



Access Assessment Report

26-30 Mann Street, Gosford



Project: 26-30 Mann Street, Gosford
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BASIS OF ASSESSMENT

1.1. Location and Description

This Access Assessment Report is submitted to the Department of Planning, Industry and Environment (DPIE) on behalf of the SH Gosford Residential and in support of an application for SSD application number 23588910 at 26-30 Mann Street, Gosford. The SSDA seeks consent for:

- Demolition of the existing retaining wall on site.
- Removal of three trees located at the site interface with Baker Street.
- Excavation to a depth of approximately 1.3m to accommodate the proposed ground floor structure.
- Earthworks to level the site in readiness for the proposed building.
- Construction of a 25-storey (26 level) mixed-use building, comprising:
 - 621sqm of retail GFA.
 - 136 apartments, equating to 13,263sqm of residential GFA.
 - Four parking levels for 181 cars, with vehicular access from Baker Street.
 - Storage areas and services.
 - Communal open space.
- Publicly accessible through site link, including stairs, walkways, public lift, public art and landscaping.



Photograph courtesy of Six Maps

1.2. Purpose

The purpose of this report is to assess the proposed building against the documents and their relevant Deemed to Satisfy requirements. The report is intended to clearly outline those areas where compliance is not achieved and provide recommendations to achieve compliance:

- > Disability Discrimination Act 1992 (DDA);

- > Disability Access to Premises Standards 2010 (Premises Standards);
- > Design Quality of Residential Apartment Development 2015 (SEPP65)
- > Building Code of Australia 2019 (BCA2019) Volume 1 Amendment 1 – Part D3 and Clauses E3.6 and F2.4;
- > Adaptable Housing Code AS4299:1995 (AS4299) – As required by DCP; and
- > Applicable Australian Standards AS1428.1:2009, AS1428.4.1:2009 and AS2890.6:2009.

1.3. Limitations

This report is limited to an assessment of the access and amenity provisions for people with a disability against the documents as outlined in 1.2 above. It is not an assessment of the proposal against all provisions of the BCA2019 and if this is required, a separate report will be necessary.

This report does not include nor imply any detailed assessment for design, compliance or upgrading for:

- > The structural adequacy or design of the building;
- > The inherent derived fire-resistance ratings of any existing or proposed structural elements of the building (unless specifically referred to); and
- > The design basis and/or operating capabilities of any existing or proposed electrical, mechanical or hydraulic fire protection services.

This report does not include, or imply compliance with:

- > The Disability Discrimination Act (it cannot be guaranteed that that a complaint under the DDA will not be made, however should the building comply with BCA2019 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint);
- > BCA2019 Sections B, C, E, F, G, H, I, J, Parts D1 and D2;
- > Demolition Standards not referred to by the BCA2019;
- > Work Health and Safety Act;
- > Construction Safety Act;
- > Requirements of other Regulatory Authorities including, but not limited to, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like; and
- > This report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the documents outlined in Part 1.2 of this report.

1.4. Federal Disability Discrimination Act (DDA)

Disability is broadly defined and includes disabilities which are physical, intellectual, psychiatric, neurological, cognitive or sensory (a hearing or vision impairment), learning difficulties, physical disfigurement and the presence in the body of disease causing organisms.

All organisations have a responsibility, under the DDA, to provide equitable, dignified access to goods and services and to premises used by the public. Premises are broadly defined and would include all areas included within the subject development.

The DDA applies nationally and is complaint based. While the Disability (Access to Premises – Buildings) Standards 2010 and the BC2019 are recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA2019 and the referenced standards does not guarantee that a complaint will not be lodged.

1.5. Design Documentation

This report has been based on the Design plans and Specifications listed in Annexure A of this Report.

1.6. Definitions

Accessible

Having features to enable use by people with a disability.

Accessway

A continuous accessible path of travel (as defined in AS 1428.1) to, into or within a building.

Continuous Accessible Path of Travel

An uninterrupted path of travel to, into or within a building providing access to all access facilities.

Ramp

An inclined surface on a continuous accessible path of travel between two landings with a gradient steeper than 1 in 20 but not steeper than 1 in 14.

Adaptable

A housing unit which is designed and constructed to meet the performance requirements of Clause 2.2 of AS 4299-1995.

2 KEY COMPLIANCE CONSIDERATION

2.1. General

The following is a summary of all the individual elements that relate directly to the ability of a person with a disability to access all the portions of the building required to be accessible.

Accessibility has been assessed against the documents outlined in Part 1.2 of this Report. The Annexures to this report provides a detailed assessments of the proposal against ALL relevant Deemed-to-Satisfy Provisions and prescriptive requirements

Note: It is important that the Annexures are read in conjunction with the items below, as some matters may not have had sufficient information provided to allow a detailed assessment to be undertaken.

2.2. Classification

Under the provisions of Parts A6 of BCA2019 and Part A4 of the Access Code, the building has been classified as follows:

Table 1. Building Classification

Class	Level	Description
2	Ground – Level 24	Residential sole occupancy units and associated areas.
6	Ground, Levels 2 & 3	Retail sole occupancy units.
7a	Ground, Levels 1, 2 & 3	Car parking

2.3. Dimensions and Tolerances

The Premises Standards and BCA contains the minimum standards for building construction and safety, and therefore generally stipulates minimum dimensions which must be met. BCA Logic's assessment of the plans and specifications has been undertaken to ensure the minimal dimensions have been met.

The designer and builder should ensure that the minimum dimensions are met onsite and consideration needs to be given to construction tolerances for wall set outs, applied finishes and skirtings to corridors and bathrooms for example, tiling bed thicknesses and the like which can adversely impact on critical matters such as access for people with disabilities, stair and corridor widths and balustrade heights.

2.4. Areas Required to be Accessible

The following areas of the building are required to be accessible:

Table 2. Areas Required to be Accessible

Area / Room	Description
Residential parts of the building	From the main building entrance to and within all common areas of the building. Access must be continuous up to the entrance doorway of each residential sole occupancy unit and to and within common open space facilities.
Retail units	Access must be provided to and within each retail unit from each entrance.

Area / Room	Description
Carparking	To and within the levels containing the required accessible and adaptable car parking spaces.

Note: The limitations and exemptions of Clauses D3.2, D3.3 and D3.4 of the BCA2019 and Access Code been considered where applicable in the process of developing the above table.

2.5. Liveable Housing Design Guidelines Requirements (LHDG)

The SEPP 65 Apartment Design Code requires that residential developments achieve a benchmark that at least 20% of the total apartments incorporate the Livable Housing Guideline's silver level universal design features. The Annexure C of this Report includes an assessment against the relevant requirements of the LHDG.

Note: These Guidelines do not take precedence over the requirements of the Disability (Access to Premises – Buildings) Standards 2010 or the Building Code of Australia.

2.6. Adaptable Housing Code Assessment Summary (AS4299)

It is proposed that at least 10% of the residential units, within the development, will be adaptable. The adaptable units are required to comply with AS4299 – Class C (Essential features incorporated). Indicative Pre and post adaption plans are provided to demonstrate how the design would permit later alterations to suit individual requirements at minimal extra cost.

Refer to Annexure D of Report

2.7. Conditions of Conceptual Development Consent SSD 10114 dated 24 Aug 2020

The following conditions of the development consent relate to accessibility.

Table 3. Conceptual development consent

Condition	Discussion
C8 Future development application(s) shall include an Access Report demonstrating that the development achieves an appropriate degree of accessibility.	This report is intended to accompany the Development Application and demonstrates that accessibility compliance will be achieved.
C9(f) Public domain plans to show that all publicly accessible areas will have all abilities access.	The public domain areas have suitable provision and demonstrate that accessibility will be achieved.

3 STATEMENT OF COMPLIANCE

The design documentation as referred to in this report has been assessed against the applicable provisions for Accessibility as outlined in Part 1.2 of this report. It is considered that such documentation complies or is capable of complying (as outlined in Part 2 of this Report) with those documents, for the purposes of a Development Application..

ANNEXURE A DESIGN DOCUMENTATION

Annexure A – Design Documentation

This report has been based on the following design documentation.

Table 4. Architectural Plans

Architectural Plans Prepared by DKO Architecture		
Drawing Number	Revision	Title
DA001	A	Title Page
DA101	A	Staging Plan
DA102	A	Site Plan
DA103	A	Site Survey
DA201	A	Ground floor
DA202	A	Level 1
DA203	A	Level 2
DA204	A	Level 3
DA205	A	Level 4
DA206	A	Level 5
DA207	A	Levels 6-12
DA208	A	Levels 13-20
DA209	A	Level 21
DA210	A	Level 22-23
DA211	A	Level 24
DA212	A	Roof Plan
DA301	A	Elevations & Sections – North Elevation
DA302	A	Elevations & Sections – South Elevation
DA303	A	Elevations & Sections – East Elevation (Mann Street)
DA304	A	Elevations & Sections – West Elevation (Baker Street)
DA305	A	Elevations & Sections – Section AA
DA306	A	Elevations & Sections – Section BB
DA307	A	Materials & Finishes

ANNEXURE B PREMISES STANDARDS & BCA ASSESSMENT

Annexure B - Premises Standards & BCA Assessment

N/A	Not Applicable. The Deemed-to-Satisfy clause is not applicable to the proposed design.
Complies	The relevant provisions of the Deemed-to-Satisfy clause have been satisfied by the proposed design.
CRA – Refer Annexure E	‘COMPLIANCE READILY ACHIEVABLE’. It is considered that there is not enough information included in the documentation to accurately determine strict compliance with the individual clause requirements. However, with further design development, compliance can readily be achievable. This item is to be read in conjunction with the BCA Specification included within Annexure C of this report.
FI	Further Information is necessary to determine the compliance potential of the building design.
PS	Performance Solution with respect to this Deemed-to-Satisfy Provision is necessary to satisfy the relevant Performance Requirements.
DNC	Does Not Comply.
Noted	BCA Clause simply provides a statement not requiring specific design comment or confirmation.

Building Code of Australia 2019 Assessment Summary (BCA2019) / Premises Standards (Access Code)

Table 5. BCA 2019 Summary

Clause	Clause Requirements	Comment	Status
Section D: Access and Egress			
Part D3 – Access for People with a Disability			
D3.0: Deemed-to-Satisfy Provisions	Informational	-	Noted
D3.1: General Building Access Requirements	<p>The building must be accessible to the parts of the building as outlined by Table D3.1.</p> <p>Class 2 – From a pedestrian entrance to all floors served by the passenger lift up to the entrance doorway of each residential sole occupancy units and spaces for use in common by the residents.</p> <p>Class 6 – To and within all areas normally used by the occupants.</p> <p>Class 7 – To and within any level containing accessible carparking spaces.</p>	Suitable provision for accessibility has been made so that compliance can be achieved with this Part.	CRA – Refer Annexure E
D3.2: Access to Buildings	<p>(a) An accessway must be provided to a building required to accessible –</p> <p>(i) from the main points of a pedestrian entry at the allotment boundary; and</p> <p>(ii) from another accessible building connected by a pedestrian link; and</p> <p>(iii) from any required accessible carparking space on the allotment.</p>	Main pedestrian access points are proposed at the Baker Street frontage. An externally accessible passenger lift is proposed to access to the upper level retail units and connect the pedestrian thoroughfare.	CRA – Refer Annexure E

Section D: Access and Egress			
	(b) Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.		
D3.3: Parts of Buildings to be Accessible	<ul style="list-style-type: none"> > Walkways and ramps must comply with clause 10 of AS 1428.1-2009. > Non-fire-isolated stairways must comply with Clause 11 of AS 1428.1-2009. > Fire-isolated stairways must comply with clause 11 (f) & (g) of AS 1428.1-2009. <p>The accessways must be provided with:</p> <ul style="list-style-type: none"> > Passing spaces (1800x2000mm) complying with AS1428.1 at 20m max. intervals where direct line of sight is not available. > Turning spaces (1540x2070mm) complying with AS1428.1 within 2m of the end of accessways (including corridors or the like); and at 20m max. intervals along an accessway. > An intersection of accessways satisfies the spatial requirements for a passing and turning space. 	The building makes suitable provision for the relevant accessible design features to be achieved.	CRA – Refer Annexure E
D3.4: Exemptions	Certain areas can be exempted under this clause if pose a health and safety risk for people with disability and /or access would be inappropriate because the particular purpose for which this area is used (e.g. plant rooms, service areas, heavy / toxic item storage, etc.)	-	Noted
D3.4: Accessible Car Parking	<p>Accessible carparking spaces to be in compliance with this Clause, AS2890.6 and AS1428.1 in the proportion required by BCA2019 and Council DCP.</p> <p>Generally, accessible carparking spaces compliant with AS2890.6 will require 2400x5400mm plus an adjacent shared zone of 2400x5400mm. Bollard, demarcation</p>	At least one accessible car space is to be provided for the Retail Units, suitable provision has been made. The allocation of car parking, including the accessible car parking spaces, will be subject to the Development Consent.	CRA – Refer Annexure E

Section D: Access and Egress			
	<p>and accessible signage to comply with AS2890.6. Vertical clearance to be 2500mm min over the carparking and 2200mm over the accessway, compliant with AS2890.6.</p> <p>Note: Adaptable parking spaces will require to comply with AS4299 (or AS2890.6 if described in DCP).</p>		
D3.6: Signage	<p>> Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access, or deafness as appropriate, must identify each:</p> <ul style="list-style-type: none"> ○ sanitary facility; and ○ identify each door required by E4.5 to be provided with an exit sign and state "Exit" and "Level" and either: <ul style="list-style-type: none"> (aa) the floor level number; or (bb) a floor level descriptor; or (cc) a combination of (aa) and (bb) <p>> Signage to accessible sanitary facilities must identify if the facility is suitable for left or right handed use.</p>	-	CRA – Refer Annexure E
D3.7: Hearing Augmentation	-	-	N/A
D3.8: Tactile Indicators	<p>(a) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching—</p> <ul style="list-style-type: none"> (i) stairway, other than a fire-isolated stairway; and (ii) a ramp other than a fire-isolated ramp, step ramp or kerb ramp; and (iii) in the absence of a suitable barrier— 	-	CRA – Refer Annexure E

Section D: Access and Egress			
	<p>(A) an overhead obstruction less than 2 m above floor level, other than a doorway; and</p> <p>(B) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point,</p> <p>except for areas exempted by D3.4. (b)</p> <p>(b) Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p>		
D3.9: Wheelchair seating spaces in Class 9b Assembly Buildings	-	-	N/A
D3.10: Swimming Pools	-	-	N/A
D3.11: Ramps	-	Ramps do not form part of the design, as suitable passenger ramps have been provided.	CRA – Refer Annexure E
D3.12: Glazing on an Accessway	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	-	CRA – Refer Annexure E
Specification D3.6 – Braille and Tactile Signs			
1. Scope	Informational	-	Noted
2. Location of Braille and Tactile Signs	The location of braille and tactile signs shall be in accordance with AS1428.1 and Specification D3.6.	-	CRA – Refer Annexure E

Section D: Access and Egress

3.	Braille and Tactile Sign Specification	All accessible signage to comply with this clause and AS1428.1. Tactile characters to be raised in sentence case with matt finish.	-	CRA – Refer Annexure E
4.	Luminance-contrast	All accessible signage to comply with this clause and AS1428.1. The sign background to have at least 30% luminance contrast with the 5mm width border, tactile characters and braille. Luminance contrast to be measured on the location once installed.	-	CRA – Refer Annexure E
5.	Lighting	Braille and tactile signs to be appropriately illuminated, in compliance with this Clause and AS1428.1. The access pathway must have a minimum luminance contrast of 30%, in accordance with AS1428.1.	-	CRA – Refer Annexure E
6.	Braille	Braille must be in accordance with the criteria set out by the Australian Braille Authority.	-	CRA – Refer Annexure E

Section E: Services and Equipment**Part E3 – Lift Installations**

E3.0:	Deemed-to-Satisfy Provisions	Informational	-	Noted
E3.6:	Passenger Lifts	<p>The passenger lifts must be one of the types specified in Table E3.6a, have accessible features in accordance with Table E3.6b, as follows:</p> <ul style="list-style-type: none"> > Handrail complying with the provisions for a mandatory handrail in AS 1735.12. > The lift floor dimensions of the platform lift must be at least 1100mm wide x 1400mm deep and have the relevant features of Table E3.6b for the proposed rise. 	-	CRA – Refer Annexure E

Section E: Services and Equipment

	<ul style="list-style-type: none"> > Lift floor dimensions not less than 1400 mm wide by 1600 mm deep (note that lifts will need to be increased to 2000mm deep so that required stretcher facilities are accommodated.) > Minimum clear door opening complying with AS 1735.12. > Passenger protection system complying with AS1735.12. > Lift car and landing control buttons complying with AS 1735.12. > Lighting in accordance with AS 1735.12. (a) Automatic audible information within the lift car to identify the level each time the car stops; and (b) audible and visual indication at each lift landing to indicate the arrival of the lift car; and (c) audible information and audible indication required by (a) and (b) is to be provided in a range of between 20–80 dB(A) at a maximum frequency of 1 500 Hz. <p>Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received.</p>		
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Section F: Healthy and Amenity

Part F2 – Sanitary and Other Facilities

F2.0: Deemed-to-Satisfy Provisions	Informational		Noted
F2.4: Accessible Sanitary Facilities (including Table F2.4)	In a building required to be accessible—	Each of the retail units will need to be provided with a unisex accessible facility. It is expected that these can be readily provided as required within each tenancy.	CRA – Refer Annexure E

Section F: Healthy and Amenity

	<ul style="list-style-type: none"> (a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4(a); and (b) accessible unisex showers must be provided in accordance with Table F2.4(b); and (c) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; and (d) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4(a) and Table F2.4(b) must comply with the requirements of AS 1428.1; and (e) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible. 		
F2.9: Accessible adult change facilities	-	-	N/A

ANNEXURE C LHDG ASSESSMENT

Annexure D – LHDG Assessment

Table 6. LHDG Assessment

Item	Design Element	Comment	Compliance
1.	Dwelling (SOU) Access		
	-	Access to the residential units is subject to the requirements of the BCA.	N/A
2.	Dwelling (SOU) Entrance		
	Silver Level (a) The dwelling should provide an entrance door with – (i) A minimum clear opening width of 820mm; (ii) 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 (iii) Reasonable shelter from the weather.	-	CRA – Refer Annexure E
3.	Internal Doors and Corridors		
	Silver Level (a) Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide: (i) A minimum clear opening width of 820mm; and (ii) A level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces if allowable provided the lip is rounded or bevelled). (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 – 2009	-	CRA – Refer Annexure E
4.	Toilet		

Item	Design Element	Comment	Compliance
	Silver Level Dwellings should have a toilet on the ground (or entry) level that provides: <ul style="list-style-type: none"> (i) A minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and (ii) A minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door. (iii) 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. 	-	CRA – Refer Annexure E
5.	Shower		
	Silver Level <ul style="list-style-type: none"> (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.	-	CRA – Refer Annexure E
6.	Reinforcement of bathroom & toilet walls		
	Silver Level <ul style="list-style-type: none"> (a) 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. 	-	CRA – Refer Annexure E

Item	Design Element	Comment	Compliance
	(b) The walls around the toilets, baths and showers are to be reinforced by installing: (i) Noggings with a thickness of at least 25mm; or (ii) Sheeting with a thickness of at least 12mm.		
7.	Internal stairways		
	-	Stairway design and construction is subject to the requirements of the BCA.	N/A

ANNEXURE D ADAPTABLE HOUSING

Annexure E – Adaptable Housing

Table 7. Class C

Item	Room/Item	Clause	Comment	Compliance
Drawings				
1.	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages	2.3	Pre and post adaption plans are suitably provided for DA purposes.	Complies
Siting				
3.	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS1428.1	3.3.2	Access will be provided from the carpark to all SOU's via passenger lifts.	Complies
Letterboxes in Estate Developments				
11.	Letterboxes to be on hard standing area connected to accessible pathway.	3.8	Letterboxes for the residential units are provided adjacent to the street entry.	CRA – Refer Annexure E
Private Car Accommodation				
14.	Carparking space or garage min area 6.0x3.8m	3.7.2	A car parking space has been suitably provided for each adaptable unit, designed to meet the more current standards of AS/NZS 2890.6.	CRA – Refer Annexure E
Accessible Entry				
20.	Accessible entry	4.3.1	The entry door to the adaptable unit is to have a minimum clear opening of 850mm and comply with door circulation spaces under AS1428.1.	CRA – Refer Annexure E
21.	Accessible entry to be level (i.e. max. 1:40 slope)	4.3.2	Units are accessed from an external level common walkway.	Complies
23.	Threshold to be low-level	4.3.2	Level corridors and entry doorways are required to be constructed level to meet BCA requirements.	Complies

Item	Room/Item	Clause	Comment	Compliance
24.	Landing to enable wheelchair manoeuvrability	4.3.2	Suitable circulation can be achieved at the entry doors.	CRA – Refer Annexure E
25.	Accessible entry door to have 850mm minimum clearance	4.3.1	The entry door to the adaptable unit is to have a minimum clear opening of 850mm and comply with door circulation spaces under AS1428.1.	CRA – Refer Annexure E
27.	Door lever handles and hardware to AS1428.1	4.3.4	Door handles are to comply with AS1428.1-2009 at construction stage.	CRA – Refer Annexure E
Interior: General				
32.	Internal doors to have 820mm min. clearance	4.3.3	Internal doors are required to have a minimum clear opening of 820mm and provisioning to be increased to 850mm at post-adaptation stage.	CRA – Refer Annexure E
33.	Internal corridors width of 1000mm min.	4.3.7	Internal corridors within the unit are to have a minimum width of 1000mm and circulation space at doorways to be in compliance with AS1428.1.	CRA – Refer Annexure E
34.	Provision for compliance with AS1428.1 for door approaches	4.3.7	Circulation spaces at doorways within the unit are to comply with AS1428.1-2009.	CRA – Refer Annexure E
Living Room & Dining Room				
36.	Provision for circulation space of 2250mm min. diameter	4.7.1	A circulation space of min. 2250mm diameter is to be made available in the living areas after the furniture has been placed. Furniture is not shown, however it is assumed that encroaching furniture over the circulation space can be easily changed/removed as it is not fixed.	CRA – Refer Annexure E
38.	Telephone adjacent to GPO	4.7.4	Telephone outlet adjacent to GPO in living/dining area to be indicated on post adaption plan.	CRA – Refer Annexure E
41.	Potential illumination level min. 300Lux	4.1.0	Lighting to comply at construction stage.	CRA – Refer Annexure E

Item	Room/Item	Clause	Comment	Compliance
Kitchen				
42.	Minimum width 2.7m (1550mm clear between benches)	4.5.2	1550mm min. clearance is provided in front of sink and appliances.	CRA – Refer Annexure E
43.	Provision for circulation at doors to comply with AS1428.1	4.5.1	There are no kitchen doors proposed.	N/A
44.	Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750 mm to 850mm or replaceable. Refer to Figure 4.8.	4.5.5	To be updated post adaption, with no works required at this stage.	CRA – Refer Annexure E
45.	Refrigerator adjacent to work surface	4.5.5	To be updated post adaption, with no works required at this stage.	CRA – Refer Annexure E
46.	Kitchen sink adjustable to heights from 750mm to 850mm or replaceable	4.5.6	To be updated post adaption, with no works required at this stage.	CRA – Refer Annexure E
47.	Kitchen sink bowl max. 150mm deep	4.5.6	To be updated post adaption, with no works required at this stage.	CRA – Refer Annexure E
48.	Tap set capstan or lever handles or lever mixer	4.5.6(e)	To be updated post adaption, with no works required at this stage.	CRA – Refer Annexure E
49.	Tap set located within 300mm of front of sink	4.5.6(e)	To be updated post adaption, with no works required at this stage.	CRA – Refer Annexure E
51.	Cook tops to include either front or side controls with raised cross bars	4.5.7	To be updated post adaption, with no works required at this stage.	CRA – Refer Annexure E
52.	Cook tops to include isolating switch	4.5.7	Cook tops to be provisioned with isolating switches or gas stop valves that can be easily and safely operated with the cook top is in use. To be updated post adaption, with no works required at this stage.	CRA – Refer Annexure E

Item	Room/Item	Clause	Comment	Compliance
53.	Work surface min. 800mm length adjacent to cook top at same height	4.5.7	Work surface adjacent to, and at the same height as the, cook top of 800mm to be indicated on post adaption plan.	CRA – Refer Annexure E
54.	Oven located adjacent to an adjustable height or replaceable work surface	4.5.8	The oven is to be adjacent to an 800mm wide work surface and to be indicated on post adaption plan.	CRA – Refer Annexure E
59.	GPOs to comply with AS 1428.1. At least one double GPO within 300mm of front of work surface	4.5.11	GPOs to comply with AS1428.1. At least one double GPO within 300mm of front of work surface.	CRA – Refer Annexure E
60.	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	4.5.11	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position.	CRA – Refer Annexure E
61.	Slip-resistant floor surface	4.5.4	Floors to be slip resistant to comply with AS3661.1. Certificate to be provided at CC stage. Note: AS4586:2013/HB 198:2014 is satisfactory.	CRA – Refer Annexure E
Main Bedroom				
62.	At least one bedroom of area sufficient to accommodate queen size bed, wardrobe and circulation space requirements of AS1428.2	4.6.1	Adaptable bedroom is capable to cater a queen size bed with a turning bay at base overlapping with circulation space at doorway, and clearances around the bed of 1000mm min.	CRA – Refer Annexure E
Bathroom				
75.	Provision for bathroom area to comply with AS1428.1	4.4.1	The bathroom + shower area is to comply with Clause 15 of AS1428.1-2009 (2350x2750mm).	CRA – Refer Annexure E
76.	Slip-resistant floor surface	4.4.2	Floors to be slip resistant to comply with AS3661.1. Certificate to be provided at CC stage. Note: AS4586:2013/HB 198:2014 is satisfactory.	CRA – Refer Annexure E
77.	Shower recess-no hob. Minimum size 1160x1100mm to comply with AS1428.1 (Refer Figures 4.6 and 4.7)	4.4.4(f)	Shower to be hob-less. The post adaption plans to show AS1428.1 compliant sizes and fit-out.	CRA – Refer Annexure E
78.	Shower area waterproofed to AS3740 with floor to fall to waste	4.4.4(f)	Entire bathroom to comply with AS3740.	CRA – Refer Annexure E

Item	Room/Item	Clause	Comment	Compliance
79.	Recessed soap holder	4.4.4(f)	Soap holder to be recessed.	CRA – Refer Annexure E
80.	Shower taps positioned for easy reach to access side of shower sliding track	4.4.4(f)	Shower head and taps to be located at a height and clearance compliant to AS1428.1.	CRA – Refer Annexure E
82.	Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall – strengthening provision)	4.4.4(h)	Provisioning to be provided. Note: Extra capped-off plumbing services to be provided if fixture relocation is required at post-adaptation stage, including 700mm height shower outlet with back-flow retention valve.	CRA – Refer Annexure E
83.	Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS1428.1	4.4.4(h)	Provisioning to be provided.	CRA – Refer Annexure E
86.	Tap sets to be capstan or lever handles with single outlet	4.4.4(c)	Taps may be updated post adaption, with no works required at this stage.	CRA – Refer Annexure E
88.	Provision for washbasin with clearances to comply with AS1428.1	4.4.4(g)	Taps may be updated post adaption, with no works required at this stage.	CRA – Refer Annexure E
90.	Double GPO beside mirror	4.4.4(d)	Double GPO to be provided beside mirror.	CRA – Refer Annexure E
Toilet				
92.	Provision of either “visitable toilet” or accessible toilet	4.4.3	The adaptable unit is to be provided at pre-adaptation stage with a “visitable” toilet at entry level with 900x1250mm clearance in front of WC pan (door not to encroach).	CRA – Refer Annexure E
93.	Provision to comply with AS1428.1	4.4.1	The bathroom area is to comply with Clause 15 of AS1428.1-2009 in relation to dimensions of fixtures, location and circulation spaces.	CRA – Refer Annexure E
94.	Location of WC pan at correct distance from fixed walls	4.4.3	Pan to be located correct distances from the walls in accordance with AS1428.1-2009.	CRA – Refer Annexure E

Item	Room/Item	Clause	Comment	Compliance
95.	Provision for grab rail zone (Refer Figure 4.6)	4.4.4(h)	Provisioning to be provided.	CRA – Refer Annexure E
96.	Slip resistant floor surface (vitreous tiles or similar)	4.4.2	Floors to be slip resistant to comply with AS3661.1. Certificate to be provided at CC stage. Note: AS4586:2013/HB 198:2014 is satisfactory.	CRA – Refer Annexure E
Laundry				
98.	Circulation at doors to comply with AS 1428.1	4.8	The laundries are to be directly accessed from the hallway and not within its own room.	N/A
99.	Provision for adequate circulation space in front of or beside appliances (min. 1550x1550mm)	4.8	-	CRA – Refer Annexure E
100.	Provision for automatic washing machine	4.8(e)	-	CRA – Refer Annexure E
102.	Where clothes line is provided, an accessible path of travel to this	4.8(a)	-	N/A
105.	Double GPO	4.8(g)	-	CRA – Refer Annexure E
108.	Slip-resistant floor surface	4.9.1	-	CRA – Refer Annexure E
Door Locks				
110.	Door hardware operable with one hand, located 900–1100mm above floor	4.3.4	Door hardware operable with one hand, located 900–1100mm above floor.	CRA – Refer Annexure E

ANNEXURE E COMPLIANCE SPECIFICATION

Annexure F – Compliance Specification

Design Certification

Further due to the level of detail provided at this stage the following items are to form part of a design statement or specification:

General

1. Tactile ground surface indicators will be installed at the top and bottom of stairways / ramps (other than fire isolated stairways / ramps); and where an overhead obstruction is less than 2 metres above the floor level. Tactile ground surface indicators will comply with Sections 1 and 2 of AS1428.4.1.
2. On an accessway where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights or glazing capable of being mistaken for a doorway or opening will be clearly marked and comply with Clause 6.6 of AS1428.1-2009. A solid non-transparent contrasting line not less than 75mm wide is to extend across the full width of the glazing panel. The lower edge of the contrasting line is to be located between 900-1000mm above the plane of the finished floor level. The contrasting line is to provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 metres of the glazing on the opposite side.
3. All doorways will have a minimum luminance contrast of 30% in accordance with Clause 13.1 of AS1428.1-2009.
4. Fixtures and fittings in accessible sanitary facilities will be provided and installed in accordance Clause 15 of AS1428.1-2009.
5. Fixtures and fittings in ambulant facilities will be provided and installed in accordance Clause 16 of AS1428.1-2009.
6. Walkways will comply with Clause 10 of AS1428.1-2009.
7. For the walkways, the floor or ground surface abutting the sides of the walkway will be firm and level of a different material to that of the walkway at the same level and follow the grade of the walkway and extend horizontally for a minimum of 600mm, or be provided with a kerb or kerb rail in accordance with Clause 10.2 of AS1428.1-2009.
8. Stairways will comply with Clause 11 of AS1428.1-2009.
9. The fire isolated stairs will comply with Clause 11.1(f) and (g) of AS1428.1-2009.
10. Handrails will comply with Clause 12 of AS1428.1-2009.
11. Grabrails will comply with Clause 17 of AS1428.1-2009.
12. Accessible car spaces will achieve compliant headroom clearances in accordance with Clause 2.4 of AS2890.6-2009.
13. Demarcation will be provided in the accessible car space and adjacent shared zone in accordance with Clause 3.1 and 3.2 of AS2890.6. Refer to Annexure B1 for a diagrammatic explanation.
14. Bollards will be provided in the shared disabled car space area in accordance with Clause 2.2.1(e) of AS2890.6-2009. Refer to Annexure B1 for a diagrammatic explanation.
15. Switches and power points will comply with Clause 14 of AS1428.1-2009.
16. Floor and ground floor surfaces on accessible paths and circulation spaces including the external areas will comply with Clause 7 of AS1428.1-2009. Any level difference over 3mm must be ramped according AS1428.1 Clause 10.5.
17. Braille and tactile signage will comply with BCA2019 Clause D3.6.
18. Signage will to comply with Clause 8 of AS1428.1-2009.
19. The passenger lifts will comply with BCA2019 Table E3.6b and AS1735.12.

20. The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways.
21. Door handles and the like, will be in accordance with Clause 13.5 of AS1428.1-2009.

Adaptable Housing Units

22. All ground surfaces will be slip resistant to comply with HB197/AS4856.
23. Letterboxes will be on a hard stand area connected to an accessible pathway in accordance with Clause 3.8 of AS4299.
24. The unit entry doors to the adaptable units will comply with the circulation spaces required under AS1428.2 in accordance with Clause 4.3.1 of AS4299.
25. Door hardware will be compliant with AS1428.1-2009 and all external doors will be keyed alike in accordance with Clause 4.3.4 of AS4299.
26. Internal door openings within the adaptable units will have a clear opening of 820mm with door circulation spaces complying with AS1428.1 in accordance with Clauses 4.3.3 and 4.3.7 respectively of AS4299.
27. A telephone outlet will be provided adjacent to GPO in living/dining area in accordance with Clause 4.7.4 of AS4299.
28. The kitchen cabinet design will allow for the removal of the cabinets under the sink and adjacent work surface in accordance with Clause 4.5.6 of AS4299.
29. Cook tops to be provisioned with isolating switches or gas stop valves that can be easily and safely operated with the cook top is in use in accordance with Clause 4.5.7 of AS4299.
30. GPO's will comply with AS 1428.1 with at least one double GPO provided within 300mm of front of work surface and a GPO for refrigerator will be easily reachable when the refrigerator is in its operating position in accordance with Clause 4.5.11 of AS4299.
31. The adaptable bathroom will be provisioned for the fit-out to comply with AS1428.1 in accordance with 4.4.1 of AS4299.
32. The shower of the adaptable bathroom will be hob-less in accordance with Clause 4.4.4(f) of AS4299.
33. The bathrooms will be waterproofed to comply with AS3740.
34. The soap holder will be recessed in accordance with Clause 4.4.4(f) of AS4299.
35. Shower heads and taps will be located at a height and clearance compliant with AS1428.1 in accordance with Clause 4.4.4(f) of AS4299.
36. Provision for the installation of all grabrails, shower hardware, and folding seat will be provided in the adaptable bathroom in accordance with Clause 4.4.4(h) of AS4299.
37. Provision for the installation of a washbasin with clearances as required by AS1428.1 will be provided in accordance with Clause 4.4.4(g) of AS4299.
38. A double GPO will be provided beside the mirror in the adaptable bathroom in accordance with Clause 4.4.4(d) of AS4299.
39. Provision for the toilet to comply with AS1428.1, will be provided, including locating the pan in the correct position, and the provision for the installation of all grabrails in accordance with Clauses 4.4.1, 4.4.3 and 4.4.4(h) of AS4299.
40. A double GPO will be provided in the laundry, as will a shelf at a height of 1200mm maximum in accordance with Clause 4.8 of AS4299.
41. Lighting will be provided to the adaptable units in accordance with Clause 4.10 of AS4299.

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42. Entrance door to have 820mm min. clear door width opening, level transition (5mm max. vertical tolerance) and reasonable shelter from the weather.
43. Entrance door to have 1200x1200mm level landings.
44. Level & “step-free” entrance connected to the “safe and continuous pathway”.
45. All internal doors to have 820mm min. clear door opening at entry level rooms, 5mm max. vertical tolerance surface, and 1000mm min. internal corridors at entry level rooms.
46. Toilet to be on entry level (ground floor).
47. If WC is located in a separate room. WC pan circulation space to be 900x1200mm front if WC (door not to encroach).
48. If WC is located within a bathroom. WC pan circulation space to be in the corner of the room to enable installation of grabrails (door not to encroach).
49. Bathroom to have slip resistant and hobless shower recess (portable shower screens allowed)
50. Shower recess located in a room corner to enable the installation of grabrails.
51. Walls to be constructed of solid masonry or concrete, otherwise to be reinforced (1100N min. withstand in all directions).
52. For WC, bath and showers the reinforcement to be 25mm thick noggings or 12mm thick sheeting