA) assessment purposes, an indicative compliance assessment of the referenced documents identified in Appendix A of this report has been undertaken against AS 4299-1995.

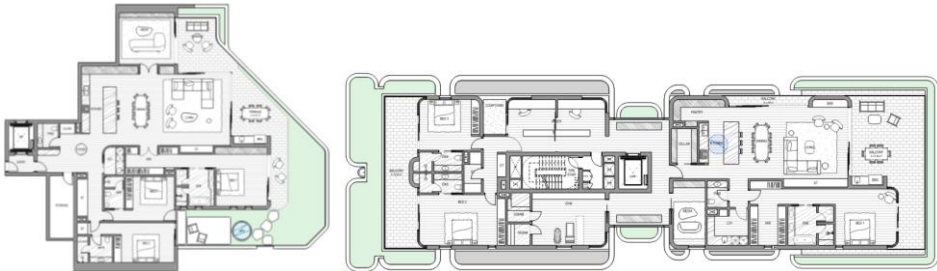
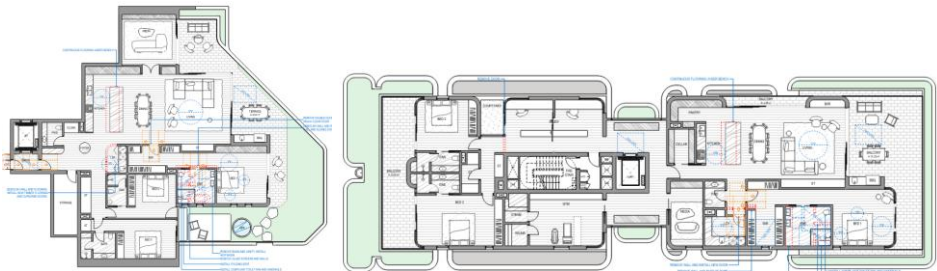
Outlined below is a summary of the essential items required in a Class C Adaptable House. All essential items and relevant clauses to the subject building have been referred to below, including a comment to each item of the proposal's ability to satisfy the requirements of the item and/or the Objectives/Performance Requirements of the Standard.

The abbreviations outlined below have been used in the following tables:

N/A	The item does not apply to the subject Building.
Complies	The relevant clauses of the Standard appear to have been demonstrated by the proposed design and/or evidence during onsite inspection.
CRA	'Compliance Readily Achievable'. Subject to noting the requirements of each item, it is considered item compliance can be readily demonstrated without significant implication to the approved design or has been constructed to comply with approved design. When a DCP Clause and/or DA Condition requires compliance with Appendix A of the Standard and a development has been constructed to an approved design which has not strictly complied with these requirements, a recommendation is provided which appears to comply with the Objectives and Performance Requirements defined in Clause 2.2 of the Standard.
FI	Further information is necessary to determine the compliance potential of the building design and/or element.
PS	Performance (Alternative) Solution with respect to the subject item of Appendix A is potentially possible to satisfy the relevant BCA Performance Requirements when NCC or Access-to-Premises Standards compliance is required. When a DCP Clause and/or DA Condition requires compliance with Appendix A of the Standard, a detailed assessment is required to determine compliance with the Objectives and Performance Requirements of the Standard.
DNC	'Does Not Comply' with either the item and/or the relevant Standard performance requirement(s), and no clear path to compliance is evident.

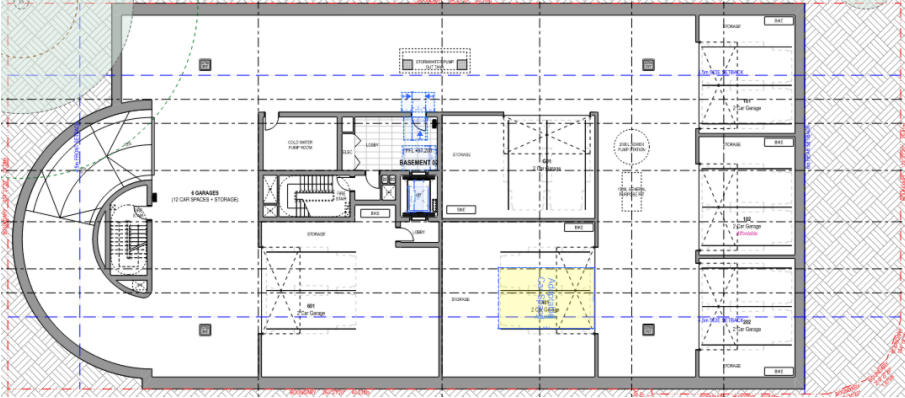
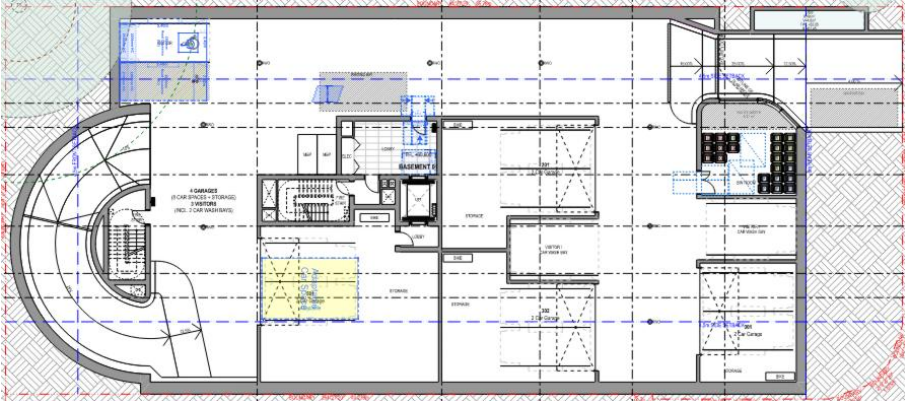


SECTION 2: OBJECTIVES AND PERFORMANCE REQUIREMENTS

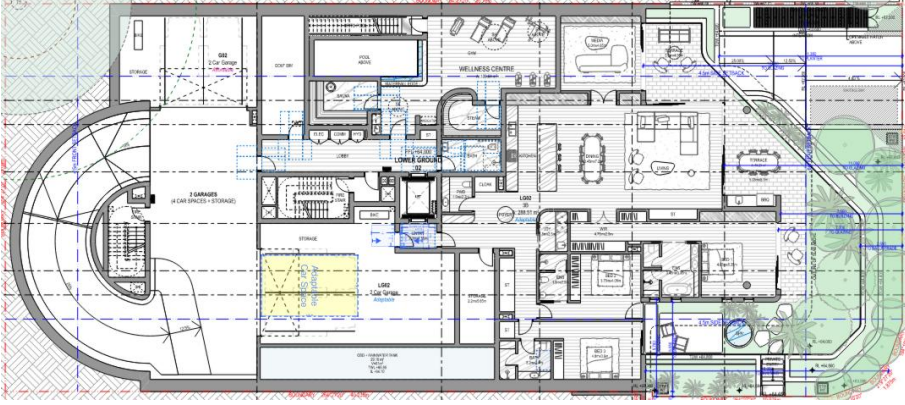
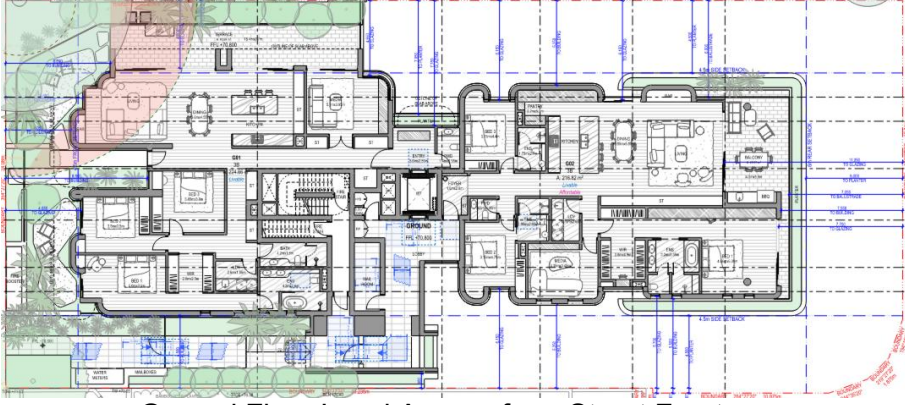
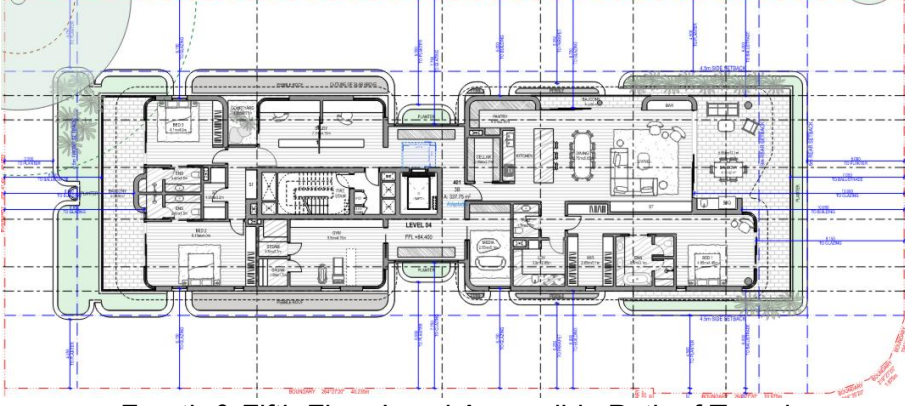
Drawings			
Item	Status	Item Description	References
1	Complies	Provisions of the drawings showing the housing unit in its pre-adaptation and post-adaptation stages. <i>To obtain certification as an adaptable housing unit, 'as built' drawings showing the housing unit in its pre-adaptation and post-adaptation stages shall be provided. A description of how the adaptation is to be achieved shall also be provided.</i> Pre-adaptation stage layout has been provided for the designated units in architectural plans as illustrated below:  Post-adaptation stage layout has been provided for the designated units in architectural plans as illustrated below:  Both pre and post adaptation plans have been provided to satisfy this item.	Clause 2.3 - Potential for Adaptation



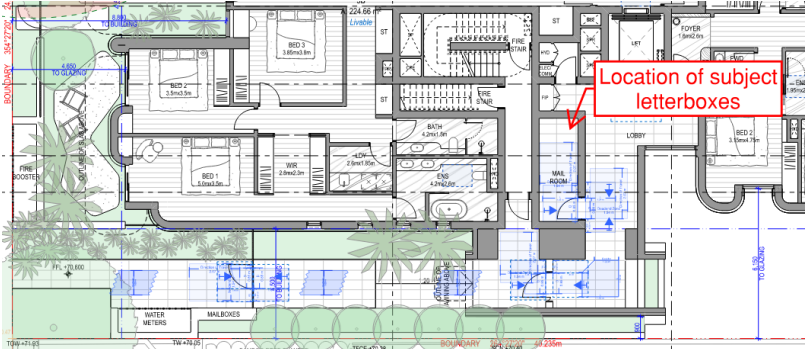
SECTION 3: SITING

Siting			
Item	Status	Item Description	References
3	CRA	A continuous path of travel from the street frontage and vehicle parking to entry complying with AS1428.1 <i>An accessible path of travel from the street frontage carparking area or drop-off point shall be provided to all adaptable housing units. As a minimum, this accessible path shall comply with AS 1428.1 and shall be continuous, slip-resistant, hard- surfaced and shall not incorporate any step, stairway or other impediment which would prevent it from being safely negotiated by people with disabilities. It is advisable for walkways to be provided with passing areas, as specified in AS 1428.2.</i> A continuous path of travel from the vehicle parking and street frontage to entry complying with AS 1428.1 appears to be provided through the provision of a Clause E3D7 & E3D8 compliant lift, as illustrated below.  Basement Level 2 Carpark Accessible Path of Travel  Basement Level 1 Carpark Accessible Path of Travel	Clause 3.3.2 - Accessible Pathway

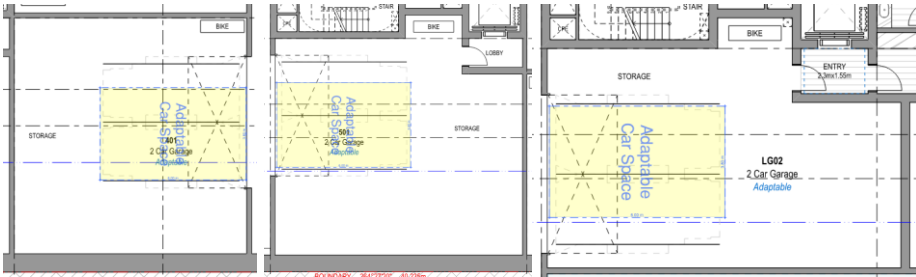


Siting			
Item	Status	Item Description	References
		 Lower Ground 2 Carpark Accessible Path of Travel	
		 Ground Floor Level Access from Street Frontage	
		 Fourth & Fifth Floor Level Accessible Path of Travel	



Letterboxes			
Item	Status	Item Description	References
11	CRA	Letterboxes to be on hard standing area connected to accessible pathway <i>Where letterboxes are centrally located in residential estate developments they should be adjacent to the street entry. Letterboxes and parcel racks should be lockable. The letterbox area should allow for a future roof to be constructed and be in a well-lit location. External letterboxes shall be located on a hard-standing area connected to an accessible pathway to the adaptable housing unit.</i> External letterboxes appear to be provided in an area connected to an accessible pathway as required, and appears to be provided with sufficient turning space illustrated in the figure below: 	Clause 3.8 - Letterboxes



Private Car Accommodation			
Item	Status	Item Description	References
14	CRA	Car parking space or garage min. area 6.0m x 3.8m <i>Garages and carports shall have minimum internal dimensions of 6.0 m x 3.8 m. A 2.5 m internal vertical clearance is desirable. A garage may be reduced if a hard surfaced level outside space of minimum dimensions 5.4 m x 3.8 m is provided as a sheltered carpark, or can be provided in the future. Provision for a power- operated roller door is desirable. For Residential estate developments, one car parking space per adaptable unit shall have minimum dimensions specified in Clause 3.7.2 and should otherwise comply with the requirements of AS 2890.1 for parking for people with disabilities.</i> Three (3) car spaces with minimum 6.0m x 3.8m area appear to be provided with one (1) space assigned to each of the adaptable units. 	Clause 3.7.2 - Garages and Carports

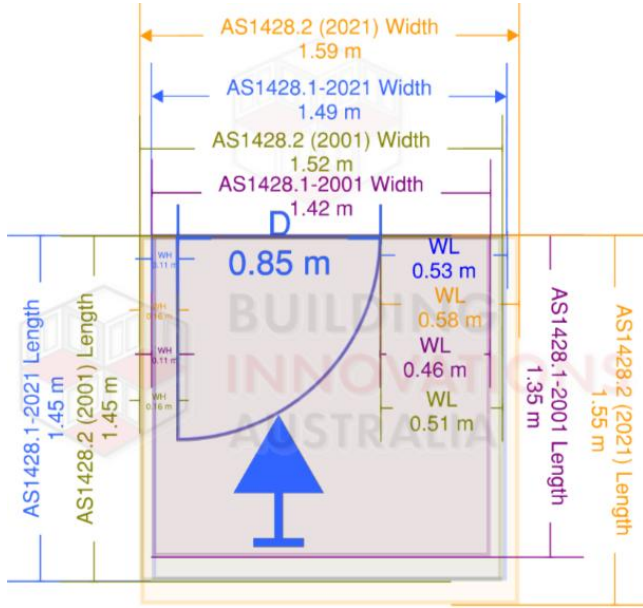
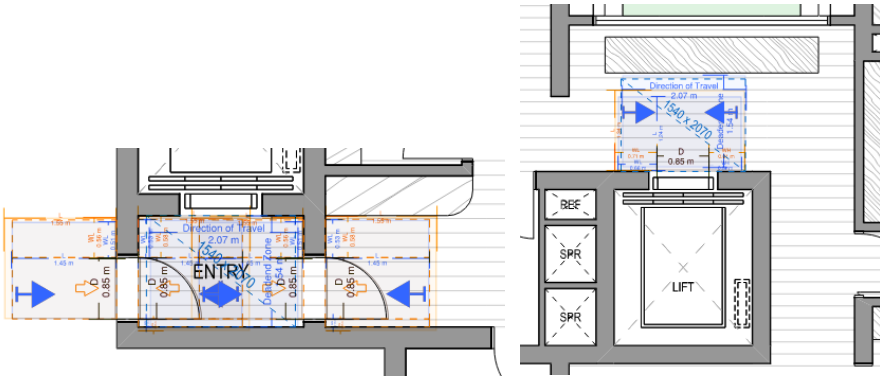


SECTION 4: DESIGN OF THE HOUSING UNIT

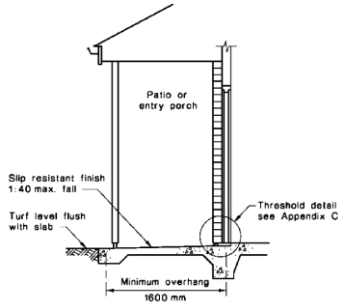
Accessible Entry			
Item	Status	Item Description	References
20	CRA	Accessible Entry <i>At least one accessible entry door complying with AS 1428.2 shall be provided.</i> <i>Entry doors should preferably have a porch or some other form of protection from the weather (see AS 1428.2).</i> <i>Consideration should be given to features like a shelf on which to rest parcels while opening the door.</i> Covered accessible entry SOU doorways provided with circulation spaces at doorway appearing to comply with AS1428.1-2021 as a minimum, with the additional dimensions requested by AS1428.2-1992 provided where possible. In relation to the entrance doorways of the subject units, Clause 3.7.8 of Standards Australia's "Standardisation Guide 003: Standards and other publications" (2016) clarifies references to other standards can be dated or undated. Undated references can only be made if it is accepted that it will be possible to use all future changes of the referenced document for the purposes of the referring document, or for informative references. Furthermore, the applicability of subsequent editions or amendments of referenced Standards is a matter of determination by the users of the Standard, employing their professional judgement. This item of the essential features in Appendix A of the Adaptable Housing standard AS4299-1995 implies compliance with AS1428.2. This is an undated referenced standard, as is AS1428.1 for which AS1428.2 internally references. At the time of release of AS4299, the following versions were in force: AS 1428.1 Design for access and mobility Part 1: General requirements for access - Buildings – 1993 (<i>superseded in 2021</i>); AS 1428.2 Design for access and mobility Part 2: Enhanced and additional requirements – Buildings and facilities – 1992 (<i>reviewed in 2015</i>); AS 1680.1 Interior lighting Part 1: General principles and recommendations – 1990 Amdt 1 1993 (<i>superseded in 2006</i>); AS 2890.1 Parking Facilities Part 1: Off-street car parking – 1993 (<i>superseded in 2004</i>); AS 3727 Guide to residential pavements – 1993 (<i>current</i>); AS 3740 Waterproofing for wet areas within residential buildings – 1994 (<i>superseded in 2010</i>); AS 3661.1 Slip resistance of pedestrian surfaces Part 1: Requirements 1993 (<i>superseded by AS 4586 in 2013</i>); and HB 46 Guide to residential fire safety – 1993 (<i>superseded in 2010</i>). As identified above, the version of AS 1428.1 in force at the time of the release of the current AS4299 standard was the 1993 edition.	Clause 4.3.1 - Accessible Entrance



Accessible Entry

Item	Status	Item Description	References
		As the requirement for the subject accessible entries to comply with AS 1428.2 is set by AS4299 and not by the Building Code of Australia (BCA) 2022 A2, compliance with the requirements of the 1993 edition can be considered as sufficient. Below is a direct comparison of frontal-approach, swing-towards door circulation of 2001-edition dimension and 2021-edition dimensions, illustrating AS1428.1-2021 provides the same length as AS1428.2 based on 2001-edition, with greater latch-side circulation space, which is more important for independent access than hinge-side circulation space:  Although compliance with AS1428.1-1992 & AS1428.1-1993 is the minimum requirement for compliance with AS4299-1995, based on the above, this office considers compliance with AS1428.1-2021 required, and AS1428.2-1992 dimensions added to AS1428.1-2021 as highly desirable. The subject SOU entry doorways appear to comply with AS1428.1-2021 (blue) and AS1428.2-1992 (orange) as illustrated below: 	



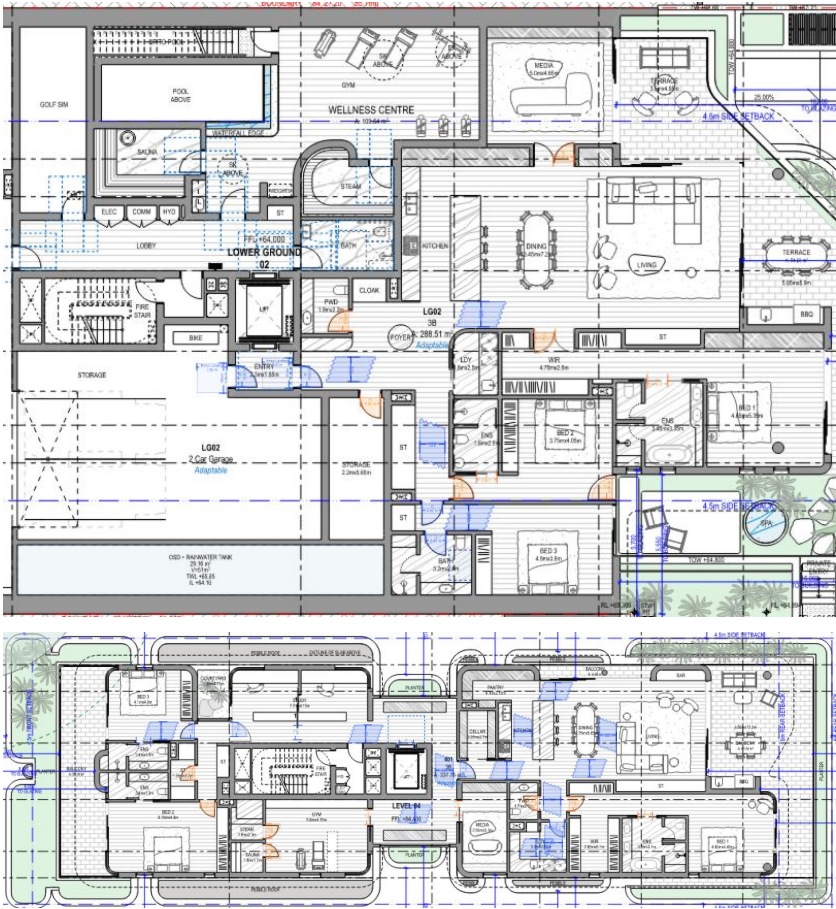
Accessible Entry			
Item	Status	Item Description	References
22	CRA	Accessible Entry to be level (i.e 1:40 slope) Where the accessible entry door is exposed to the weather, it shall be provided with a landing outside the door with a maximum fall of 1:40 and a low threshold at the entry door to exclude water. The threshold shall allow for the smooth transition of a wheelchair (see Figure 4.1). The landing shall be of sufficient area to enable wheelchair manoeuvrability.  FIGURE 4.1 ENTRY LANDING RLs on plans indicate level accessible entry SOU doorways.	Clause 4.3.2 - Landing
23	CRA	Threshold to be low level Where the accessible entry door is exposed to the weather, it shall be provided with a landing outside the door with a maximum fall of 1:40 and a low threshold at the entry door to exclude water. The threshold shall allow for the smooth transition of a wheelchair (see Figure 4.1). The landing shall be of sufficient area to enable wheelchair manoeuvrability. Covered, level accessible entry SOU doorways with low or no threshold ramp within each unit entry doorway threshold as illustrated in Item 20.	Clause 4.3.2 - Landing
24	CRA	Landing to enable wheelchair manoeuvrability Where the accessible entry door is exposed to the weather, it shall be provided with a landing outside the door with a maximum fall of 1:40 and a low threshold at the entry door to exclude water. The threshold shall allow for the smooth transition of a wheelchair (see Figure 4.1). The landing shall be of sufficient area to enable wheelchair manoeuvrability. Covered, level accessible entry SOU doorways with sufficient space for a 180 degree turn as defined by AS1428.1-2021 at each landing of the subject unit entries as illustrated in Item 20.	Clause 4.3.2 - Landing
25	CRA	Accessible entry door to have min 850mm clearance At least one accessible entry door complying with AS 1428.2 shall be provided. 1. Entry doors should preferably have a porch or some other form of protection from the weather (see AS 1428.2). 2. Consideration should be given to features like a shelf on which to rest parcels while opening the door. 850mm unobstructed width for the SOU entry doorway appears to be provided for the subject unit, as illustrated in Item 20.	Clause 4.3.1 - Accessible Entrance



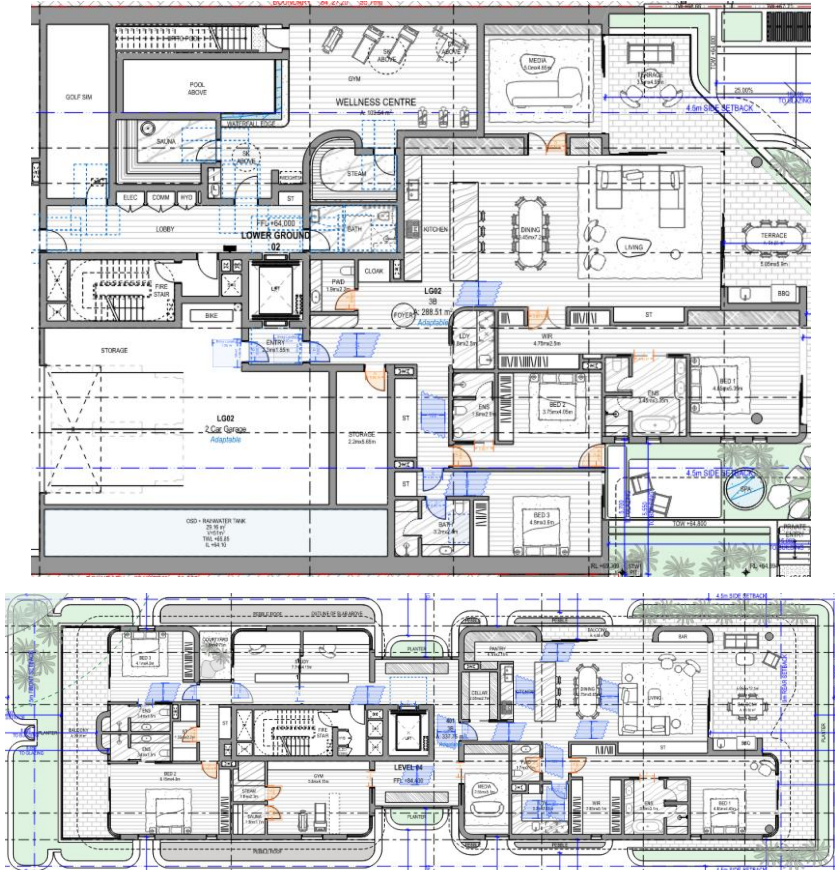
Accessible Entry

Item	Status	Item Description	References
27	CRA	Door lever handles and hardware to AS 1428.1 Figure 35(A) — Example of acceptable door hardware for hinged doors Dimensions in millimetres Figure 35(B) — Example of acceptable door hardware for sliding doors Dimensions in millimetres Figure 36 — Locations for door controls showing closing face and minimum zones for glazed viewing panel Dimensions in millimetres Figure 37 — Location of door controls showing face Figure 38 — Location of door controls showing face The door handle and related hardware shall be of the type that allows the door to be unlocked and opened with one hand. Door lever handles and hardware shall be not less than 900 mm nor more than 1100 mm above the plane of the finished floor and shall be in accordance with AS 1428.1. All lockable external doors in the housing unit should be keyed alike, including any garage doors, storeroom door and the like. Note to be added on plans to indicate that door level handles and hardware are to comply with this item.	Clause 4.3.4 - Door Handles and Hardware



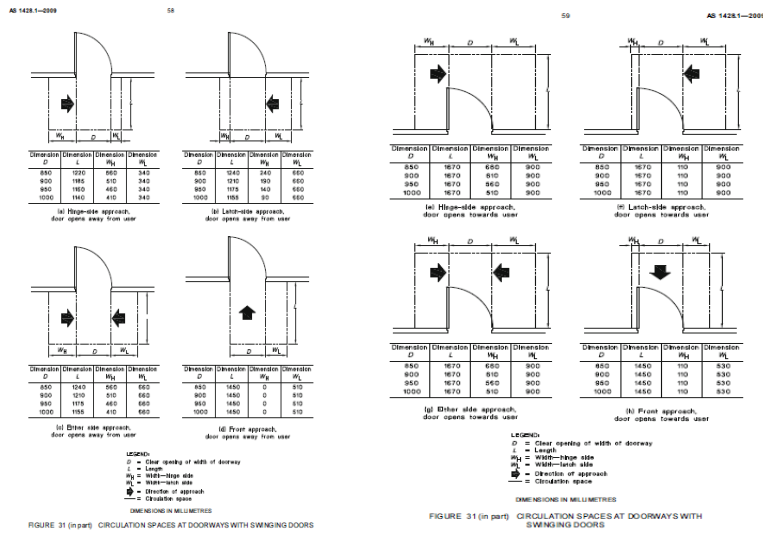
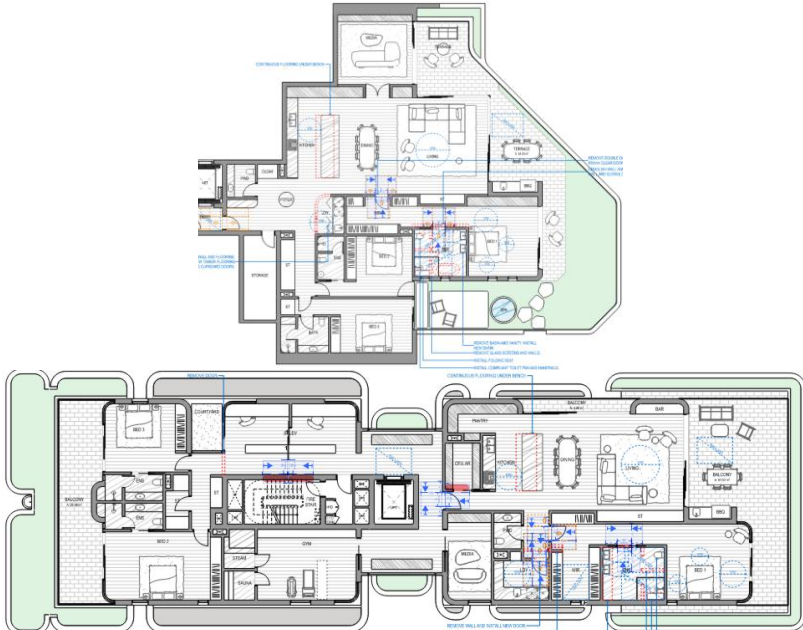
Interior: General			
Item	Status	Item Description	References
32	CRA	Internal doors to have min 820mm clearance <i>Doors throughout shall have a minimum clear opening of 820 mm, except where otherwise described. 1 A hinged door leaf of 870 mm width will satisfy this requirement and will accommodate over 80% of people who use wheelchairs. 2 Consideration may be given to using a door leaf of 920 mm width.</i> All internal doors to main bedroom, visitable bathroom and shared spaces are to be provided with minimum 820mm clearance as illustrated in the figure below: 	Clause 4.3.3 - Doors



Interior: General			
Item	Status	Item Description	References
33	CRA	Internal Corridors to have min 1000mm width <i>Internal corridors shall have a minimum width of 1000 mm. After adaptation, circulation spaces at doorways shall comply with AS 1428.1.</i> Internal corridors of the subject units appear to comply with the required minimum 1000mm width throughout, as illustrated below: 	Clause 4.3.7 - Internal Corridors

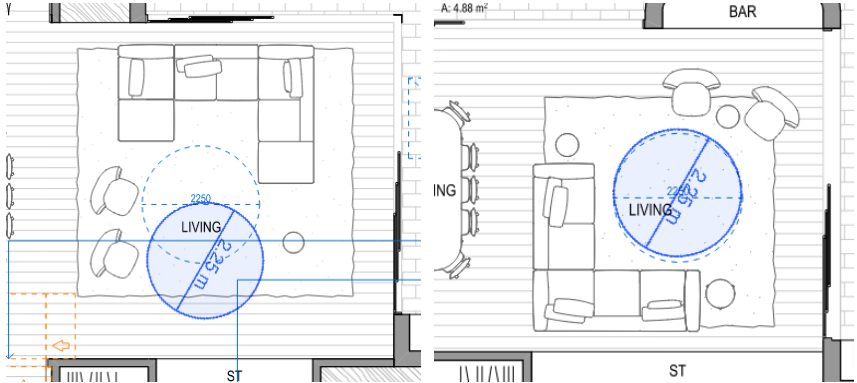


Interior: General

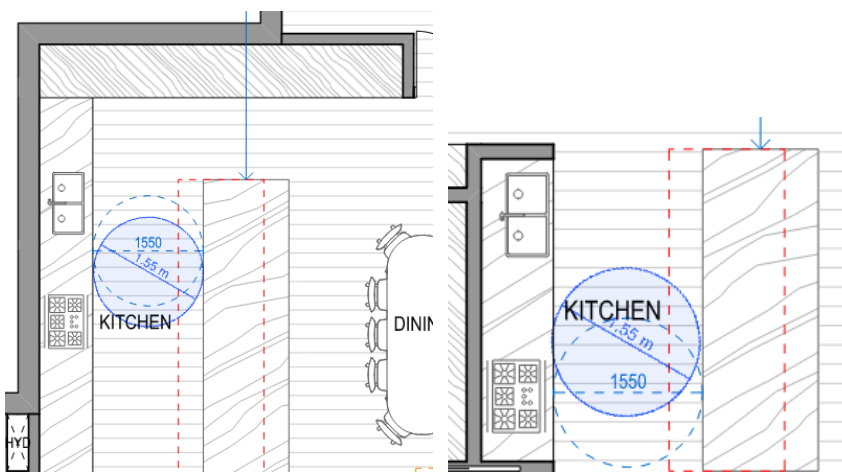
Item	Status	Item Description	References
34	CRA	Provision for compliance with AS 1428.1 for door approaches  AS 1428.1-2009 FIGURE 31 (in part) CIRCULATION SPACES AT DOORWAYS WITH SWINGING DOORS FIGURE 31 (in part) CIRCULATION SPACES AT DOORWAYS WITH SWINGING DOORS Internal corridors shall have a minimum width of 1000 mm. After adaptation, circulation spaces at doorways shall comply with AS 1428.1. Provision for doorway approach circulation spaces for the main toilet and common facilities to comply with AS 1428.1-2021 with minimum 820mm clear door width as allowed by Item 32 for the subject units at post-adaptation as illustrated below, with the exception of numerous doorways within Units 401 & 501: 	Clause 4.3.7 - Internal Corridors

Recommendation: Compliance can be achieved via slight redesign prior to the issue of the Construction Certificate.



Living Room & Dining Room			
Item	Status	Item Description	References
36	CRA	Provision for circulation space of min. 2250mm diameter Provision shall be made for circulation space to enable a 360° wheelchair turn after the furniture has been placed. Circulation space within the living and dining room areas appear to allow a 360-degree wheelchair turn after furniture has been placed in the subject areas. An example is provided below:  Note: Only one 360-degree wheelchair circulation space within the living and dining room is required according to Clause 4.7.1 of AS4299-1995s	Clause 4.7.1 - Circulation Space
38	CRA	Telephone adjacent to GPO A telephone outlet shall be provided in the living-dining area. This should be adjacent to a GPO. Note to be provided on plans to indicate that the telephone is to be adjacent to GPO prior to issue of the Construction Certificate.	Clause 4.7.4 - Telephone
41	CRA	Potential illumination level min 300 lux An even degree of light particularly along paths of travel shall be available throughout the building (i.e. more than one single light bulb may be required in each room). Provide a level of maintenance illuminance to comply with AS 1680.1. NOTE: A level of illumination of 150 lux would be suitable in most instances. This level allows for lip reading by people with impaired hearing. (See AS 1428.2). The lighting and power reticulation shall be such that recommended lux levels for people with visual impairment may be achieved without rewiring. Provision shall be made for the recommended illumination levels for different rooms for people with visual impairment are shown in Table 4.1. Where illumination levels in a given area need to be varied from time to time, a dimmer switch should be installed. Lighting should be designed for non-glare, with an easy-to-change or long-life light source. Wherever possible, natural lighting should be provided in laundries and hallways. Note to be provided on plans to indicate that the telephone is to be adjacent to GPO prior to issue of the Construction Certificate.	Clause 4.10 - Lighting



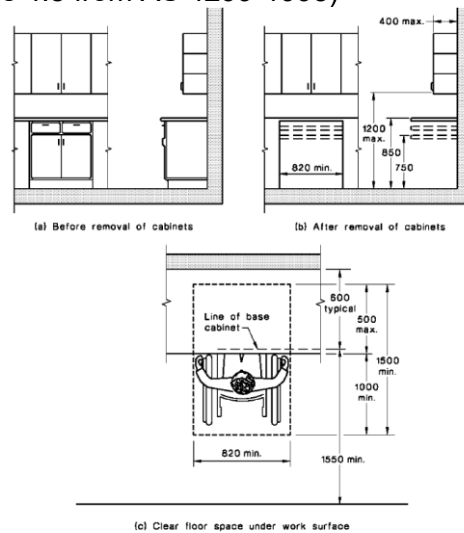
Kitchen			
Item	Status	Item Description	References
42	CRA	Minimum width of 2.7m (1550mm between benches) <i>Minimum clearances in front of appliances and between opposing base cabinets shall be provided at the outset. A minimum clear floor space of 1500 mm x 820 mm that allows either a forward or parallel approach by a person in a wheelchair shall be provided at the sink and all appliances in the kitchen. In addition, a minimum clearance of 1550 mm shall be maintained between all opposing base cabinets, appliances and walls to allow for a 180° turn by a person in a wheelchair. For further guidance see AS 1428.2.</i> <i>NOTE: A 2.7 m width between walls will enable 1550 mm clearance between cupboards to both walls.</i> Circulation spaces appear to comply with the minimum clearance requirements of this item at post-adaptation stage as illustrated below:  Recommendation: Island benches only permitted if it's proven very inexpensive to complete post-adaptation works or the owner of the apartment requests the change in writing. Designer verification to be provided at Construction Certificate stage.	Clause 4.5.2 - Circulation Prior to Adaptation
43	Noted	Provision for circulation at doors to comply with AS 1428.1 <i>The potential configuration of the kitchen area after adaptation shall be demonstrated prior to certification. The final configuration of the kitchen after adaptation shall be shown to comply with Clause 4.5.3.</i> No kitchen doors are provided, therefore provisions for door circulation space and dead-end circulation spaces comply with AS 1428.1 within the kitchen area.	Clause 4.5.1 - General



44 CRA

Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750mm to 850mm or replaceable (Figure 4.8 from AS 4299-1995)

Clause 4.5.5 - Work Surfaces

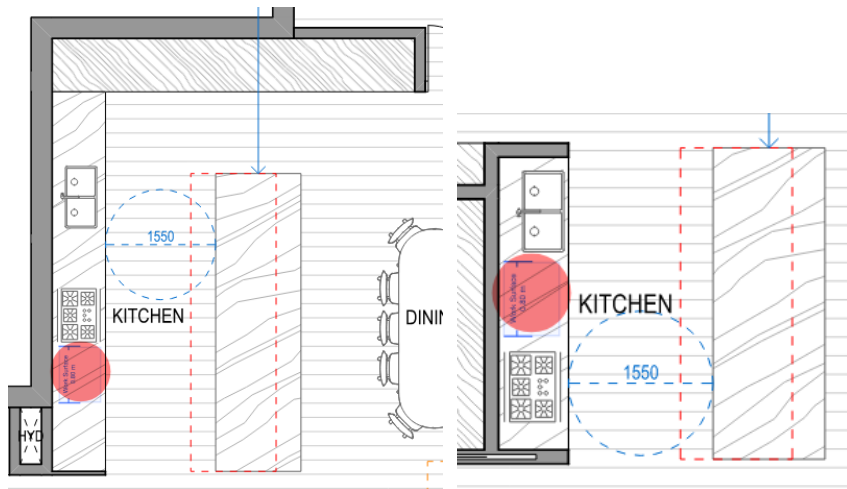


DIMENSIONS IN MILLIMETRES
FIGURE 4.8 WORK SURFACES

At least one section of the work surface, not less than 800 mm in length, should comply with the following:

- (a) The work surface should be adjustable or replaceable as a unit at variable heights within the range 750 mm to 850 mm above the finished floor surface. (See Figure 4.8(b).)
- (b) Base cabinets, if provided, should be removable over the full 800 mm length of the work surface. The finished floor shall extend under the work surface to the wall.
- (c) The required clear floor space of 1500 mm x 820 mm should allow a forward approach to the work surface. No more than 500 mm of this clear floor space should extend beneath the work surface. (See Figure 4.8(c).)

As illustrated below, the subject units have provision for not less than one worksurface:



Recommendation: positioning fridge 800mm from cooktop/oven combo to provide all 4 items in one workspace location. Compliance can be achieved via slight redesign prior to the issue of the Construction Certificate.



Kitchen			
Item	Status	Item Description	References
45	CRA	Refrigerator adjacent to work surface <i>At least one section of the work surface, not less than 800 mm in length, should comply with the following:</i> (a) <i>The work surface should be adjustable or replaceable as a unit at variable heights within the range 750 mm to 850 mm above the finished floor surface. (See Figure 4.8(b).)</i> (b) <i>Base cabinets, if provided, should be removable over the full 800 mm length of the work surface. The finished floor shall extend under the work surface to the wall.</i> (c) <i>The required clear floor space of 1500 mm x 820 mm should allow a forward approach to the work surface. No more than 500 mm of this clear floor space should extend beneath the work surface. (See Figure 4.8(c).)</i> The subject unit do not appear to have provision for a designated 800mm work surface adjacent the refrigerator; as indicated in Item 44. Recommendation: Compliance can be achieved via slight redesign prior to the issue of the Construction Certificate.	Clause 4.5.5 - Work Surfaces
46	CRA	Kitchen sink adjustable heights from 750 to 850mm or replaceable <i>The sink and an adjacent work surface which shall be a minimum of 800 mm in length, and may be the work surface referred to under Clause 4.5.5, shall comply with (a) to (f)</i> Note to be added to plans prior to issue of the Construction Certificate	Clause 4.5.6 - Sinks
47	CRA	Kitchen sink bowl max. 150mm deep <i>The sink and an adjacent work surface which shall be a minimum of 800 mm in length, and may be the work surface referred to under Clause 4.5.5, shall comply with (a) to (f)</i> Note to be added to plans prior to issue of the Construction Certificate	Clause 4.5.6 - Sinks
48	CRA	Tapset capstan or level handles or level mixer <i>Taps shall comply with AS 1428.1 (see also AS 1428.2). See Figure 4.4 of this Standard. Taps or their operating handles shall be within 300 mm of the front of the sink to allow for ease of operation.</i> Note to be added to plans prior to issue of the Construction Certificate	Clause 4.5.6(e) - Taps
49	CRA	Tapset located within 300mm of front of sink <i>Taps shall comply with AS 1428.1 (see also AS 1428.2). See Figure 4.4 of this Standard. Taps or their operating handles shall be within 300 mm of the front of the sink to allow for ease of operation.</i> Note to be added to plans prior to issue of the Construction Certificate	Clause 4.5.6(e) - Taps



Kitchen			
Item	Status	Item Description	References
51	CRA	Cooktops to include either front or side controls with raised cross bars <i>Circulation spaces and clearances shall be as for sinks (see Clause 4.5.6). Cooktops shall have controls which do not require reaching over the hotplates to adjust them. Controls shall have raised cross-bars for ease of grip. Cooktops shall have an adjacent work surface of 800 mm minimum length at the same height. Cooktops should be provided with isolating switches or gas stop valves which can be easily and safely operated while the cooktop is in use.</i> Side controls and raised cross bars to be indicated on plans prior to issue of the Construction Certificate.	Clause 4.5.7 - Cooktops
52	CRA	Cooktops to include isolating switch <i>Circulation spaces and clearances shall be as for sinks (see Clause 4.5.6). Cooktops shall have controls which do not require reaching over the hotplates to adjust them. Controls shall have raised cross-bars for ease of grip. Cooktops shall have an adjacent work surface of 800 mm minimum length at the same height. Cooktops should be provided with isolating switches or gas stop valves which can be easily and safely operated while the cooktop is in use.</i> Note to be added to plans prior to issue of the Construction Certificate	Clause 4.5.7 - Cooktops
53	CRA	Worksurface min. 800mm length adjacent to cooktop at same height <i>Circulation spaces and clearances shall be as for sinks (see Clause 4.5.6). Cooktops shall have controls which do not require reaching over the hotplates to adjust them. Controls shall have raised cross-bars for ease of grip. Cooktops shall have an adjacent work surface of 800 mm minimum length at the same height. Cooktops should be provided with isolating switches or gas stop valves which can be easily and safely operated while the cooktop is in use.</i> Cooktop is adjacent an 800mm workspace as illustrated in Item 44.	Clause 4.5.7 - Cooktops
54	CRA	Oven located adjacent to an adjustable height or replaceable work surface <i>Ovens shall be located adjacent to a work surface in accordance with Clause 4.5.5 (see Figure 4.10). Where the oven door is hinged, the clear work surface shall be on the opposite side to the hinge</i> Oven is adjacent an 800mm workspace as illustrated in Item 44.	Clause 4.5.8 - Ovens
59	CRA	GPO's to comply with AS 1428.1. At least one double GPO within 300mm of front of work surface <i>General purpose outlets shall be located to comply with AS 1428.1. At least one double general purpose outlet shall be located with a horizontally accessible reach over a work surface at a maximum of 300 mm from the front of the work surface. The GPO for the refrigerator shall be easily reachable when the refrigerator is in its operating position.</i> Note to be added to plans prior to issue of the Construction Certificate	Clause 4.5.11 - Power Outlets



Kitchen			
Item	Status	Item Description	References
60	CRA	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position <i>General purpose outlets shall be located to comply with AS 1428.1. At least one double general purpose outlet shall be located with a horizontally accessible reach over a work surface at a maximum of 300 mm from the front of the work surface. The GPO for the refrigerator shall be easily reachable when the refrigerator is in its operating position.</i> Note to be added to plans prior to issue of the Construction Certificate	Clause 4.5.11 - Power Outlets
61	CRA	Slip-resistant floor surface <i>The floor surface shall be slip-resistant to comply with AS/NZS 3661.1.</i> Note to be added to plans prior to issue of the Construction Certificate. Design verification to be provided prior to the issue of the Construction Certificate.	Clause 4.5.4 - Floor Surfaces



Main Bedroom			
Item	Status	Item Description	References
62	CRA	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2 <i>At least one bedroom shall be capable of accommodating a queen size bed and a wardrobe and the circulation space requirements of AS 1428.2 clear of wardrobe fixtures.</i> Provision of a queen size bed, not less than 1000mm circulation space on both sides and foot of bed, and provision of a wardrobe and space for a 180° turn in front of the wardrobe circulation spaces are to be provided for the subject units at post-adaptation, as illustrated below:	Clause 4.6.1 - Bedroom Areas



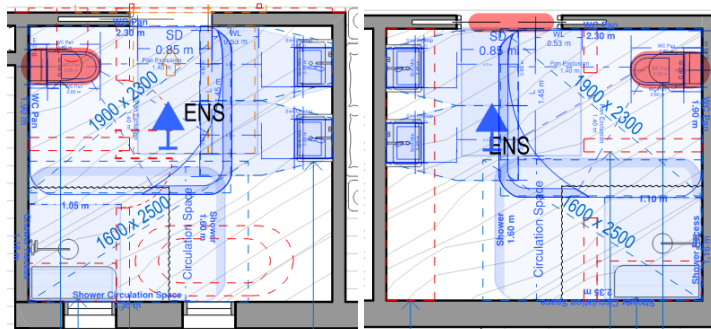
Bathroom			
Item	Status	Item Description	References
75	CRA	Provision for bathroom area to comply with AS 1428.1 <i>All sanitary facilities and components shall be adaptable, at minimum cost, to potentially comply with AS 1428.1 as a minimum, and preferably with AS 1428.2.</i> <i>NOTE: The required circulation spaces at doors and around WC pans, washbasins and showers shall be able to be provided without major plumbing changes. The WC pan should either be located in the after-adaptation location initially or be fitted with a P trap. In addition, items like toilet paper dispensers and WC flushing controls shall comply with AS 1428.1. Because of the difficulty in moving some of these items after they have been initially installed, it is desirable that they should comply with AS 1428.1 from the outset.</i> Figure 50(B) — Examples of accessible toilets (a) Accessible toilet (b) Accessible toilet Figure 50(A) — Examples of accessible bathrooms (a) Backflow prevention device and restrictor device required (b) Backflow prevention device and restrictor device may be required based on hose location (c) Backflow prevention device and restrictor device not required (d) Backflow prevention device and restrictor device not required NOTE: A backflow prevention device may be required if the hose is longer than 1 500 mm. (a) Side approach (b) Side approach (c) Front approach	Clause 4.4.1 - General



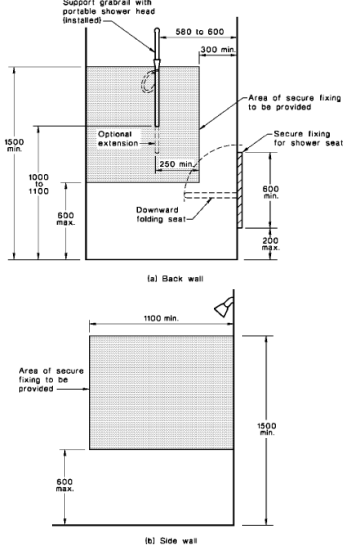
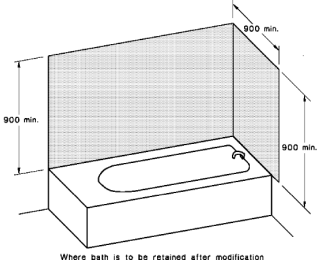
Bathroom

Item	Status	Item Description	References
		(a) Side view (b) Front view (c) Side view (d) Front view (i) Option A (ii) Option B (a) Plan (b) Elevation A (c) Elevation B	

Post adaptive fixtures and circulation spaces are to comply with the required dimensions of AS1428.1-2021 (blue) or element(s) requiring review (red) for the designated units:





Bathroom			
Item	Status	Item Description	References
		Recommendation: Compliance can be achieved via slight redesign prior to the issue of the Construction Certificate.	
76	CRA	Slip-resistant floor surface <i>Floor surfaces shall be slip-resistant to comply with AS/NZS 3661.1.</i> Note to be added to plans prior to issue of the Construction Certificate. Design verification to be provided prior to the issue of the Construction Certificate.	Clause 4.4.2 - Floor Surface
77	CRA	Shower recess-no hob. Minimum size 1160 x 1100mm to comply with AS 1428.1 (Refer to Figures 4.6 and 4.7 of AS 4299-1995)   Shower compartment A shower shall be provided. The shower compartment shall be a minimum size of 1160 x 1100 mm. The soap holder shall be recessed. The position of the shower head and taps shall be such that the clearances and heights required by AS 1428.1 are achieved. Provision for this item appears to be indicated on the post-adaption plans as illustrated in Item 75.	Clause 4.4.4(f) - Shower Compartment
78	CRA	Shower area waterproofed to AS 3740 with floor to fall to waste Shower compartment A shower shall be provided. The shower compartment shall be a minimum size of 1160 x 1100 mm. The soap holder shall be recessed. The position of the shower head and taps shall be such that the clearances and heights required by AS 1428.1 are achieved. Provision for this item appears to be indicated on the post-adaption plans as illustrated in Item 75.	Clause 4.4.4(f) - Shower Compartment
79	CRA	Recessed soap holder Shower compartment A shower shall be provided. The shower compartment shall be a minimum size of 1160 x 1100 mm. The soap holder shall be recessed. The position of the	Clause 4.4.4(f) - Shower Compartment



Bathroom			
Item	Status	Item Description	References
		shower head and taps shall be such that the clearances and heights required by AS 1428.1 are achieved. Note to be added prior to issue of the Construction Certificate	
80	CRA	Shower taps positioned for easy reach to access side of shower sliding track Shower compartment A shower shall be provided. The shower compartment shall be a minimum size of 1160 x 1100 mm. The soap holder shall be recessed. The position of the shower head and taps shall be such that the clearances and heights required by AS 1428.1 are achieved. Shower tap position to be indicated or Note to be added to plans prior to issue of the Construction Certificate	Clause 4.4.4(f) - Shower Compartment
82	CRA	Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall-strengthening provision) Grabrails If grabrails or shower seats are required by the initial occupant of the housing unit they shall be installed in accordance with AS 1428.1 or to suit the occupant. Grabrails for baths if required by the initial occupant, shall be installed in accordance with AS 1428.2, or to suit the occupant. If grabrails or a shower seat are not initially required, provision for grabrails shall be made in the modified configurations as required by AS 1428.1. Provision for this item appears to be indicated on the post-adaption plans as illustrated in Item 75.	Clause 4.4.4(h) - Grabrails
83	CRA	Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS 1428.1 Where bath is to be retained after modification DIMENSIONS IN MILLIMETRES FIGURE 4.7 REINFORCED AREAS FOR SUBSEQUENT INSTALLATION OF GRABRAILS AT BATHS Grabrails If grabrails or shower seats are required by the initial occupant of the housing unit they shall be installed in accordance with AS 1428.1 or to suit the occupant. Grabrails for baths if required by the initial occupant, shall be installed in accordance with AS 1428.2, or to suit the occupant. If grabrails or a shower seat are not initially required, provision for grabrails shall be made in the modified configurations as required by AS 1428.1. Note to be added to plans prior to issue of the Construction Certificate.	Clause 4.4.4(h) - Grabrails



Bathroom			
Item	Status	Item Description	References
86	CRA	Tap sets to be capstan or level handles with single outlet <i>Tap sets throughout shall have capstan or lever handles.</i> Note to be added to plans prior to issue of the Construction Certificate.	Clause 4.4.4 (c) - Tap sets
88	CRA	Provision for washbasin with clearances to comply with AS 1428.1 <i>Washbasin The washbasin shall be located such that circulation spaces to adjacent doors, WC pans and other components, and knee clearances are either provided in accordance with AS 1428.1 or will be able to be provided at adaptation.</i> Provision for this item appears to be indicated on the post-adaption plans as illustrated in Item 75.	Clause 4.4.4(g) - Washbasin
90	CRA	Double GPO beside mirror <i>Wall cabinet in the bathroom should include a wall cabinet with a light above. A double GPO shall be located adjacent to the mirror.</i> Note to be added to plans prior to issue of the Construction Certificate.	Clause 4.4.4(d) - Wall Cabinet

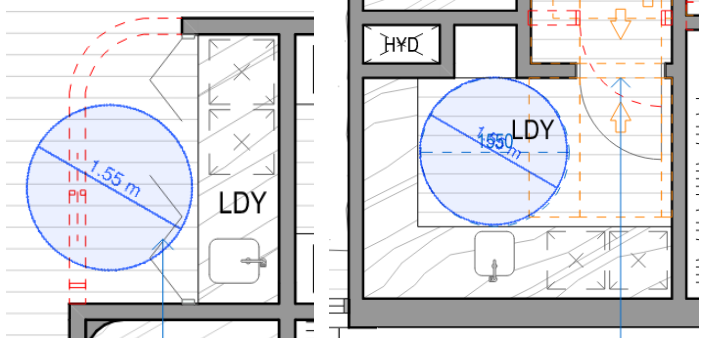


Toilet			
Item	Status	Item Description	References
92	CRA	Provision of either 'visitable toilet' or accessible toilet <i>Each housing unit shall be provided with either a visitable toilet or an accessible toilet. Where a separate toilet and bathroom are used with the intention of future unification, the WC pan shall initially be positioned at the correct distance from any fixed walls. Refer to Figure 4.3.</i> (a) Side view (b) Front view NOTES: - For the purpose of dimensioning, the front of the WC pan has been taken as the datum plane. - The dimension of 800 mm from the front of the WC pan to the wall is a critical dimension. - A back support at 600 mm from the front of the pan is important. This supports people who are paralysed from the chest down. The back support may be a cistern or a continuous grab rail and toilet lid. DIMENSIONS IN MILLIMETRES FIGURE 4.3 LOCATION OF WC PAN Provision for a visitable toilet pre-adaptation appears to be made for the subject units as illustrated below: BATH ENS 3.4mx1.5m	Clause 4.4.3 - Toilet



Toilet			
Item	Status	Item Description	References
93	CRA	Provision to comply with AS 1428.1 <i>All sanitary facilities and components shall be adaptable, at minimum cost, to potentially comply with AS 1428.1 as a minimum, and preferably with AS 1428.2.</i> <i>NOTE: The required circulation spaces at doors and around WC pans, washbasins and showers shall be able to be provided without major plumbing changes. The WC pan should either be located in the after-adaptation location initially or be fitted with a P trap. In addition, items like toilet paper dispensers and WC flushing controls shall comply with AS 1428.1. Because of the difficulty in moving some of these items after they have been initially installed, it is desirable that they should comply with AS 1428.1 from the outset.</i> Not less than one sanitary compartment is accessible and has provision to comply with AS1428.1-2021 as indicated in Item 75 above.	Clause 4.4.1 - General
94	Complies	Location of WC pan at correct distance from fixed walls <i>Each housing unit shall be provided with either a visitable toilet or an accessible toilet. 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 any fixed walls. Refer to Figure 4.3.</i> Provision for this item appears to be indicated on the post-adaption plans as illustrated in Item 75.	Clause 4.4.3 - Toilet
95	CRA	Provision for grab rail zone. (Refer Figure 4.6) <i>If grabrails or shower seats are required by the initial occupant of the housing unit they shall be installed in accordance with AS 1428.1 or to suit the occupant. Grabrails for baths if required by the initial occupant, shall be installed in accordance with AS 1428.2, or to suit the occupant. If grabrails or a shower seat are not initially required, provision for grabrails shall be made in the modified configurations as required by AS 1428.1.</i> Note to be added to plans prior to issue of the Construction Certificate.	Clause 4.4.4(h) - Grabrails
96	CRA	Slip-resistant floor surface (Viterous tiles or similar) <i>Floor surfaces shall be slip-resistant to comply with AS/NZS 3661.1.</i> Note to be added to plans prior to issue of the Construction Certificate. Design verification to be provided prior to the issue of the Construction Certificate.	Clause 4.4.2 - Floor Surface



Laundry			
Item	Status	Item Description	References
98	CRA	Circulation at doors to comply with 1428.1 <i>If a separate room is used for a laundry, circulation spaces at doors shall be in accordance with AS 1428.1. Provision for adequate circulation space shall be made in front of or beside appliances and under or adjacent to the tub to enable people who use wheelchairs to use all the facilities.</i> Sufficient circulation appears to be available at laundry doorways in post-adaptation, as illustrated below in Item 99.	Clause 4.8 - Laundry Areas
99	CRA	Provision for adequate circulation space in front of or beside appliances (min 1550mm depth) <i>If a separate room is used for a laundry, circulation spaces at doors shall be in accordance with AS 1428.1. Provision for adequate circulation space shall be made in front of or beside appliances and under or adjacent to the tub to enable people who use wheelchairs to use all the facilities.</i> Greater than 1550mm circulation space provided in front of appliances as required by this item as illustrated below: 	Clause 4.8 - Laundry Areas
100	CRA	Provision for automatic washing machine <i>Provision shall be made for an automatic washing machine.</i> Provision for this item is indicated on the post-adaption plans as required.	Clause 4.8(e) - Automatic Washing Machine
102	CRA	Where clothes line is provided, an accessible path of travel to this <i>There shall be a clothes drying facility. Where a clothes line is provided, an accessible path of travel shall be provided to the clothes line.</i> No clothes lines indicated on the plans due to the provision of a drying machine in the subject laundry.	Clause 4.8(a) - Clothes Dry Facility
105	CRA	Double GPO <i>A double GPO shall be provided as a minimum.</i> Note to be added to plans prior to issue of the Construction Certificate.	Clause 4.8(g) - Double GPO



Laundry			
Item	Status	Item Description	References
108	CRA	Slip-resistant floor surface <i>Floor surfaces including bathrooms, laundries, toilets and all external paved surfaces shall be slip-resistant to comply with AS/NZS 3661.1.</i> Note to be added to plans prior to issue of the Construction Certificate. Design verification to be provided prior to the issue of the Construction Certificate.	Clause 4.9.1 - Floor Surfaces

Door Locks			
Item	Status	Item Description	References
110	CRA	Door hardware operable with one hand, located 900-1100mm above floor <i>The door handle and related hardware shall be of the type that allows the door to be unlocked and opened with one hand. Door lever handles and hardware shall be not less than 900 mm nor more than 1100 mm above the plane of the finished floor and shall be in accordance with AS 1428.1. All lockable external doors in the housing unit should be keyed alike, including any garage doors, storeroom door and the like.</i> Note to be added to plans prior to issue of the Construction Certificate.	Clause 4.3.4 - Door Handles and Hardware



4.0. LIVABLE HOUSING DESIGN GUIDELINES

Noting that the level of documentation at this stage is for a State Significant Development Application (SSDA) assessment purposes, an indicative compliance assessment of the referenced documents identified in Appendix A of this report has been undertaken against the Livable Housing Design Guidelines 4th Edition 2017, which will be referred to as 'The Guideline'.

The abbreviations outlined below have been used in the following tables:

N/A	The item does not apply to the subject Building.
Complies	The relevant clauses of the Guideline appear to have been demonstrated by the proposed design and/or evidence during onsite inspection.
CRA	'Compliance Readily Achievable'. Subject to noting the requirements of each clause, it is considered BCA compliance can be readily demonstrated without significant implication to the approved design. This will occur through progression of documentation to the Construction Certificate stage of the development.
FI	Further information is necessary to determine the compliance potential of the building design and/or element.
PS	Performance (Alternative) Solution with respect to the subject element is potentially possible to satisfy the relevant BCA Performance Requirements when NCC or Access-to-Premises Standards compliance is required. When a SEPP, DCP Clause and/or DA Condition requires compliance with particular performance level of the Guideline (silver, gold or platinum), a detailed assessment is required to determine compliance with the Performance Statement of that element.
DNC	'Does Not Comply' with either the element and/or the relevant Guideline Performance Statement(s), and no clear path to compliance is evident.



4.1. Livable Housing Consent Authority Requirements

In addition to Adaptable Housing requirements, Section O4 of Mosman Council Residential Development Control Plan 2012, requires all dwellings in the development to incorporate Livable Housing Guideline Silver Level features as pictured in Figure 5:

O4. To have universal design features included in mixed use and multiple dwelling developments to promote flexible housing for all community members.	P4. All dwellings in any new mixed use and multiple dwelling development (including dual occupancy), are to meet or exceed the Livable Housing Design Guideline's Silver Level universal design features. The incorporation of Gold and Platinum Level design features is strongly supported. P5. Universal housing must be certified as Silver Level under the Livable Housing Design Guideline by an independent, suitably qualified person. P6. Variations to P4 will only be considered where it can be demonstrated that site conditions would preclude achieving the controls such as a narrow site or a sloping site with steep gradients. Note - Details of the universal design features and performance requirements of the Livable Housing Design Guidelines can be found at livablehousingaustralia.org.au
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Figure 5 O4 of Mosman Council Residential Development Control Plan 2012

The development proposes all units to be designated as Silver level Livable units.

As highlighted in Section 2.5 of this report, the development incorporates three (3) Class C adaptable units. All of the adaptable units are also capable of satisfying the intent of Silver Level of the Liveable Housing Guidelines.

4.2. Livable Housing Unit(s) Under Review

As mentioned above, three (3) of the adaptable units within the development are capable of satisfying the intent of Silver Level of the Livable Housing Guidelines.

As such, all other units which have been designated as Silver Level Livable units shall form the basis of the review that follows.



ELEMENT 1: DWELLING ACCESS

Silver Level	
Status	Element Description
CRA	Performance Statement: There is a safe, continuous, step-free pathway from the street entrance and/or parking area to a dwelling entrance that is level. <i>a. Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling. This provision does not apply where the average slope of the ground where the path would feature is steeper than 1:14.</i> <i>b. The path of travel referred to in (a) should have a minimum clear width of 1000mm and have:</i> <i>i. no steps;</i> <i>ii. an even, firm, slip resistant surface;</i> <i>iii. a crossfall of not more than 1:40;</i> <i>iv. a maximum pathway slope of 1:14</i> <i>Where ramps are required they should have landings provided at no greater than 9m for a 1:14 ramp and no greater than 15m for ramps steeper than 1:20. Landings should be no less than 1200mm in length.</i> <i>c. The path of travel referred to in (a) may be provided via an associated car parking space for the dwelling. Where a car parking space is relied upon as the safe and continuous pathway to the dwelling entrance, the space should incorporate:</i> <i>i. minimum dimensions of at least 3200mm (width) x 5400mm (length);</i> <i>ii. an even, firm and slip resistant surface; and</i> <i>iii. a level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen).</i> <i>d. A step ramp may be incorporated at an entrance doorway where there is a change in height of 190mm or less. The step ramp should provide:</i> <i>i. a maximum gradient of 1:10</i> <i>ii. a minimum clear width of 1000mm (please note: width should reflect the pathway width)</i> <i>iii. a maximum length of 1900mm</i> <i>e. Where a ramp is part of the pathway, level landings no less than 1200mm in length, exclusive of the swing of the door or gate than opens onto them, must be provided at the head and foot of the ramp.</i> Note: The width of the landing will be determined by the adjoining pathway. If the landing directly adjoins the doorway please refer to Element 2 for dimensional requirements.



Silver Level

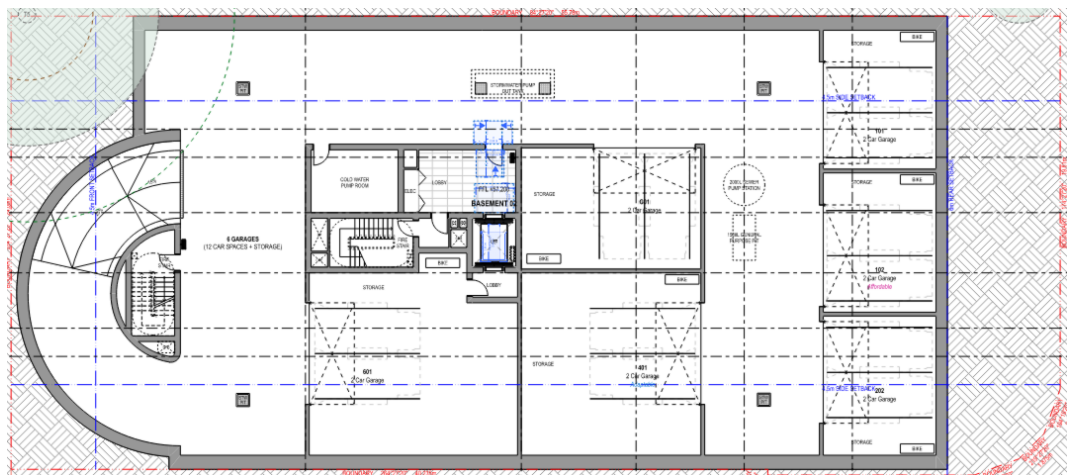
Status Element Description



Examples of safe, continuous, step-free pathway access to a dwelling entrance:

1. Continuous step-free path of travel to a side entrance
2. Easy access from the front pathway and driveway
3. Continuous step-free pathway with varied surface finishes
4. Direct entrance via the street frontage and parking space.

A continuous accessible path of travel from the basement car park and street frontage to all units appear to be provided as illustrated below:

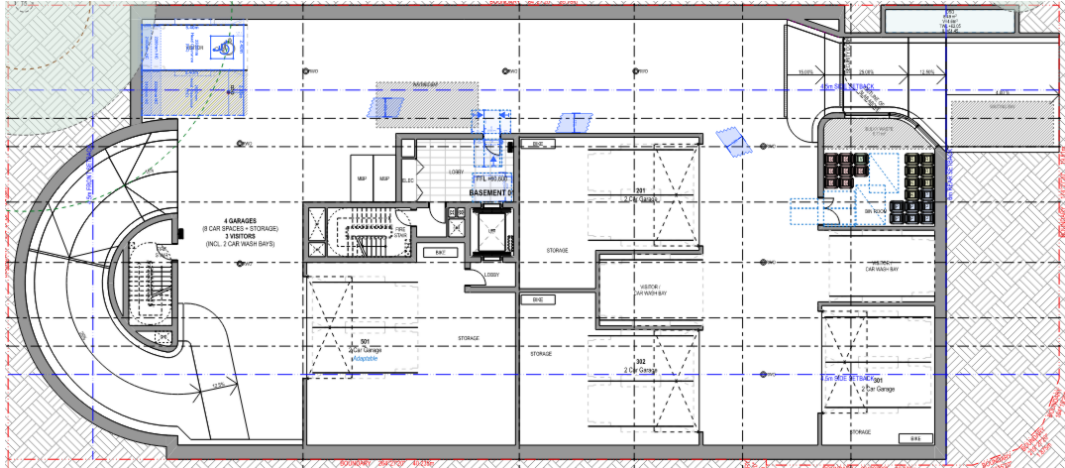


Basement Level 2 Carpark Accessible Path of Travel

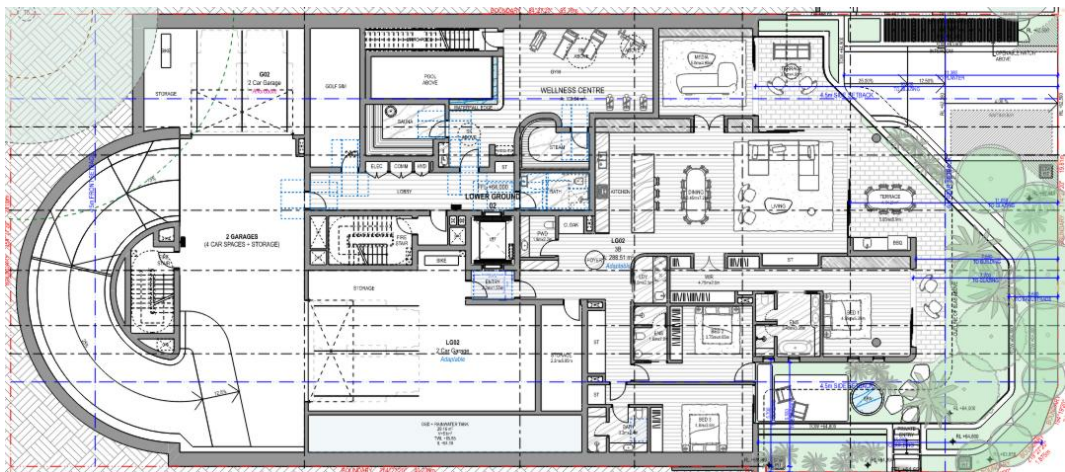


Silver Level

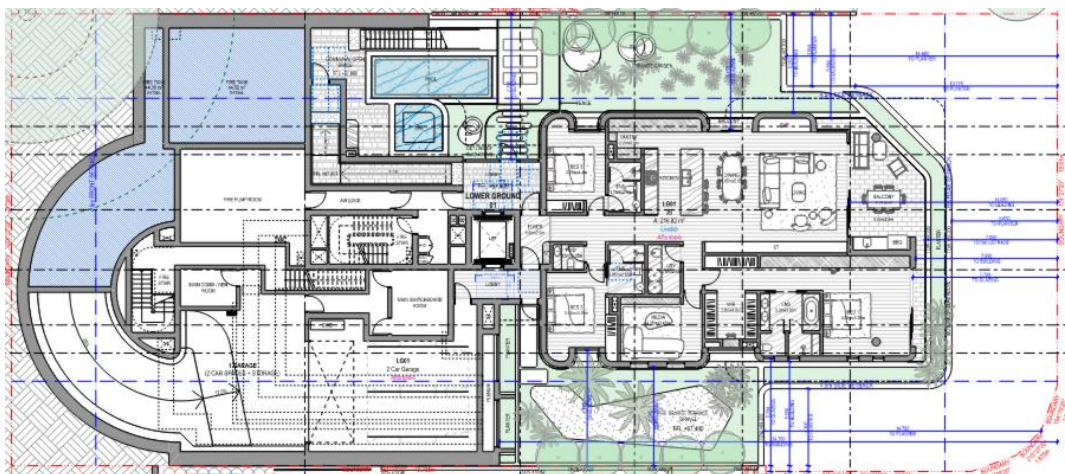
Status Element Description



Basement Level 1 Carpark Accessible Path of Travel



Lower Ground 2 Accessible Path of Travel

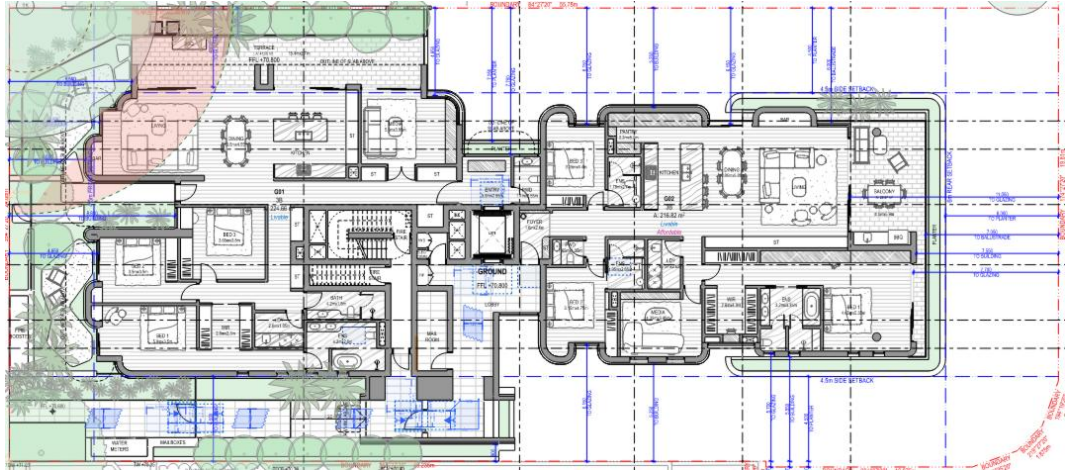


Lower Ground 1 Accessible Path of Travel

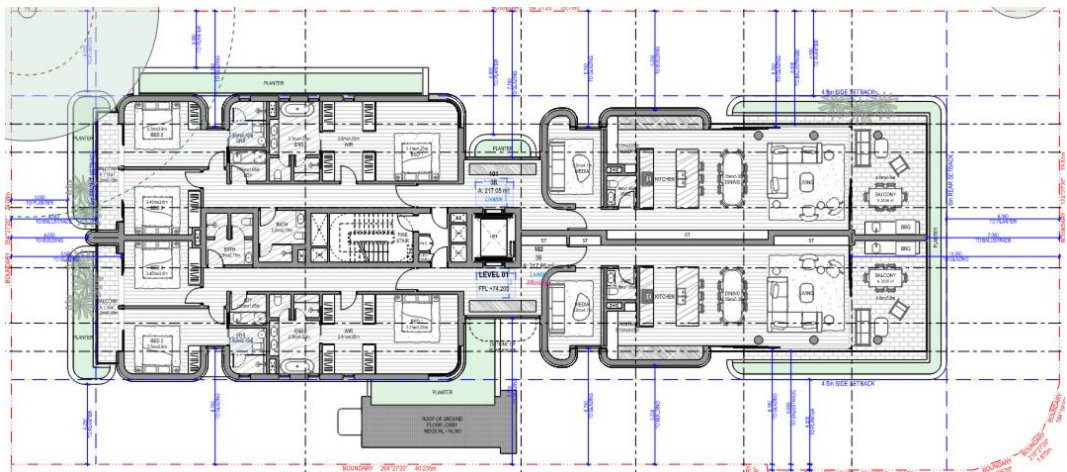


Silver Level

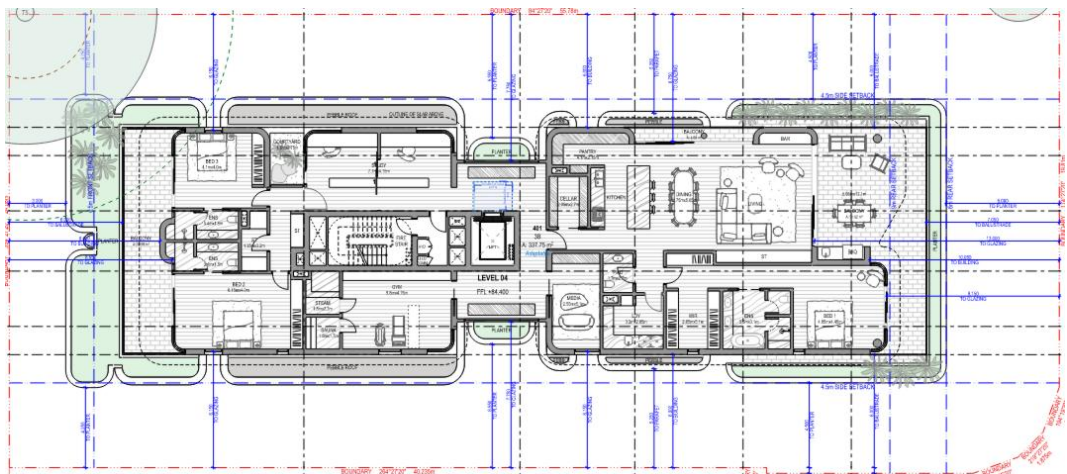
Status Element Description



Ground Floor Level Access from Street Frontage



First to Third Floor Level Accessible Path of Travel

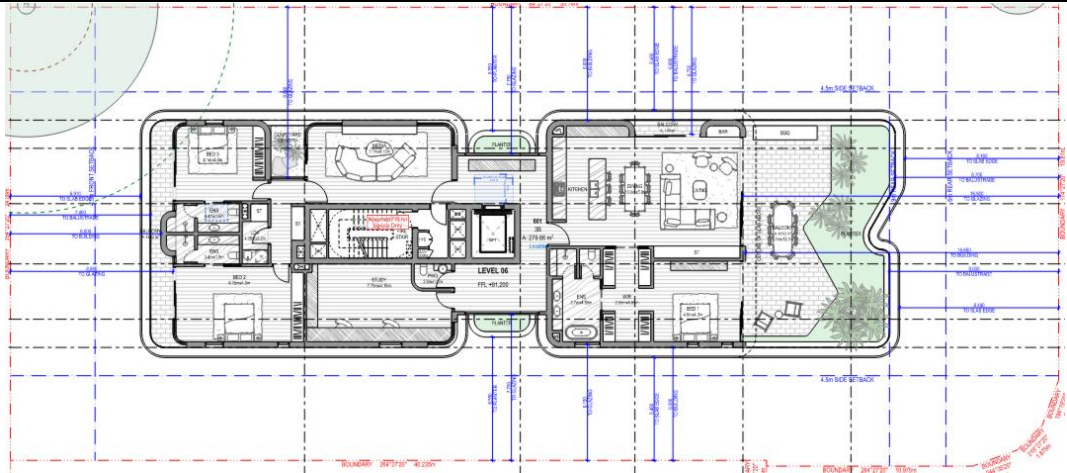


Fourth & Fifth Floor Level Accessible Path of Travel



Silver Level

Status Element Description



Sixth Floor Level Accessible Path of Travel



ELEMENT 2: DWELLING ACCESS

Silver Level

Status Item Description

CRA

Performance Statement: There is at least one level (step-free) entrance into the dwelling to enable home occupants to easily enter and exit the dwelling.

a. The dwelling should provide an entrance door with -

- a minimum clear opening width of 820mm (see Figure 2(a));
- a level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled); and
- reasonable shelter from the weather.

b. A level landing area of at least 1200mm x 1200mm should be provided at the level (step free) entrance door. A level landing area at the entrance door should be provided on the arrival side

of the door (i.e. the external side of the door) to allow a person to safely stand and then open the door.

c. Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided (see Figure 1(b)).

d. The level (step-free) entrance should be connected to the safe and continuous pathway as specified in Element 1.

Note The entrance must incorporate waterproofing and termite management requirements as specified in the NCC.

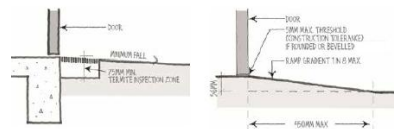


Figure 1(a) Threshold treatment: incorporates grated drain along threshold to achieve minimum termite inspection zone and weather protection.

Figure 1(b) Weather protection: 1 in 8 max. ramp at threshold

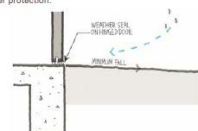


Figure 1(c) Weather protection: weather seal on hinged door.

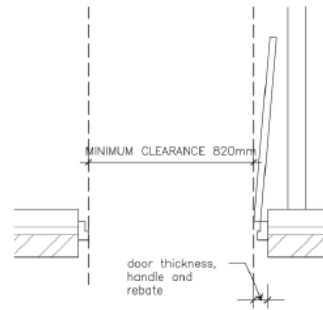
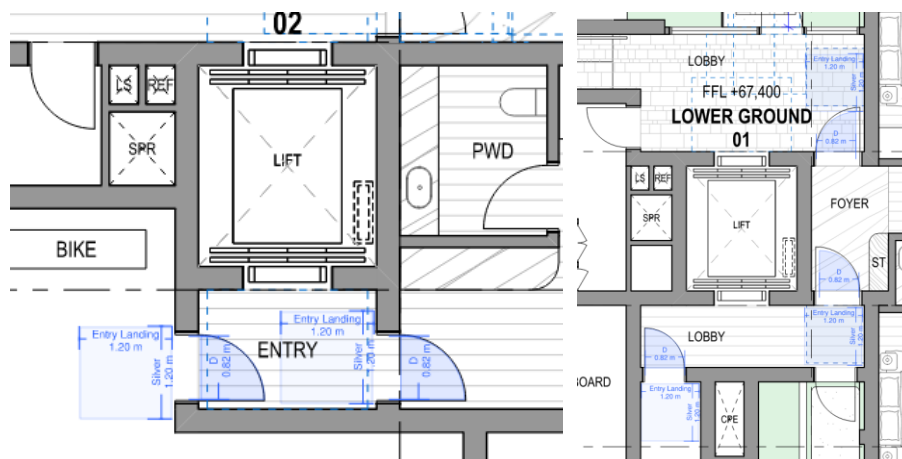


Figure 2(a) Silver level clear door opening

SOU entry doorways with not less than 820mm clearance, with a level 1200mm x 1200mm space at the landing of the subject unit entry appears to be provided to all units as illustrated in the example below:





ELEMENT 3: INTERNAL DOORS & CORRIDORS

Silver Level

Status	Item Description
CRA	Performance Statement: Internal doors and corridors facilitate comfortable and unimpeded movement between spaces. a. Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide: - a minimum clear opening width of 820mm (see Figure 2(a)); and - a level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled). b. Internal corridors/passageways to the doorways referred to in (a) should provide a minimum clear width of 1000mm. * Corridor widths should be measured as described in Clause 6.3 of AS 1428.1 – 2021 Minimum internal corridors of 1000mm dimensioned throughout subject units. Minimum internal doorway clearance of 820mm are to be provided to doorways leading to living, dining, main bedroom, main bathroom and/or toilet, kitchen and laundry within subject units, as illustrated below:



ELEMENT 4: TOILET

Silver Level

Status

Item Description

CRA

Performance Statement: The ground (or entry) level has a toilet to support easy access for home occupants and visitors.

a. Dwellings should have a toilet on the ground (or entry) level that provides:

- a minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and
- a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door in accordance with Figure 3(a).
- The toilet pan should be located in the corner of the room (if the toilet is located in a combined toilet bathroom) to enable installation of grabrails at a future date. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.

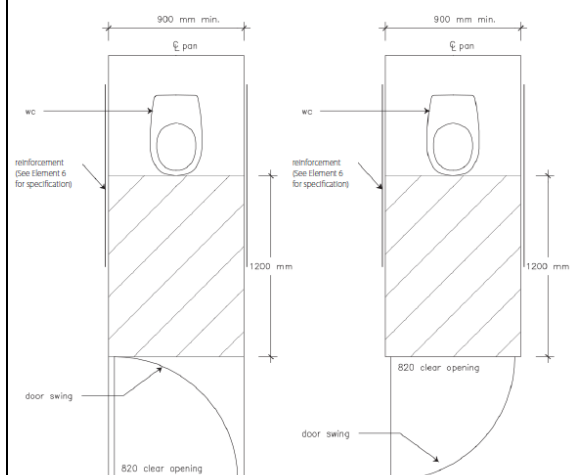


Figure 3(a) Silver level ground (or entry) level toilet layout and space requirements in a separate room.

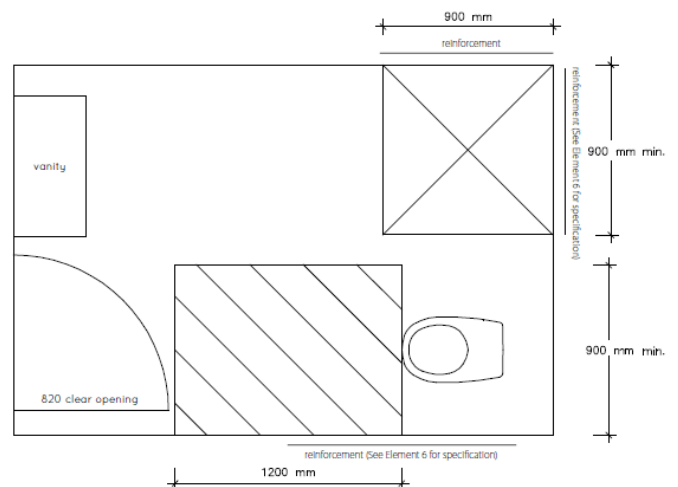
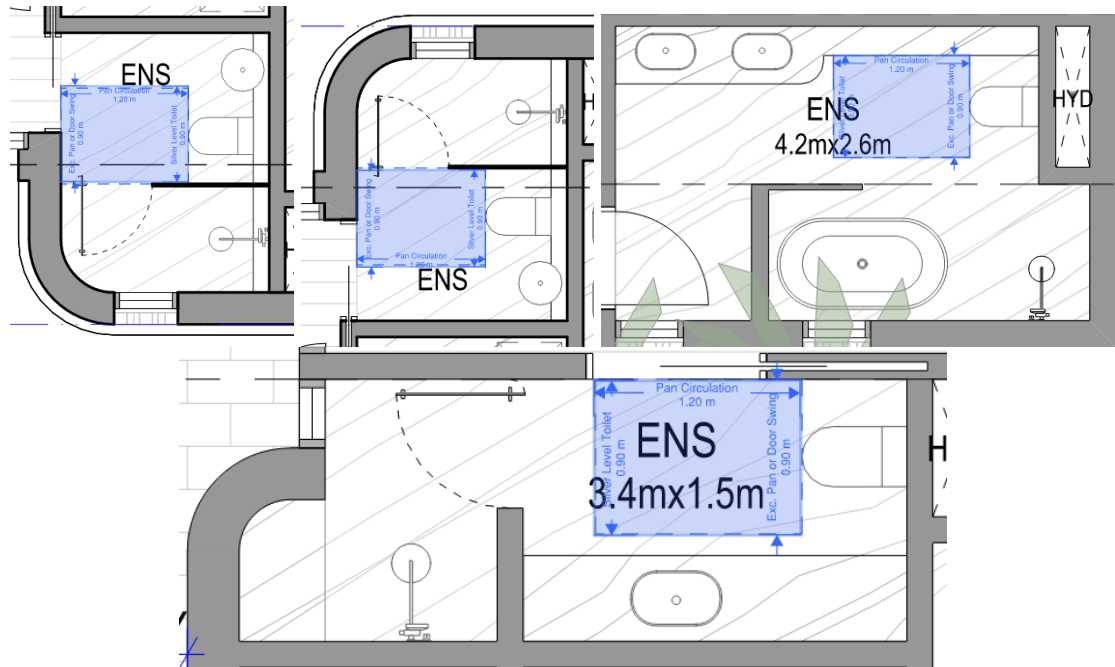


Figure 3(b) Silver level ground (or entry) level toilet layout and space requirements in a combined bathroom.



Toilet circulation space of 900mm x 1200mm in front of toilet pan, clear of obstacles or door swings has been provided, as illustrated in the examples below:

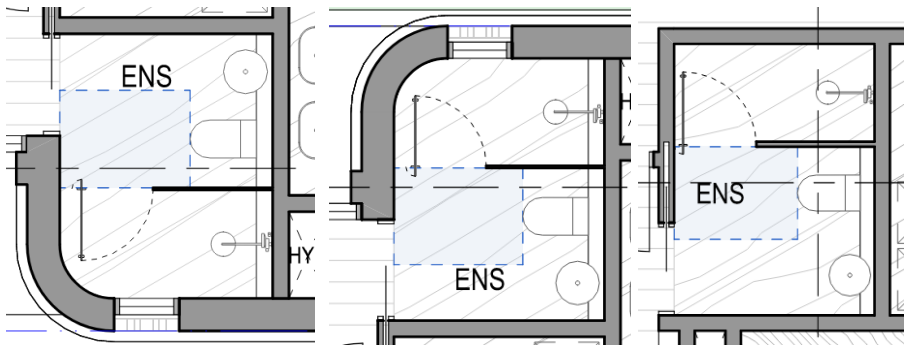


Recommendation: In some cases, it is highly preferable for toilet to be located in corner to enable installation of grabrails at a future date, however the rear wall between the toilet and shower screen must be reinforced to support drop down grabrails. Compliance can be achieved via slight redesign prior to the issue of the Construction Certificate.



ELEMENT 5: SHOWER

Silver Level

Status	Item Description
CRA	Performance Statement: The bathroom and shower is designed for easy and independent access for all home occupants. a. One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date. b. The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date. For hobless specification please see Australian Standard AS3740-3.6. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.  Performance Statement The bathroom and shower is designed for easy and independent access for all home occupants. Floors in shower recesses need to be graded properly so that screens can be removed if required and water will still drain effectively. At least one hobless shower recess appears to be provided in the subject units, as required by this section. 



ELEMENT 6: REINFORCEMENT OF BATHROOM & TOILET WALLS

Silver Level

Status Item Description

CRA

Performance Statement: The bathroom and toilet walls are built to enable grabrails to be safely and economically installed.

- Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.
- The walls around the toilet are to be reinforced by installing:
 - noggings with a thickness of at least 25mm in accordance with Figure 6(a); or
 - sheeting with a thickness of at least 12mm in accordance with Figure 6(b).
- The walls around the bath are to be reinforced by installing:
 - noggings with a thickness of at least 25mm in accordance with Figure 7(a); or
 - sheeting with a thickness of at least 12mm in accordance with Figure 7(b).
- The walls around the hobless shower recess are to be reinforced by installing:
 - noggings with a thickness of at least 25mm in accordance with Figure 8(a); or
 - sheeting with a thickness of at least 12mm in accordance with Figure 8(b).

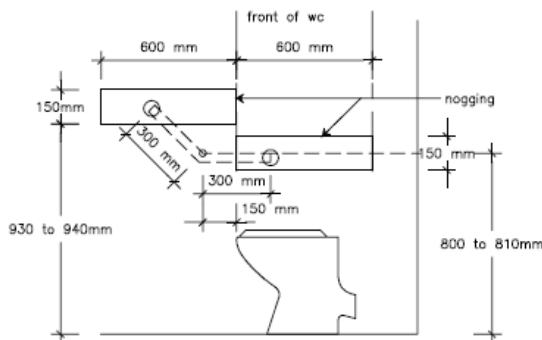


Figure 6(a) Toilet – Location of reinforcement

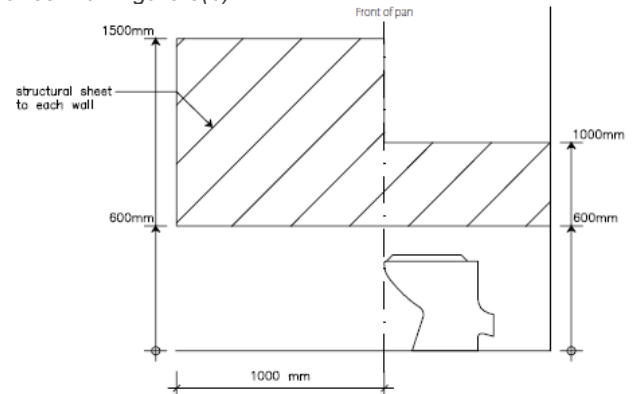


Figure 6(b) Toilet – Location of sheeting

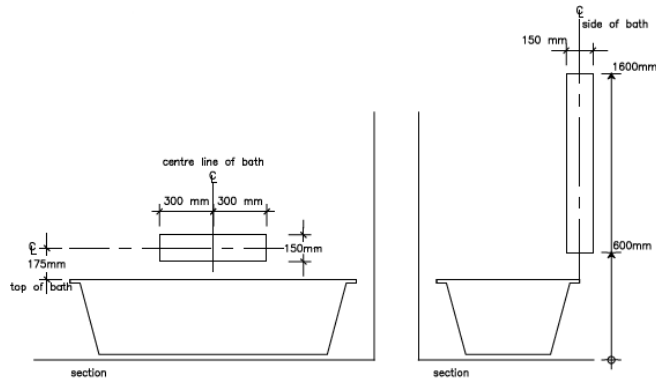
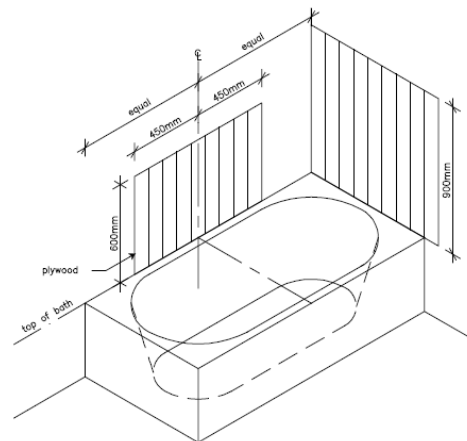


Figure 7(a) Bath – Location of reinforcement





Silver Level

Status Item Description

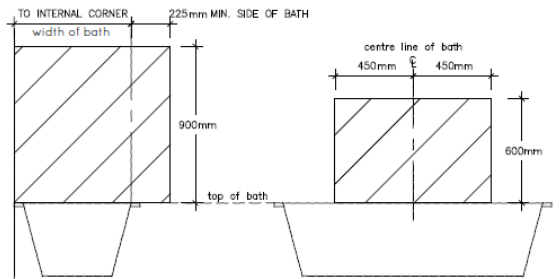


Figure 7(b) Bath - Location of sheeting

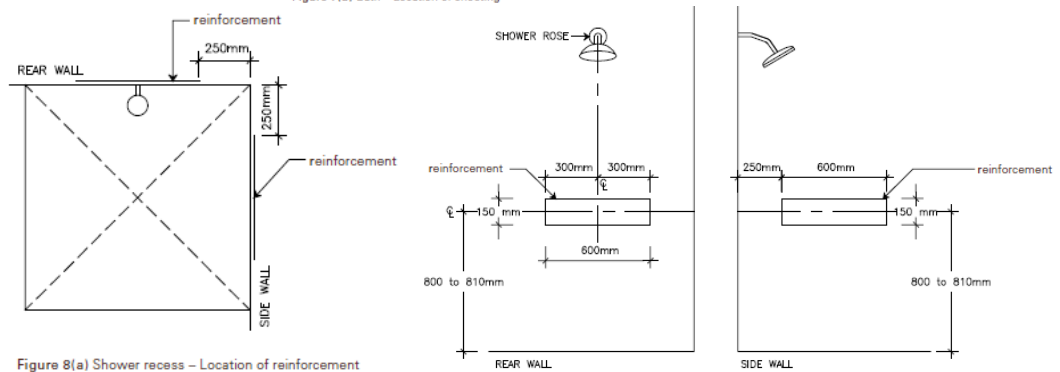


Figure 8(a) Shower recess - Location of reinforcement

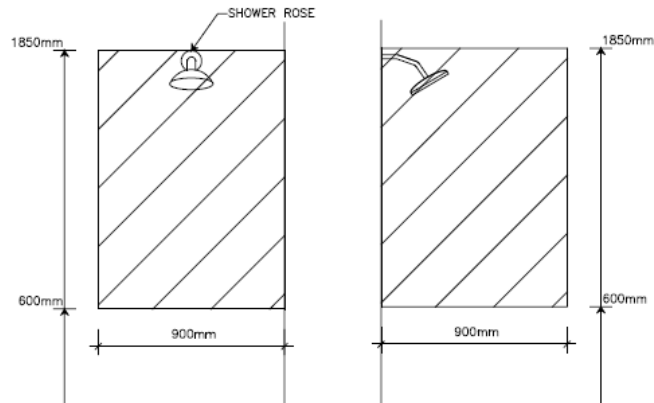


Figure 8(b) Shower recess - Location of sheeting

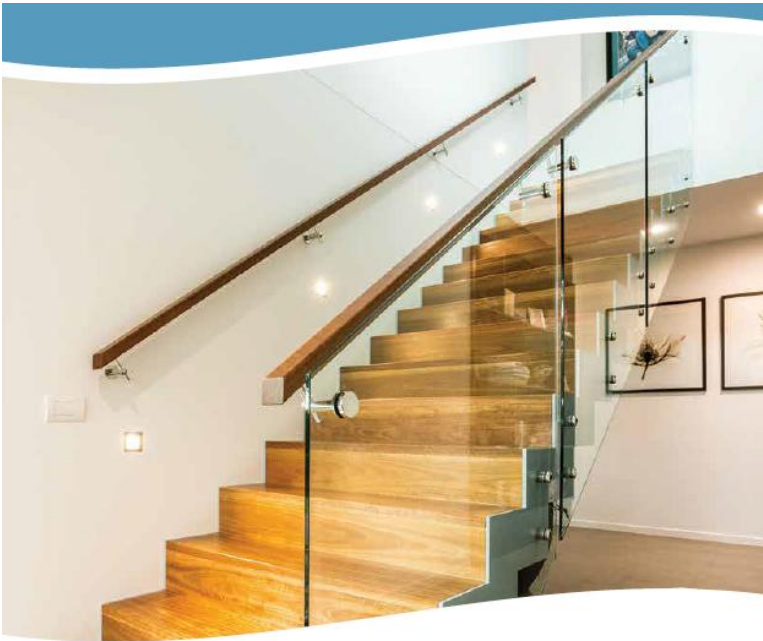
The subject units appear to have provisions for the reinforcement of bathroom & toilet walls in at least one sanitary compartment, as required by this section.

Note to be added to plans prior to the issue of the Construction Certificate.



ELEMENT 7: INTERNAL STAIRWAYS

Silver Level

Status	Item Description
N / A	Where installed, stairways are designed to reduce the likelihood of injury and also enable safety pathway. a. Stairways in dwellings must feature: i. a continuous handrail on one side of the stairway where there is a rise of more than 1m. Note: This is a requirement for all new homes under the NCC. Homes built prior to 2014 may benefit from this element.  Performance Statement Where installed, stairways are designed to reduce the likelihood of injury and also enable future adaptation Stairways are not provided within in the subject units.



5.0. CONCLUSION

5.1. Adaptable Housing Assessment Conclusion

This report has reviewed the subject development to determine compliance with the objectives and performance requirements of AS 4299-1995 Adaptable Housing, outlined in Section 1.3 of this report. This assessment has been conducted through review of the architectural plans detailed in Appendix A below.

This assessment is strictly limited to the items of Appendix A within AS4299-1995 Adaptable Housing compliance with a Class C adaptable unit relating to the unit identified in Section 2.5 of this report and does not include a BCA or Access to Premises Standards compliance assessment or the like.

This report confirms the subject development appears capable of complying with the dimensions suitable to accommodate the Adaptable Housing Class C essential features of AS4299-1995 Adaptable Housing either directly or through the Performance Requirements of Clause 2.2 of the standard, without requiring amendment of a development consent. Furthermore, upon completion of recommendations and actions detailed in this report, the subject development appears to either comply directly with Appendix A of AS4299-1995 for Class C essential features or complies indirectly with the objectives and/or performance requirements relevant to these items as permitted during development consent determination by Clause 79C(3A)(b) of the Act.

5.2. Livable Housing Design Guideline Assessment Conclusion

This report has reviewed the subject development to determine compliance with the performance statements of the Livable Housing Design Guidelines Fourth Edition, outlined within each element of this report. This assessment has been conducted through a review of the architectural plans detailed in Appendix A below.

This assessment is strictly limited to the elements relevant to the performance level(s) of the units identified in Section 4.2 of this report and does not include a BCA, Adaptable Housing, Access to Premises Standards compliance assessment or the like.

This report confirms that subject development appears capable of complying with the dimensions suitable to accommodate the design features of each element of the identified performance level of the Guideline, without requiring amendment of a development consent.



**BUILDING
INNOVATIONS
AUSTRALIA**

PREPARED BY:

Jennifer Lee
Junior Consultant
Building Innovations Australia Pty Ltd

ASSESSED BY:

Mardiros Tatian
Director
Building Innovations Australia Pty Ltd
M.Fire.Eng (Master of Fire Engineering)
Grad.Dip.Bld.Survey (Graduate Diploma of Building Surveying)
B.Med.Sci (Bachelor of Medical Science)
Building Professionals Board, NSW- A1 Accredited Certifier BPB 2572



APPENDIX A – REFERENCED DOCUMENTATION

The following documentation was used in the preparation of this report:

Drawing No.	Title	Rev.	Project No.	Date	Drawn By
A-110-010	Basement 02	05	2509	10.02.2026	Studio Johnston
A-110-020	Basement 01	05	2509	10.02.2026	Studio Johnston
A-110-030	Lower Ground 02	05	2509	10.02.2026	Studio Johnston
A-110-040	Lower Ground 01	05	2509	10.02.2026	Studio Johnston
A-110-050	Ground Level	05	2509	10.02.2026	Studio Johnston
A-110-060	Level 1	05	2509	10.02.2026	Studio Johnston
A-110-070	Level 2	05	2509	10.02.2026	Studio Johnston
A-110-080	Level 3	05	2509	10.02.2026	Studio Johnston
A-110-090	Level 4	05	2509	10.02.2026	Studio Johnston
A-110-100	Level 5	05	2509	10.02.2026	Studio Johnston
A-110-110	Level 6	05	2509	10.02.2026	Studio Johnston
A-110-120	Level 7	05	2509	10.02.2026	Studio Johnston
A-110-130	Roof	05	2509	10.02.2026	Studio Johnston
A-115-010	LIVABLE/ADAPTABLE APARTMENTS	05	2509	10.02.2026	Studio Johnston