



Disability Access Report

PROJECT: Retail, Childcare and Residential Development

Address: 80-88 Regents St, Redfern

Stage: Development Application

Ref: J000030

Date: 21 January 2016

For: Sunny Thirdi Regent St Pty Ltd

Contact: Christine Cheung

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21 January 2016

Sunny Thirdi Regent St Pty Ltd
c/o SJB Architects Level 2,
490 Crown Street
Surry Hills NSW 2010



RE: DISABILITY ACCESS REPORT
Stage: Development Application
Project: Retail, Childcare and Residential Development
Address: 80-88 Regent St, Redfern

Cheung Access is pleased to provide confirmation of compliance with the relevant parts of the Building Code of Australia (BCA) (2015) and the Disability (Access to Premises – Buildings) Standards (2010) and City of Sydney Council's adaptable unit requirements.

Should you require further information or clarification please do not hesitate to contact the undersigned at your convenience.


Please feel free to contact myself on 0423 126 726 should you have any questions.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Cheung', written in a cursive style.

Christine Cheung
Disability Access Consultant
Accredited with the Association of Consultants in Access, Australia
(ACAA Member No. 158)

DOCUMENT CONTROL

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			Prepared by
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		Signature	

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1. Executive Summary

The report is for the assessment of 80-88 Regents St, Redfern (Class 2 residential and Class 6 Retail, Class 9b Childcare), to assess for consistency with the following disability design criteria contained within:

- A. Building Code of Australia (2015) BCA
- B. 15% of units to meet Appendix A Class C AS4299 Adaptable Housing (1995).
- C. relevant Australian Standards listed in the BCA and AS4299, as follows:
 - AS1428.1 Design for Access and Mobility: General requirements for Access – New Building Work (2009)
 - AS1428.4.1 Design for Access and Mobility: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators (2009)
 - AS1735.12 Lifts, escalators and moving walks – Facilities for persons with disabilities, Amendment 1 (1999).
 - AS2890 (Part 6) (2009) – Parking Facilities – Off-street parking for people with disabilities
 - AS4586 (2013) Slip resistance classification of new pedestrian surface materials

A summary of all the clauses foreseen as relevant from the BCA and AS4299 Adaptable Housing is included within Section 5 of this report. The content of this report is based on architectural drawings provided by SJB Architects (please refer to Appendix A).

It is understood that of the 80 units there will be 12 nominated adaptable units. Compliance is achieved with respect to circulation spaces and pathway widths required on access pathways to and within the nominated adaptable units to comply with AS4299 (1995) and AS1428.1 (2009).

Compliance with BCA Part D3

The proposed development, will satisfy the prescriptive deemed to satisfy provisions of Part D3, E3.6 and F2.4 of the BCA, as follows:

1. An Accessible pathway from Regent Street to the principal entrance.
2. Access to and within common areas
3. Access to the entrance doorway of each sole occupancy unit, where there a lift installed.

Compliance with City of Sydney Council Access DCP 2004

It is my professional opinion this development has the capacity to satisfy the following adaptable housing objectives for a development with over 30 units with a lift:

1. An accessible pathway from Street frontages to all units where there is lift access.
2. 15% of units to be adaptable in accordance with Class C essential features AS4299 Adaptable Housing (1995), which are 12 units.

City of Sydney Council DCP 2012

City of Sydney Council DCP 2012 Section 3 – General Provisions 3.12.2 (1) Accessible Design – Adaptable Dwelling Mix

Adaptable dwellings are to be spread amongst all units to accommodate various household sizes.

The number of adaptable apartments required by the DCP 2012/Access DCP 2004 (e.g. 15% if 30 or more dwellings are provided in the development) is spread amongst the range of unit sizes (e.g. 1 bed, 2 bed and 3 bed) in the proposed development.

In this development the dwellings are as follows;

- 6 x studio
- 27 x 1-bed
- 38 x 2-bed
- 9 x 3-bed

Architectural drawing DA-1401, shows three unit types with pre-adaptation and post-adaptation layouts to be located on either side of the building, the main accessible entry point from Regent Street

The 12 adaptable units are as follows:

#	Unit	Level	No. Bedrooms
1	6.02	6	1
2	6.05	6	2
3	7.02	7	1
4	7.05	7	2
5	8.02	8	1
6	8.05	8	2
7	9.02	9	1
8	9.05	9	2
9	10.02	10	1
10	10.05	10	2
11	14.02	14	3
12	15.02	15	3

Further Review at Construction Certificate Stage

Areas below, which require checking prior to the issue of a Construction Certificate, have been identified within the 'comments' column of Section 5 Accessibility Assessment table.

Item	Recommended Action
1	External and internal accessible pathways to comply with Clause 7 AS1428.1 (2009) with respect to slip resistance (AS/NZ4586) and construction tolerances between abutment of surfaces
2	Provide door schedule for Retail and Residential and child care common areas, which shows compliance with AS1428.1 (2009) with respect to clear openings, circulation space and luminance contrast on doorways, door force is 20N where a door closer is fitted.
3	Ensure accessible toilets and ambulant cubicle within the retail, child care and common area on level 1 comply with fixtures and fittings of AS1428.1 (2009).
4	Visual indicators on glazing to be 50-75mm wide on all glazed windows and doors with a luminance contrast of 30% from when viewed against the floor surface at a height 900-1000mm.
5	The lifts require accessible features to be in accordance with E3.6b BCA 2015.
6	Adaptable unit letterboxes (AS4299 Cl 3.8)
7	Adaptable unit door hardware (AS4299 Cl 4.3.4)
8	Adaptable unit kitchen (AS4299 Cl 4.5)
9	Adaptable unit bathroom (AS4299 Cl 4.4)
10	Slip resistant floor surface in Kitchen, bathroom and laundry and balcony as per AS/NZ4586

2. Methodology

The content of this report is based on:

1. Progressive Assessment of DA architectural drawings provided by SJB Architects (please refer to Appendix A).
2. Subsequent phone calls/ emails and review of revised plans

3. Disability Discrimination Act 1992 (DDA)

From 1 May 2011, the Commonwealth's Disability (Access to Premises - Buildings) Standards (the Premises Standards) made under the Disability Discrimination Act 1992 (DDA) applies to all new building work. The Premises Standards, established requirements for access to buildings, that are incorporated into the Building Code of Australia (BCA).

The Premises Standards contain an Access Code of construction that is mirrored in the disability access provisions of the BCA. New building work must comply with the Access Code in the same manner as complying with the BCA by meeting deemed-to-satisfy provisions or by adopting an alternative solution that achieves the relevant performance requirements.

This means if access is provided in accordance with the Premises Standards then it is not unlawful under the DDA. It also ensures that Object 1.3 (a) of the Premises Standards is met which is to:

'Ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings and facilities and services within buildings is provided for people with a disability.'

4. Building Description

The proposed residential development consists of 80 units

Level	No. of Units	Car parking	Common areas
Basement 1-5	-	Entry from William Lane Basement 4 17 residential spaces (3 adaptable) Basement 3 16 residential spaces (2 adaptable) Basement 2 16 residential spaces (2 adaptable) Basement 1 3 residential spaces (3 adaptable) 7 visitors spaces (1 accessible)	- Fire stair 1 - Fire stair 2 - Lift 1 - Lift 2

		2 Retail spaces (1 accessible) 2 Child care centre spaces (1 accessible)	
Ground Floor	Retail space Child care entry Residents entry	-	90 sqm internal Childcare and 90 sqm internal Retail <ul style="list-style-type: none"> - Retail entrance from Regent Street accessible entry, retail space and accessible toilet - Child care entry Regent Street with Lift access to Level 1 - Residential Letter boxes Marian Street entry - Residential Lifts 1 and Lift 2 - Fire Stairs - Back of House Bin, waste holding room - Retail loading area - 2 childcare drop off areas
Ground Mezzanine	Back of House		Waste sorting area
Level 1	Child care		Indoor space 185sqm Outdoor space 435sqm Accessible toilet in common area
Level 2	6 units	-	<ul style="list-style-type: none"> - Garbage chute - Lift 1 - Lift 2 - Fire Stairs
Level 3	6 units	-	<ul style="list-style-type: none"> - Garbage chute - Lift 1 - Lift 2 - Fire Stairs
Level 4	6 units	-	<ul style="list-style-type: none"> - Garbage chute - Lift 1 - Lift 2

			- Fire Stairs
Level 5	5 units	-	- Garbage chute - Lift 1 - Lift 2 - Fire Stairs
Level 6	5 units (2 adaptable)	-	- Garbage chute - Lift 1 - Lift 2 - Fire Stairs
Level 7	5 units (2 adaptable)	-	- Garbage chute - Lift 1 - Lift 2 - Fire Stairs
Level 8	5 units (2 adaptable)	-	- Garbage chute - Lift 1 - Lift 2 - Fire Stairs
Level 9	5 units (2 adaptable)	-	- Garbage chute - Lift 1 - Lift 2 - Fire Stairs
Level 10	5 units (2 adaptable)	-	- Garbage chute - Lift 1 - Lift 2 - Fire Stairs
Level 11	5 units (1 adaptable)	-	- Garbage chute - Lift 1 - Lift 2 - Fire Stairs
Level 12	5 units (1 adaptable)	-	- Garbage chute - Lift 1 - Lift 2 - Fire Stairs
Level 13	5 units (1 adaptable)	-	- Garbage chute - Lift 1 - Lift 2 - Fire Stairs
Level 14	4 units (1 adaptable)	-	- Garbage chute - Lift 1 - Lift 2 - Fire Stairs

Level 15	4 units (1 adaptable)	-	<ul style="list-style-type: none"> - Garbage chute - Lift 1 - Lift 2 - Fire Stairs
Level 16	4 units	-	<ul style="list-style-type: none"> - Garbage chute - Lift 1 - Lift 2 - Fire Stairs
Level 17 and mezzanine	5 units	-	<ul style="list-style-type: none"> - Garbage chute - Lift 1 - Lift 2 - Fire Stairs
Roof			Communal open space
Total	80 units (12 Adaptable units)	66 Car spaces	

5. Disability Access Assessment

The following sections are a clause-by-clause assessment of the architectural drawings against

1. Part D3 BCA (2015)
2. AS4299 Class C, All essential features for Adaptable Housing (for further detail please refer to AS4299, Appendix A Schedule of Features for Adaptable Housing).

5.1 BCA Part D3 – Access For People with Disabilities

Clause	Access Requirement	Comments	Documented on drawings
D3.1	General building access requirements Class 2		
	Common Areas From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units (SOU's) and to the entrance doorway of each	<i>The drawings demonstrate access will be provided to the maximum extent possible to all areas on all levels of the development. Access is provided from the Marian Street entrance.</i>	Yes

	<p>sole occupancy unit located on that level. To and within no less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area or the like. Where a ramp complying with AS1428.1 or passenger lift is installed – to the entrance doorway of each sole-occupancy unit; and to and within rooms or spaces for use in common by the residents located on the levels served by the lift or ramp.</p>	<p><i>Circulation spaces and passing spaces have been provided at end of corridors and common doorways to comply with AS1428.1 (2009).</i></p> <p><i>Compliant access pathways are provided to common areas such as the roof common landscaped areas and the garbage chute on each level of the development.</i></p> <p><u><i>Recommended Action</i></u></p> <p><i>At Construction Certificate Stage:</i></p> <ol style="list-style-type: none"> <i>1. Ensure external and internal pathways comply with AS1428.1 (2009).</i> <i>2. Provide door schedule which shows compliance with AS1428.1 (2009) with respect to clear openings, circulation space and luminance contrast on doorways, door force is 20N where a door closer is fitted.</i> 	
	<p>Class 6</p>	<p><i>Disability Access is provided from the Regent St footpath into the retail unit.</i></p> <p><u><i>Recommended Action</i></u></p> <p><i>At Construction Certificate Stage:</i></p> <ol style="list-style-type: none"> <i>1. Ensure external and internal pathways comply with AS1428.1 (2009).</i> <i>2. Provide door schedule which shows compliance with</i> 	<p><i>Further detail required at CC</i></p>

		<p><i>AS1428.1 (2009) with respect to clear openings, circulation space and luminance contrast on doorways, door force is 20N where a door closer is fitted.</i></p>	
	Class 9b Child care	<p><i>The principal entry into the child care is from Regent Street on the ground level.</i></p> <p><i>Access is provided within the ground level and level 1 areas. The two levels are connected via a lift.</i></p> <p><u><i>Recommended Action</i></u> <i>At Construction Certificate Stage:</i></p> <ol style="list-style-type: none"> <i>1. Ensure external and internal pathways comply with AS1428.1 (2009).</i> <i>2. Provide door schedule which shows compliance with AS1428.1 (2009) with respect to clear openings, circulation space and luminance contrast on doorways, door force is 20N where a door closer is fitted.</i> 	<i>Further detail required at CC</i>
D3.2	Access to buildings		
	<p>a. An accessway must be provided to a building required to be accessible –</p> <ol style="list-style-type: none"> from the main points of a pedestrian 	<p><i>There is an accessible pathway into the site from the Regent Street and Marin Street frontages.</i></p> <p><i>The gradient of all the accessible pathways from the Botany Road allotment</i></p>	Yes

	<p>entry at the allotment boundary</p> <p>ii. from another accessible building connected by a pedestrian link</p> <p>iii. from any required accessible car parking space on the allotment.</p> <p>(b) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance.</p>	<p><i>boundary and connections to each area of building, as well as basement parking, have the capacity to comply with AS1428.1 (2009).</i></p> <p><u>Recommended Action</u></p> <ol style="list-style-type: none"> <i>1. Ensure external pathways comply with AS1428.1 (2009).</i> <i>2. At Construction Certificate provide slip resistance certification for external and internal areas. To show testing under wet surface conditions as a pendulum classification (AS4586 – 2013)</i> <i>3. At construction certificate stage, ensure door schedule shows compliance with AS1428.1 (2009) with respect to clear openings, circulation space and luminance contrast on doorways.</i> <i>4. Ensure the door threshold of principal entrance doors are level.</i> 	
D3.3	Parts of building to be accessible		
	<p>In a building required to be accessible –</p> <p>a. every ramp and stairway, except for ramps and stairways in areas exempted by D3.4 must comply with-</p> <p>i. for a ramp, except fire-isolated ramp, clause 10 of AS1428.1; and</p>	<p>Accessible Ramps <i>No accessible ramps are proposed within this development.</i></p> <p>Stairs <i>No accessible stairs are proposed within this development.</i></p> <p>Fire Isolated Stairways <u>Recommended Action</u> <i>Construction certificate drawings to indicate that fire</i></p>	Detail required for CC stage

	<ul style="list-style-type: none"> ii. for a stairway, except a fire-isolated stairway, clause 11 of AS1428.1; and iii. for a fire-isolated stairway, clause 11.1(f) and (g) of AS1428.1; and <p>b. every passenger lift must comply with E3.6. . .</p>	<p><i>stairs will be installed with a contrast strip to edge on stair nosings 50-75mm deep (30% contrast) to comply with AS1428.1 (f) and (g) with a handrail on at least one side of the stairs to comply with AS1428.1 (2009)</i></p> <p>Lifts <i>The residential development contains 2 lifts, which link all levels.</i></p> <p><i>Lift Car dimensions to be at least 1400mm wide by 1600mm deep for all lifts that travel more than 12m (BCA Table E3.6b).</i></p> <p><i>Within the child care centre there is an internal lift.</i></p> <p><u>Recommended Action</u> <i>Further assessment at Construction Certificate stage is required to ensure compliance with accessible features of AS1735.12 as required by Table E3.6b BCA.</i></p> <p>Turning spaces <i>At the end of corridors there is a turning space of at least 1540mm x 2070mm to comply with AS1428.1 (2009).</i></p>	
D3.4	Exemptions		
	<p>The following areas are not required to be accessible:</p> <ul style="list-style-type: none"> - An area where access would be inappropriate because of the particular purpose for which the area is used. - An area that would pose a health or safety risk for 	<p><i>Not applicable to development</i></p>	N/A

	<p>people with a disability.</p> <p>Any path of travel providing access only to an area exempted by (a) or (b).</p>		
D3.5	Car Parking spaces for people with a disability		
	Class 2	<p><i>There are no requirements for accessible parking.</i></p> <p><i>However there is an accessible car space for visitors</i></p>	N/A
	Class 6 Retail	<p><i>There is provision for at least one accessible car space for retail space.</i></p>	Detail required for CC stage
	Class 9b Childcare	<p><i>There is provision for at accessible car space for the child care.</i></p>	Detail required for CC stage
D3.6	Signage		
	<p>In a building required to be accessible:</p> <p>(a) (ii) identify each door required by E4.5 to be provided with an exit sign and state-</p> <p>(A) "Exit"</p> <p>(B) "Level" followed by the floor level number</p> <p>...</p> <p>c) signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and . . .</p>	<p><i>At this stage of the design signage has not yet been developed.</i></p> <p><u><i>Recommended Action</i></u></p> <p><i>Further assessment at Construction Certificate stage is required.</i></p> <ol style="list-style-type: none"> <i>1. Ensure Braille and tactile signage for required exit doors stating 'Exit' and 'Level' followed by floor number.</i> <i>2. Provide braille and tactile signs for accessible toilets</i> 	Detail required for CC stage
D3.7	Hearing Augmentation		
	a) A hearing augmentation	<i>Not applicable to</i>	N/A

	system must be provided where an inbuilt amplification system, other than one used for emergency warning, is installed - . .	<i>development.</i>	
D3.8	Tactile Indicators		
	(1) 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: (a) a stairway, other than a fire-isolated stairway;	<i>The DA drawings do not yet detail Tactile indicators.</i>	N/A
D3.12	Glazing on an accessway		
	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening must be clearly marked in accordance with AS1428.1.	<u><i>Recommended Action</i></u> <i>On a glazed door, provide a solid contrast line 75mm width at 900-1000mm and 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side</i>	Detail required for CC stage
E3.6	Passenger Lifts		
	In an accessible building, every passenger lift must: a. be one of the lift types identified in Table E3.6	<i>Lift</i> <i>There are a total of 2 passenger lifts, which provide access to all levels of the residential development.</i> <i>There is a lift within the child care centre linking ground level to level 1.</i> <u><i>Recommended Action</i></u> <i>The lifts require accessible features to be in accordance with E3.6b BCA 2015. To be assessed at Construction</i>	Yes

		<i>Certificate.</i>	
F2.4	Accessible Sanitary Facilities		
	<p>In a building required to be accessible:</p> <p>(a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4 (a)</p> <p>(b) accessible unisex showers must be provided in accordance with Table F2.4 (b); and . . .</p> <p>(d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; and</p> <p>(e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4 (a) and (b) must comply with the requirements of AS 1428.1; and . . .</p>	<p>Accessible Toilet Facilities</p> <p><i>An accessible toilet facility is proposed in the retail ground level space.</i></p> <p><i>There are is an accessible toilet proposed in the child care centre.</i></p> <p><i>Another accessible toilet is located on level 1 within the common area.</i></p> <p><i>The accessible toilets have sufficient circulation space of 1900 x 2300 mm around the toilet pan to comply with AS1428.1 (2009).</i></p> <p><u>Recommended Action</u></p> <ol style="list-style-type: none"> <i>1. Provide an ambulant cubicle within the retail toilets.</i> <i>2. At Construction Stage check detailed drawings for compliance with fixtures and fittings for the accessible toilets and ambulant cubicle are in accordance with AS1428.1. (2009).</i> 	<p>More detail required to be shown on CC drawings</p>

5.2 AS4299: Class C Essential Features

#	Access Requirement	AS4299 Clause	Access Comments
Drawings			
1.	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages.	Essential 2.3	<i>Drawing DA-1401 shows the three typical Adaptable Unit layout in pre adaptation and post-adaptation layouts. For the one bedroom, two bedroom and 3 bedroom adaptable units.</i>
Siting			
2.	A level or gently sloping site with up to 1:14 gradient	3.2.2*	<i>There are no ramps on the site.</i>
3.	A continuous accessible path of travel from street frontage, vehicle parking and visitors parking to entry complying with AS 1428.1.	Essential 3.3.2	<i>From Marian Street there is an accessible path of travel to the main entrance and lift lobbies. The walkway gradients are reasonably level. From the basement car park, there are two lifts shown on drawings to link all floors in the development. These lifts to comply with requirements of AS1735.12 in Part E3.6b of the Building Code of Australia.</i>
4.	Additional paths and walkways to be continuous, slip resistant and and hard surfaced with gradients complying with AS1428.1	3.3.2 **	<i>There are no additional paths to the pathways.</i>
5.	Within a residential estate development, common use facilities to be accessible	3.3.3 *	<i>There are accessible pathways to the roof top common open space area within the development.</i>

6.	Within a residential estate development, street names with house numbers at each intersection.	3.3.3 **	<i>This requirement does not apply, as it is not a residential estate development.</i>
7.	Within a residential estate development, internal roadways to be separate from pedestrian walkways	3.3.3 *	N/A
Security			
8.	Pathway lighting shall be positioned at low height to avoid glare and to provide min. 50 lux at ground level	3.6.1 *	N/A
9.	Clear line of sight from a well-lit vehicle drop-off point to safe pedestrian entry point	3.6.2 *	N/A
Letterboxes			
10.	Within residential estate developments, letterboxes centrally located adjacent to street entry. Lockable.	3.8 *	<i>Letterboxes are centrally located next to the main entrance on Marian Street.</i>
11.	Letterboxes to be on hard standing level area connected to accessible pathway.	Essential 3.8	<i>Letterboxes to be provided on an accessible pathway.</i>

12.	Letterbox area roofed in a well-lit location.	3.8 *	<i>To be shown on Construction Certificate drawings.</i>
13.	Parcel rack included with letterboxes	3.8 *	<i>Design of letterboxes required for Construction Certificate.</i>
Private Car Accommodation			
14.	Carparking space or garage min. area 6.0m x 3.8m.	Essential 3.7.2	<p><i>On the basement levels, there are 10 spaces allocated as adaptable unit car spaces, which are 2400mm width with a 2400mm shared space. This is due to the limited space within the car parking areas.</i></p> <p><i>However the development is in close proximity to public transport.</i></p>
15.	Roof to car parking space	3.7.1 *	<i>Provided in the basement level.</i>
16.	Internal clearance of garage or carport 2.5m min	3.7.2 **	<i>Basement clearance at accessible car space is 2500mm.</i>
17.	Provision for power-operated roller door to garage	3.7.2 **	<i>There is a basement entry door.</i>
18.	Covered access to dwelling unit	3.7.3 *	N/A
19.	Illumination level min. 50 lux	4.10 **	N/A
Accessible Entry			
20.	At least one accessible entrance.	Essential 4.3.1	<i>Adaptable Units show clear openings of 850mm with sufficient latch side spaces.</i>
21.	Entry protected by porch or similar	4.3.1 **	N/A

22.	Accessible entry to be level (i.e. max 1:40 slope).	Essential 4.3.2	<i>Entry to all adaptable units, appear level.</i>
23.	Threshold to be low-level (construction tolerance of 5mm permitted).	Essential 4.3.2	<i>Further design detail is to be provided at CC stage and to be checked during construction phases for each adaptable unit.</i>
24.	Landing to enable wheelchair manoeuvrability (i.e. 1550mm min. diameter)	Essential 4.3.2	<i>Complies.</i>
25.	Accessible entry door to have 850mm min. clear (920mm entry doors recommended).	Essential 4.3.1	<i>Complies.</i>
26.	Weatherproofed entry door	4.3.3 **	<i>N/A .</i>
27.	Door lever handles and hardware to AS 1428.1 installed between 900-1100mm ffl.	Essential 4.3.4	<i>To be specified at Construction Certificate Stage.</i>
28.	Provision for combined door/security	4.3.5 *	<i>N/A</i>
29.	Potential min. illumination level 300 lux	4.10 *	<i>N/A</i>

Exterior General

30.	All external doors to be keyed alike	4.3.4 **	N/A
31.	Provision for security screen to exterior opening or sliding windows and doors	4.7.6 *	N/A
Interior General			
32.	Internal doors to have 820 mm min effective door clearances (870mm leaf doors recommended).	Essential 4.3.3	<i>This complies for all adaptable units</i>
33.	Internal corridors min. clear width of 1000mm.	Essential 4.3.7	<i>Complies.</i>
34.	Compliance with AS 1428.1 for door approaches to visitable toilet and main bedroom pre - adaptation. Drawings of post adaptation door approaches in compliance with AS 1428.1.	Essential 4.3.7	<i>Complies</i>
35.	Window sills at max 730mm above floor level to living and 600mm above floor level to bedroom areas	4.7.2 and 4.6.2. **	N/A

Living Room & Dining Room			
36.	Circulation space of min. 2250 mm diameter clear of furniture.	Essential 4.7.1	<i>Complies.</i>
37.	Minimum 4 double GPO's	4.7.3 *	<i>N/A .</i>
38.	Telephone adjacent to GPO.	Essential 4.7.4	<i>To be checked at Construction Certificate.</i>
39.	Telephone outlet location between kitchen and living spce, adjacent to GPO.	4.7.4 **	<i>N/A</i>
40.	Two TV antenna outlets adjacent to GPO	4.7.5 *	<i>N/A</i>
41.	Potential illumination level min. 300 lux .	Essential 4.10	<i>To be checked at Construction Certificate.</i>
Kitchen			
42.	Minimum width 2.7 m (1550 mm clear width between benches).	Essential 4.5.2	<i>Complies.</i>
43.	Circulation at doors to comply with AS 1428.1.	Essential 4.5.3	<i>Complies.</i>
44.	Benches to include at least one worksurface of 800	Essential 4.5.5	<i>Further design detail within kitchen shop fit drawing to be checked at Construction Certificate.</i>

	mm length, which can be reinstalled or replaced within the range 750mm to 850mm ffl.		
45.	Refrigerator to be located adjacent to a work surface.	Essential 4.5.5	<i>To be checked at Construction Certificate.</i>
46.	Kitchen sink to be adjustable or replaceable to between 750mm to 850mm.	Essential 4.5.6	<i>To be checked at Construction Certificate.</i>
47.	Kitchen sink bowl max. 150mm deep.	Essential 4.5.6	<i>To be checked at Construction Certificate.</i>
48.	Tap set to be capstan, lever type or lever mixer.	Essential 4.5.6(e)	<i>As above.</i>
49.	Tap set located within 300mm of front of sink.	Essential 4.5.6(e)	<i>As above.</i>
50.	Installation of thermostatic mixing valve	4.5.6 (f) *	<i>N/A .</i>
51.	Cooktops to include either front or side controls with raised cross bars.	Essential 4.5.7	<i>To be checked at Construction Certificate.</i>
52.	Cooktops to include isolating switch.	Essential 4.5.7	<i>To be checked at Construction Certificate.</i>
53.	Work surface min. 800mm length adjacent to cooktop at same height.	Essential 4.5.7	<i>To be checked at Construction Certificate.</i>

54.	Oven located adjacent to an adjustable or replaceable work surface.	Essential 4.5.8	<i>As above.</i>
55.	Provision for microwave oven at height of 750mm-1200mm above floor.	4.5.9 **	<i>N/A</i>
56.	Central Light with second light over sink. Illumination levels 300-550lux.	4.10 *	<i>N/A</i>
57.	Adjustable shelving:	4.5.10**	<i>N/A</i>
58.	Location of cupboard handles	4.5.10*	<i>N/A</i>
59.	GPOs to comply with AS 1428.1. At least one double GPO within 300mm of front of work surface.	Essential 4.5.11	<i>As above</i>
60.	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position.	Essential 4.5.11	<i>As above.</i>
61.	Slip resistant floor surface	Essential 4.5.4	<i>To be checked at Construction Certificate..</i>
Bedroom			
62.	At least one bedroom of area sufficient to accommodate	Essential 4.6.1	<i>Complies.</i>

	queen size bed and wardrobe and AS 1428.2 circulation requirements of min. 1000mm to one side of bed and 180° wheelchair turn (2070mm x 1540mm)		
63.	2 double GPO's on bedhead wall	4.6.3 *	N/A
64.	Min. of 1 GPO opposite wall	4.6.3 **	N/A
65.	Telephone outlet next to bed on the side closest to door	4.6.5 **	N/A
66.	TV antenna point and double GPO on opposite wall to bedhead	4.6.6 *	N/A
67.	2 way light switches	4.6.4 *	N/A
68.	Potential illumination 300 lux	4.10 *	N/A
69.	Sliding doors on wardrobe with full length mirror	4.6.7 **	N/A
Other Bedrooms			
70.	2 double GPO's on bedhead wall	4.6.3 *	Not applicable
71.	2 way light switches	4.6.4 *	Not applicable
72.	Telephone outlet next to GPO	4.6.5 **	Not applicable

73.	TV antenna point next to GPO	4.6.6. *	<i>Not applicable</i>
74.	Potential illumination 300 lux	4.10 *	<i>Not applicable</i>
Bathroom			
75.	Provision for bathroom area to comply with AS 1428.1:2009 (Min dimensions for combined, accessible shower and toilet).	Essential 4.4.1	<i>The dimensions for combined accessible shower and toilet for Pre and Post Adaptation drawings have the capacity to comply with AS1428.1 (2009).</i>
76.	Slip-resistant floor surface as per AS/NZ4586.	Essential 4.4.2	<i>To be checked at Construction Certificate.</i>
77.	Hobless shower recess. Minimum size 1160mm X 1100mm to comply with AS 1428.1. (AS4299 Figures 4.6 and 4.7).	Essential 4.4.4(f)	<i>Details have been provided for Post Adaptation to comply.</i>
78.	Shower area waterproofed to AS3740 with floor to fall to waste.	Essential 4.4.4(f)	<i>Demonstrate in wet area details at Construction Certificate</i>
79.	Recesssed soap holder.	Essential 4.4.4(f)	<i>Demonstrate in wet area details at Construction Certificate</i>
80.	Shower taps positioned for easy reach to access side of shower sliding track.	Essential 4.4.4(f)	<i>Demonstrate in wet area details at Construction Certificate</i>

81.	Shower waste min.80mm diameter	4.4.4(f) **	<i>N/A</i>
82.	Provision for adjustable, detachable hand held shower hose mounted on a slider grab rail or fixed hook (plumbing and wall-strengthening provision).	Essential 4.4.4(h)	<i>Demonstrate in wet area details at Construction Certificate</i>
83.	‘Provision’ for grab rail in shower (refer to figure 4.7) to comply with AS 1428.1.	Essential 4.4.4(h)	<i>Demonstrate in wet area details at Construction Certificate</i>
84.	Provision for additional grabrail	4.4.4 (h) *	<i>N/A</i>
85.	Provision for folding seat in shower.	4.4.4 (h) **	<i>Demonstrate in wet area details at Construction Certificate</i>
86.	Taps set to be capstan or lever handles with single outlet.	Essential 4.4.4(c)	<i>Demonstrate in wet area details at Construction Certificate</i>
87.	Installation of thermostatic mixing valve	4.4.4 (b) *	<i>N/A</i>
88.	Provision for washbasin with clearances to comply with AS 1428.1 (if to be used in conjunction with “visitable toilet” or accessible toilet).	Essential 4.4.4(g)	<i>Demonstrate in wet area details at Construction Certificate</i>

89.	Wall cabinet with light	4.4.4 (d) *	N/A
90.	Double GPO beside mirror.	Essential 4.4.4(d)	<i>Demonstrate in wet area details at Construction Certificate</i>
91.	Potential illumination level 300lux	4.10 *	<i>Demonstrate in wet area details at Construction Certificate</i>
Toilet			
92.	Provision of either “visitable toilet” or accessible toilet on the entrance level to comply with AS1428.1. <i>Visitable toilet – a toilet which has a space of minimum 1250mm in front of the toilet x 900mm wide clear of door swings and fixtures. See AS4299.1.1 Fig 1.1.</i>	Essential 4.4.1 4.4.3	<i>Drawings show a visitable toilet in the main bathroom for adaptable units with a clear space 900mm x 1250mm in front of the toilet to comply.</i>
93.	Provision to comply with AS1428.1	Essential 4.4.1	<i>Complies.</i>
94.	Location of WC pan at minimum 600mm from the rear wall and 450mm from the side wall as per AS4299 Figure 4.3.	Essential 4.4.3	<i>Show on construction certificate drawings, for ease of plumbing modifications, It is advised to initially install WC pan plumbing within main bathrooms of adaptable units at correct distance from the fixed walls.</i>
95.	Provision for grab rail zone as per AS4299 Figure 4.6.	Essential 4.4.4(h) Fig. 4.5	<i>Show on construction certificate drawings, walls to be strengthened with 12mm structural plywood if framed walls are used.</i>
96.	Slip-resistant floor surface compliant with AS/NZ4586	Essential 4.4.2	<i>Flooring schedule required for Construction Certificate.</i>

	(vitreous tiles similar).		
97.	Recessed toilet roll holder	4.4.3 **	<i>Not applicable.</i>
Laundry			
98.	Circulation at door to comply with AS 1428.1 Figure 12.	Essential 4.8	<i>Complies.</i>
99.	Adequate circulation space in front of or beside appliances (min. 1550 mm clear depth forward of appliances).	Essential 4.8	<i>Complies.</i>
100.	Provision for automatic washing machine.	Essential 4.8 (e)	<i>Space is available for an automatic washing machine.</i>
101.	Provision for drier	4.8 (f) *	<i>N/A</i>
102.	If clothes line is located externally in a common are, an accessible path of travel to clothes line must be provided.	Essential 4.8 (a)	<i>There is a balcony area adjacent to living areas with sliding doors. During the construction stages confirmation is required for sliding door thresholds to be capable of facilitating wheelchair access to comply with AS1428.1 (2009).</i>
103.	Installation of thermostatic mixing valve	4.8 (d) *	<i>N/A</i>
104.	Taps positioned at side of tub	4.8 (c) **	<i>N/A</i>
105.	Double GPO shall be provided as a minimum.	Essential 4.8 (g)	<i>To be checked at Construction Certificate.</i>

106.	Provision of shelf for soaps and similar, 1200mm max, height	4.8 (h) **	<i>N/A</i>
107.	Potential illumination level 300 lux generally with 550 lux task lighting	4.10 *	<i>To be checked at Construction Certificate.</i>
108.	Slip resistant floor surface as per AS/NZ4586.	Essential 4.9.1	<i>To be checked at Construction Certificate.</i>
Storage			
109.	Linen cupboard min. 600mm wide with adjustable shelving	4.11.5 *	<i>N/A</i>
Door Locks			
110.	Door hardware operable with one hand, located 900 – 1100 mm above floor.	Essential 4.3.4	<i>At Construction Certificate, door schedule required to check for compliance.</i>
Floor Coverings			
111.	Slip resistant surfaces – balconies and external paved areas (vitreous tile or similar)	4.9.1 *	<i>Provide flooring schedule at Construction Certificate.</i>
Ancillary Items			
112.	Switches located 900 – 1100mm above floor in line with door handles.	4.11.1 *	<i>Construction Certificate drawings to show switches and GPO's to be 900mm – 1100mm above floor level.</i>

113.	GPO's located not less than 600 above floor.	4.11.1 *	<i>Construction Certificate drawings to show switches and GPO's to be 600mm above floor level.</i>
114.	Electrical distribution board located inside housing unit	4.11.2 **	N/A
115.	Window controls located in an accessible position	4.11.4 **	N/A
Garbage			
116.	Provision for bin in an accessible location.	4.11.6 *	<i>Residential garbage chute rooms are located on each level.</i>
117.	Provision for external wheelchair storage	4.11.6 **	N/A
118.	Provision for external battery charging facility	4.11.6 **	N/A
119.	Guide dog accommodation	4.11.6 **	N/A

Adaptable house Class C achieved

Adaptable house classifications C

Further Comments AS4299 – 1995:

Appendix A - Schedule of features for Adaptable Housing

The above checklist confirms that 12 Units have the capacity to satisfy the requirement of Adaptable House Class C.

The number of essential features incorporated into the design is 55 items.

In addition to this, where there are clauses with (*) this indicates a First priority desirable feature and clauses with (**) indicate a desirable feature.

6. Conclusion

We note some further assessment at Construction Certificate stage is required to ensure compliance with Part D3 BCA (2015) and City of Sydney Access DCP (2004), as highlighted in the table below.

Item	Recommended Action
1	External and internal accessible pathways to comply with Clause 7 AS1428.1 (2009) with respect to slip resistance (AS/NZ4586) and construction tolerances between abutment of surfaces
2	Provide door schedule for Retail and Residential and child care common areas, which shows compliance with AS1428.1 (2009) with respect to clear openings, circulation space and luminance contrast on doorways, door force is 20N where a door closer is fitted.
3	Ensure accessible toilets and ambulant cubicle within the retail, child care and common area on level 1 comply with fixtures and fittings of AS1428.1 (2009).
4	Visual indicators on glazing to be 50-75mm wide on all glazed windows and doors with a luminance contrast of 30% from when viewed against the floor surface at a height 900-1000mm.
5	The lifts require accessible features to be in accordance with E3.6b BCA 2015.
6	Adaptable unit letterboxes (AS4299 CI 3.8)
7	Adaptable unit door hardware (AS4299 CI 4.3.4)
8	Adaptable unit kitchen (AS4299 CI 4.5)
9	Adaptable unit bathroom (AS4299 CI 4.4)
10	Slip resistant floor surface in Kitchen, bathroom and laundry and balcony as per AS/NZ4586

On the basis of our assessment, we confirm that the Development Application plans for 80-88 Regents St, Redfern has the capacity to meet 15% of adaptable housing Class C requirements and Performance Requirements of the Disability (Access to Premises-Buildings) Standards 2010 and Part D3 and E3.6 of the Building Code of Australia (BCA) (2015) through the deemed-to-satisfy provisions. Please contact Christine Cheung on 0423 126 726 if you require any further information.

Appendix A - Drawings reviewed for DA

Dwg No.	Title	Rev	Date
	Area Schedule	5	13.1.16
DA-0201	Floor Plans Basement 04	4	19.1.16
DA-0202	Floor Plans Basement 2-3	4	19.1.16
DA-0203	Floor Plans Basement 1	4	19.1.16
DA-0204	Floor Plan Ground Floor	4	19.1.16
DA-0205	Floor Plan Ground Mezzanine	4	19.1.16
DA-0206	Floor Plan Level 1	4	19.1.16
DA-0207	Floor Plan Levels 2-4	4	19.1.16
DA-0208	Floor Plan Level 5	4	19.1.16
DA-0209	Floor Plan Levels 6-10	4	19.1.16
DA-0210	Floor Plan Level 11	4	19.1.16
DA-0211	Floor Plan Level 14	4	19.1.16
DA-0212	Floor Plan Level 15-16	4	19.1.16
DA-0213	Floor Plan - Level 17	4	19.1.16
DA-0214	Floor Plan Level 17 Mezzanine	4	19.1.16
DA-0215	Roof Plan	4	19.1.16
DA-1401	Apartment Types	4	19.1.16