

Job No: IAC-417

26 May 2016

**MR ADAM HUGHES
C/-MORSON GROUP PTY LTD
PO BOX 170
POTTS POINT, NSW 1335, AUSTRALIA**

Reference: **PROPOSED RESIDENTIAL DEVELOPMENT
32-36 LETHBRIDGE STREET PENRITH NSW 2750**

Attention: Mr Ruben Hernandez

Dear Sir,

In accordance with your instructions we have prepared this access report to accompany the Development Application for the proposed development at 32-36 Lethbridge Street, Penrith NSW 2750.

This access report has been structured in accordance with the provisions of the Disability (Access to Premises) Standard 2010 as well as the provisions of AS4299 Adaptable Housing. We have assessed this design on the provisions of AS 4299 Class C.

Once consent has been approved detailed documentation addressing the specific details and requirements of the access legislation, codes and standards will need to be documented in the Construction Certificate documentation.

This access report does not address the requirements of Clause 4Q of SEPP65.

Please feel free to contact us should you wish to discuss any aspect of this Access Report.

Yours sincerely,

**RICHARD SEIDMAN**

M.PropDev, BArch (Hons), , ARB Reg No 4700, ACAA (Associate No 330) , Livable Housing Registered Assessor 10041



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ACCESS REPORT

RESIDENTIAL DEVELOPMENT 32-36 LETHBRIDGE STREET, PENRITH NSW 2750



Prepared by

iAccess Consultants

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ABN 37 002 648 615

30 April 2016

Revision **[B]**

26 May 2016

Document control

Project: Residential Apartments
32-36 Lethbridge Street,
Penrith NSW 2750

Document Type: Access Report

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The following report register documents the development and issue of this and each subsequent report(s) undertaken by iAccess Consultants.

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Revision History:

Our Reference	Rev	Remarks	Issue Date
IAC-417	Draft	Draft access report prepared and issued to client	30 April 2016
IAC-417	A	Final access report prepared and issued to client	23 May 2016
IAC-417	B	Revised access report prepared and issued to client. Development reversed on the site to address site flooding issues	26 May 2016



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ARB Reg No 4700,
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Executive Summary

This access report has been prepared to accompany the Development Application for the proposed residential development located at 32-36 Lethbridge Street, Penrith.

The site is located on the southern side of Lethbridge Street which is located south of the Great Western Highway and to the west of the Northern Road.

The site has an east west orientation and the gradient of the site is generally flat.

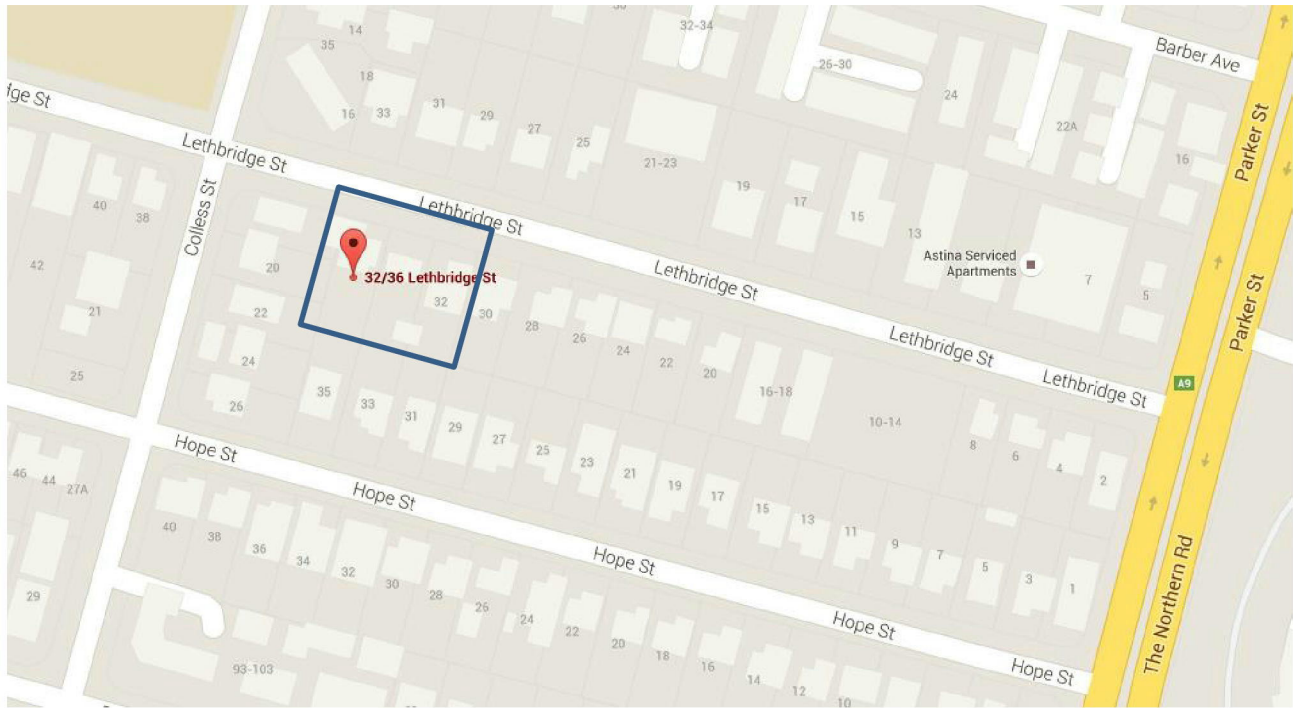


Figure 1 Location plan (source Google maps)

The overall development on this site relates to the proposed construction of the following:

1. A total of 45 carparking spaces located in the basement levels of the development. Four (4) of the parking spaces provided have been designated as an accessible parking space
2. 43 residential apartments configured as follows:
 - a. 1 x 1br
 - b. 40 x 2br
 - c. 2 x 3br

Plans and elevations/sections of this proposed development are appended to this access report.

The Building Code of Australia (BCA) building classification of the development on this site is BCA Class 2.

Council Requirements

The site is located within the Penrith City Council.

Penrith City Council's DCP requires 10% of the residential dwellings to be AS4299 compliant. In this design four (4) dwellings will need to be designed compliant to the provisions of AS4299.

The design proposes that 4 dwellings be designated as meeting the requirements of AS4299 Class C. The proposed adaptable units are Unit Nos 001, 002, 102 and 103

The documentation provided has indicated the pre-and post-adaptation arrangements for this development to achieve compliance with AS4299.

To achieve compliance with AS4299 compliance with AS 1428.1:2009 will need to be demonstrated.

Legislative framework

The legislation addressing accessibility is documented in the following Act, Code and Standards:

- Disability Discrimination Act 1992
- Disability (Access to Premises - Buildings) Standards 2010 (DDA 1992)
- National Construction Code (BCA 2014)
- AS1428.1:2009 Design for access and mobility - General requirements for access - New building work
- AS1428.2:1992 Design for access and mobility - Enhanced and additional requirements - Buildings and facilities
- AS1428.4.1:2009 Design for access and mobility - Means to assist the orientation of people with vision impairment - Tactile ground surface indicators
- AS2890.6:2009 Parking facilities - Off-street parking for people with disabilities
- AS4299:2005 Adaptable Housing
- Penrith City Council DCP

AS4299 – Visitability & Adaptability

1. Section 2.1 of AS4299 sets objectives to be satisfied. The objectives permit post construction modification of the dwelling in order to achieve compliance when needed however Objective 2.1(d) indicates that the initial design will allow for visitability through an accessible path of travel to the living room and toilet. The language is in the forward / entry direction and not exiting. It is obvious to assume that if one was able to enter then one is able to exit.
2. The following is an extract from AS4299 concerning the design and detailing of visitable dwellings:
 - 1.4.4 Circulation space—contains the net unobstructed area for a minimum height of 2000 mm above the finished floor or ground surface which is that space surrounding built elements, landscape elements, and fixtures and fittings required for movement into and within buildings.
 - 1.4.11 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.
 - 1.4.12 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.
 - 2.2(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.
 - 4.4.3 Toilet - Each housing unit shall be provided with either a visitable toilet or an accessible toilet
 - Figure 1.1 of AS4299 nominates the dimensions of a Visitable toilet as being 1850(L) x 900(w)mm
3. There is no requirement to provide any latchside clearance to the main door of the “visitable” apartment when exiting the dwelling as it would be expected that the resident of the unit would open the door for the guest to exit.
 It would be expected that there would be latchside clearances to the main door of the “adaptable” units when exiting.
4. Clause 4.4.3 states that either a visitable or an accessible WC is to be provided. The size of the visitable toilet (1850 x 900mm) as depicted at Figure 1.1 of the Standard does not enable the provision of latchside clearance. Therefore, adopting the principle that each visitable unit is to be provided with a toilet designated as a visitable toilet in lieu of an accessible WC then there is no requirement to provide latchside clearances to the exit of the visitable toilet. In this instance where there are 2 bathrooms provided to each dwelling there is no requirement to make one bathroom visitable and the other accessible and similarly there is no requirement for the non-visitable bathroom to have latchside clearances to visitable units.
 It is expected that the adaptable dwellings would have compliant latchside clearances when exiting the designated adaptable bathroom. It is not necessary for all bathrooms in each of the adaptable dwellings to have latchside clearances. If latchside clearances are not able to be achieved then an alternative design solution will need to be developed.

Accessible Criteria

1. Siting

The site is located on the southern side of Lethbridge Street.

2. Access within the site

- (a) Provision of on-site turning area for vehicles.

Suitable turning areas have been indicated on the plan for the manoeuvrability of vehicles on the site.

- (b) Access for emergency vehicles.

Access for emergency vehicles is provided on street. There is no emergency vehicle parking on site

- (c) Visibility of street names and numbers.

Details have yet to be provided for our review.

- (d) Driveway location with regard to residents' safety and security.

The driveway to the site is located on the eastern side of the site. The driveway links to the basement levels.

3. Building location

The design of the building has been undertaken so as to provide a balance between security and privacy.

4. Landscaping

The plans provided indicate a significant extent of landscape area at ground level. Detailed landscape plans have yet to be provided.

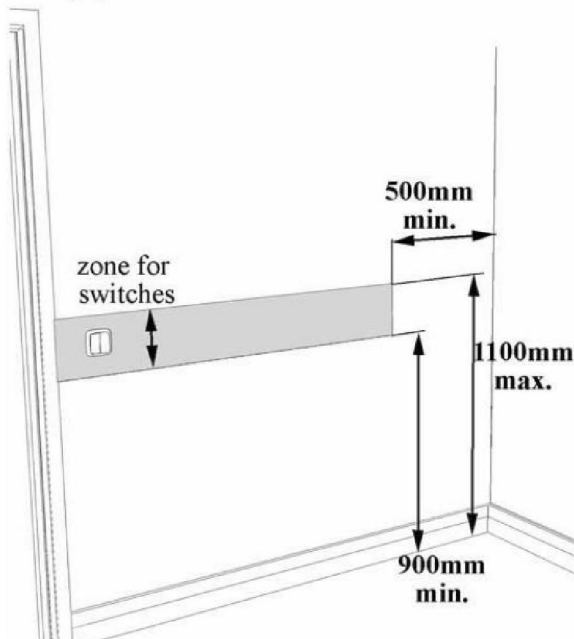
5. Security

Details of the security access intercom locations and design have yet to be provided.

The position of the access control on the public side of the door will need to be installed in accordance with the manufacturer's instructions however the console is not to be installed closer than 500mm from any internal corner.

The door release button within the lobby is to be mounted between 900-1100mm AFFL and not closer than 500mm of an internal corner.

(A) Zone for Location of Switches



The access control equipment will need to be located between 900-1100 mm AFFL and not positioned within 500mm of an internal corner.

6. Carparking

On street parking is provided on Lethbridge Street.

An individual vehicle parking space has been provided for each dwelling. An accessible space will need to be nominated for each of the adaptable dwellings.

The accessible parking spaces have been sized to satisfy AS2890.6.

Lift access is provided from the basement parking level to each level of the development.

It will necessary to ensure that there is a clear 2500 mm head height above the adaptable parking spaces in accordance with the provision of AS2890.6:2009.

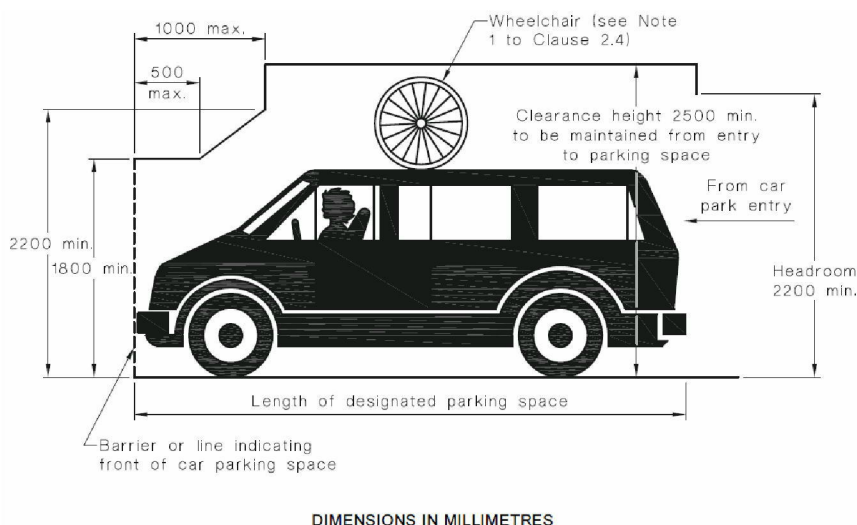


FIGURE 2.7 HEADROOM REQUIRED ABOVE CAR SPACES FOR PEOPLE WITH DISABILITIES

7. Fire Stairs

The detailing of the fire stairs will need to satisfy requirements of NCC Clause D3.3(a)(iii) which requires fire isolated stairs to satisfy the requirements of Clause 11.1(f) and (g) of AS1428.1:2009 (extract follows)

- f) At the nosing, each tread shall have a strip not less than 50 mm and not more than 75 mm deep across the full width of the path of travel. The strip may be set back a maximum of 15 mm from the front of the nosing. The strip shall have a minimum luminance contrast of 30% to the background. Where the luminous contrasting strip is affixed to the surface of the tread, any change in level shall comply with Clause 7.2 and Clause 7.3.*
- g) Where the luminance contrasting strip is not set back from the front of the nosing then any area of luminance contrast shall not extend down the riser more than 10 mm.*

8. Letterboxes

The position of the letterboxes locations has yet to be nominated on the plans. The position of the letterboxes should be clearly in view and positioned on the boundary of the property or adjacent to the driveway or in a similar position with the number of the property clearly visible.

The letterboxes will need to be located in a position that is clear of obstacles such as shrubs and rocks.

The detailing of the letterboxes will need to comply with the rules of Australia Post and AS4293:1994 – Mailboxes.

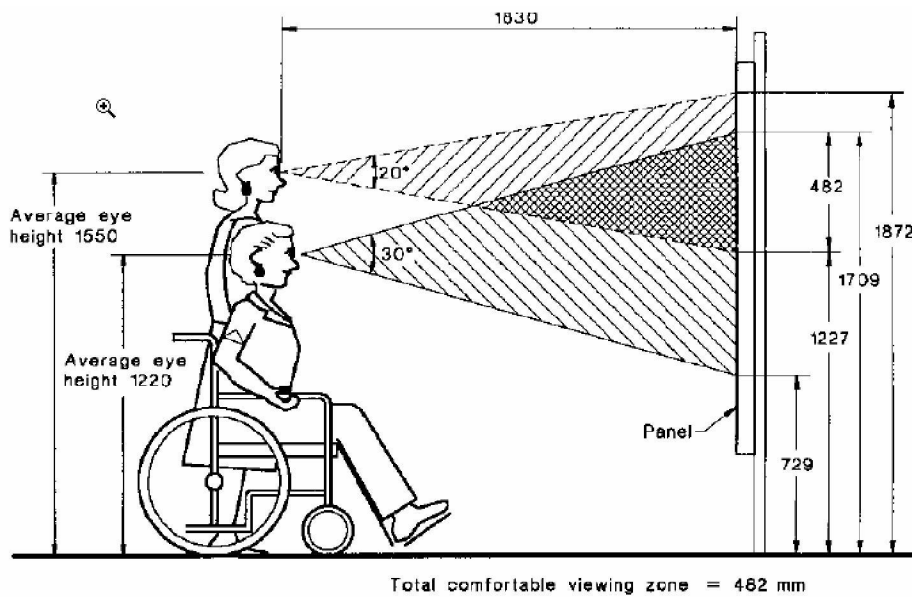
Details of the mailboxes will need to be provided. Specific reference is directed to mounting position of mailboxes above the floor.

9. Signage

Directional and wayfinding signage will need to comply with the signage provisions of AS4299.

- (a) Be presented in large print (70–80 mm height) letters and raised 6–8 mm from background.
- (b) Be of sanserif type—upper face case preferred—light colour (e.g. white/yellow) against a dark background.
- (c) Be positioned 1500–1650 mm from ground height.
- (d) Be placed centrally on the door or letterbox.
- (e) Be well lit with matt or non-reflecting finish.

The mounting heights of signage will need to incorporate the viewing zones as identified in AS1428.2:1992. The zoned for signage is identified as being between 729 – 1709 mm AFFL.



Source: National Endowment for the Arts, Needs Assessment Survey Instrument, produced by National Access Centre, USA

DIMENSIONS IN MILLIMETRES

FIGURE 30 ZONES FOR VIEWING AND FOR COMMON VIEWING

10. Floor level

Floors are level throughout all residential levels of this development.

The slip resistance of the ground floor finishes will need to satisfy the requirements of NCC Table D2.14 and Table 3A of the HB198:2014. The extract from HB198 indicates the slip resistance levels to be satisfied.

TABLE 3A
MINIMUM WET PENDULUM TEST OR OIL-WET INCLINING PLATFORM
CLASSIFICATIONS THAT ARE DEEMED TO SATISFY THE BUILDING
APPLICATIONS IN THE NATIONAL CONSTRUCTION CODE

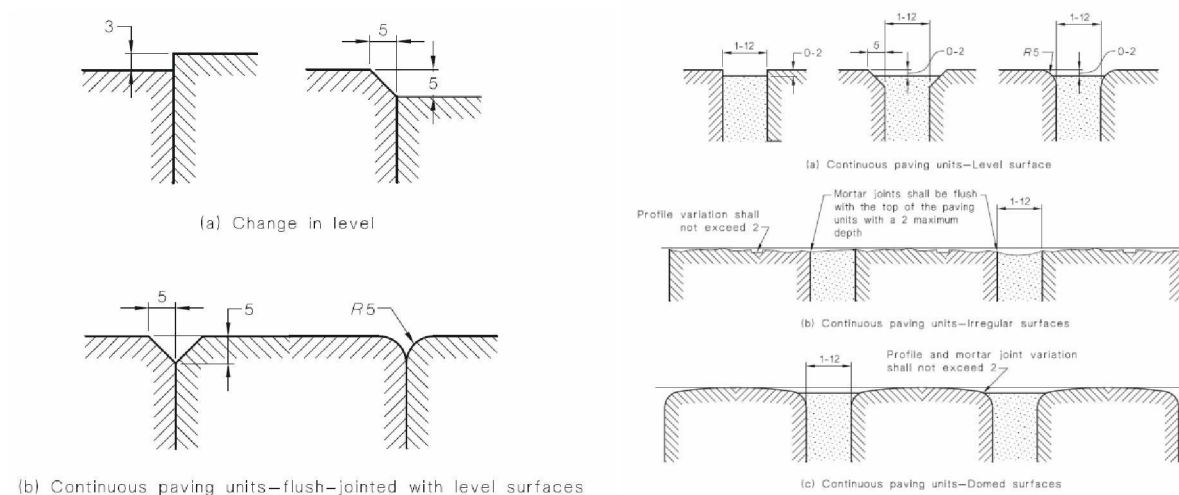
Location	Wet pendulum test	Oil-wet inclining platform test
Stair Treads and Stairway Landings in Buildings Covered by NCC Volumes One and Two		
Stair treads and a stairway landing (when dry)	P3	R10
Stair treads and a stairway landing (when wet)	P4	R11
Nosings for Stair Treads and Stairway Landings in Buildings Covered by NCC Volumes One and Two		
Dry stair tread, a stair non-skid nosing strip and a stairway landing	P3	
Wet stair tread, a stair non-skid nosing strip and a stairway landing	P4	
Ramps in Buildings Covered by NCC Volumes One and Two		
Ramps not steeper than 1:14 gradient (when dry)	P3	R10
Ramps not steeper than 1:14 gradient (when wet)	P4	R11
Ramps steeper than 1:14 up but not steeper than 1:8 (when dry)	P4	R11
Ramps steeper than 1:14 up but not steeper than 1:8 (when wet)	P5	R12

In addition, the slip resistance of external pavement will need to satisfy the slip resistance requirements of Table 3B of HB198:2014. Specific attention is directed to the slip resistance requirements to be satisfied of undercover car parks.

TABLE 3B
WET PENDULUM TEST OR OIL-WET INCLINING PLATFORM
CLASSIFICATIONS FOR APPLICATIONS WHERE THE NCC DOES NOT
REQUIRE SLIP RESISTANCE

Location	Wet pendulum test	Oil-wet inclining platform test
External Pavements and Ramps		
External ramps including sloping driveways, footpaths etc. steeper than 1 in 14	P5	R12
External ramps including sloping driveways, footpaths, etc., under 1:14, external sales areas (e.g. markets), external carpark areas, external colonnades, walkways, pedestrian crossings, balconies, verandas, carports, driveways, courtyards and roof decks	P4	R11
Undercover car parks	P3	R10

Changes in floor finishes will need to satisfy the following maximum tolerances:



11. Entrances, doorways and circulation areas

A double gate is proposed at the boundary. The active leaf of the entry gate will need to have a minimum clear width of 850mm. It is unclear

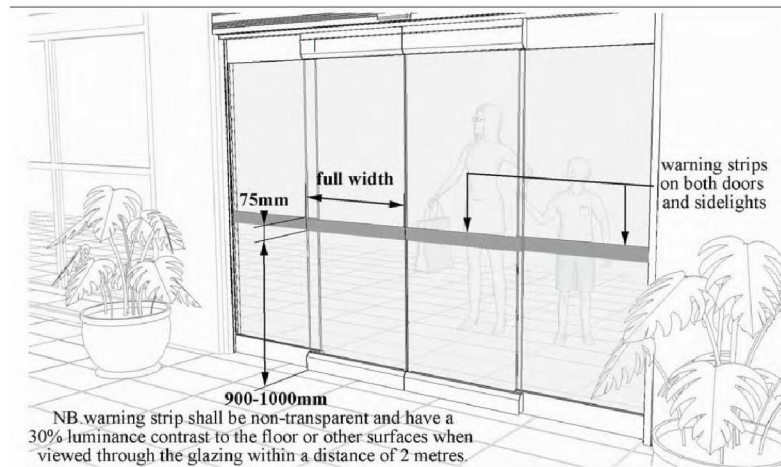
The lobby entry door is nominated as double leaf assembly. The active leaf of the entry doorway will need to have a minimum clear width of 850mm.

Latchside clearances will need to comply with Clause 13.3 of AS1428.1:2009.

If the door is a glass door, then visual indicators on glazing will need to be provided on the glass to satisfy the requirements of Clause 6.63 of AS1428.1:2009 – Visual Indicators on glazing.

Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid and non-transparent contrasting line. The contrasting line shall be not less than 75 mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900 mm and 1000 mm above the plane of the finished floor level.

Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 m of the glazing on the opposite side.



The lobby space includes a 1:14 ramp. The detailing of this ramp will need to incorporate compliant handrails and handrail extensions to both sides of the ramp together with TGSIs installed at the top and bottom of the ramp.

Internal corridors to the dwellings will need to have a minimum clear width of 1000mm (between any skirtings).

12. Vertical Transport

The design proposes a lift to service all levels of this development. The lift services the basement to level 5). As the lift travel is greater than 12m the minimum floor size of the lift car will need to be 1400 x 1600mm.

The detailing of the lift car will need to be compliant to the provisions of AS1735.12.

Attention is directed to the placement of the lift call button at each level. Many lift suppliers are locating the call button for single lift car installations in the jamb of the lift door assembly. If this surface is not flush with the adjoining wall the position of the button is not complainant with the provisions of Clause 13 of AS14281.



Figure 2 image of non-compliant lift call button installation

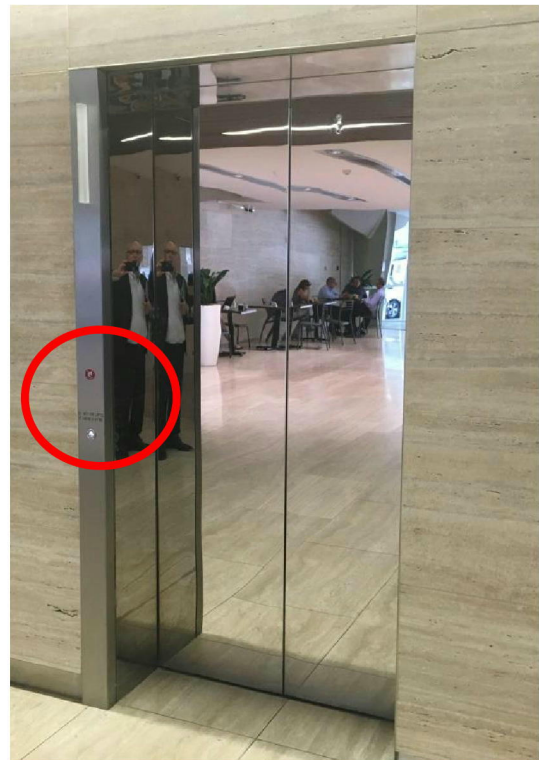


Figure 3 image of compliant lift call button installation

The following table when referenced with the requirements of AS1735.12 provides a checklist of elements to be satisfied in the lift installation.

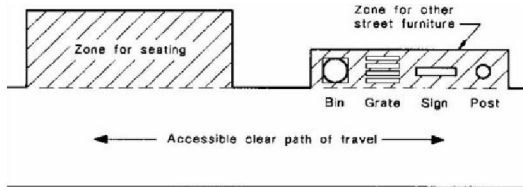
CLAUSE	REQUIREMENT TO BE SATISFIED	STATUS	COMMENT / ACTION
Section 2	The minimum lift car internal dimensions shall be 1100 mm wide by 1400 mm deep between the inside of the closed car doors to the inside back wall of the car.		
	The minimum clear width of car door openings shall be not less than 900 mm.		
3.1	Any carpet shall have a pile length above the carpet substrate of not more than 6 mm. NOTE: Car floor surfaces should be firm and slip resistant.		
3.2	Where Type C safety gear as classified by AS 1735.2 is used, it shall be possible for a lift mechanic to gain access to the release mechanism of the safety gear while the lift car is occupied by a person in a wheelchair.		
4.1	Lift car doors and landing doors shall be of the horizontally sliding type, power- operated, and automatically controlled.		
4.2	Lift car doors shall be fitted with a passenger-protection system which, while activated, will hold the doors in the open position. The system shall not be nullified by objects with a reflective surface		
4.3	When the doors are responding to a landing button, they shall remain fully open for a minimum of 6 s		

CLAUSE	REQUIREMENT TO BE SATISFIED	STATUS	COMMENT / ACTION
5.1	Surfaces (including button cover plates), within 300 mm of car control buttons, that are parallel to the face of the buttons and the button cover plate shall have a finish that reduces glare and reflection.		
5.2	Protruding edges		
5.3	Handrails		
5.4	Seat		
Section 6	Lift car levelling		
7.1	Each landing served shall be provided with one or more control buttons to call a lift		
7.2.1	Number of control panels		
7.2.2	Control Buttons on Control Panels		
7.2.3	Key Pads		
7.3.1	Height above floor		
7.3.2	Distance from corners		
7.3.3	At lift landings		
7.3.4	Security system operating devices		
7.4.1.1	Control button movement		
7.4.1.2	Force to operate call button 5N		
7.4.2	Size of button (19mm)		
7.4.3	Separation		
7.4.4	Projection		
7.4.5	Surface		
7.4.6	Edges & Corners		
7.4.7	Inclination		
7.4.8	Highlight		
7.4.9	Identification of control Buttons		
8.1	Audible Information		
8.2	Visible Information		
8.3	Tactile information		
8.4	Shape of Characters		
8.5	Indication of direction of travel		
8.6.1	Car position Indicator		
8.6.2	Acknowledgement of floor calls		
9.1	Communication system		
9.2	Communication system		
9.3	Lift Identification system		
9.4	Permanently attended location		
9.5	Lift Car		
10.1	Compliance with AS1680		
10.2	General Lighting		
10.3	Lighting of lift car controls		

13. Seating – Public Areas

The plan indicates a bench seat along the path of travel to the Tower B Lobby.

It is recommended that the custom joinery incorporate the accessibility dimensions identified at Clause 27 of AS1428.2:1992 – Street Furniture to provide access to accessible seating for as many people as possible.

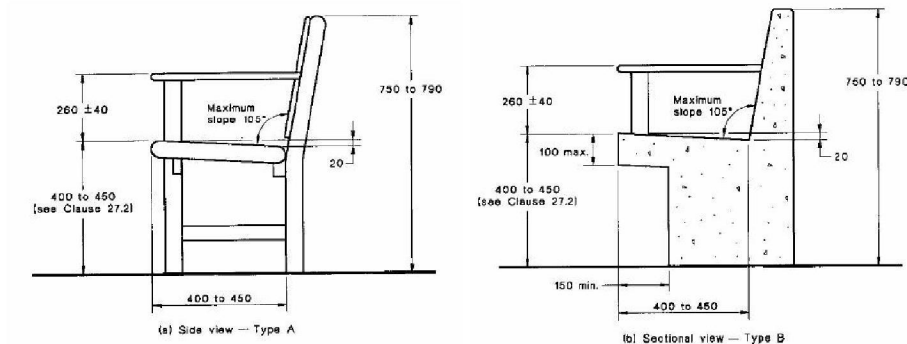


NOTE: There should be no projections into the accessible path of travel.

DIMENSIONS IN MILLIMETRES

FIGURE 31 EXAMPLE OF POSITION OF STREET FURNITURE

The detailing of accessible seating is to include for the provision of arms to some of the chairs. The following extract from the Standard provides some guidance as to the relationships of chair arms to the seat.



Seating Checklist

CRITERION TO BE SATISFIED	SEATING
Seats shall be a minimum of 500 mm away from the path of travel	
Objects shall be of a colour which provides a contrast with their background and have a luminance factor of not less than 0.3 (30%).	
Seat height to be 400-450mm	
Availability of some seating with a seat height of 530mm for the elderly	
The front of the seat shall have a clear space between any legs at ground level to within 150 mm of the front edge of the seat, and to within 100 mm of the seat height to allow for rearward adjustment of feet when rising	
The front edge of the seat shall have a minimum radius of 30 mm.	
No edge or projection shall have a radius of less than 5 mm unless protected from contact with the user	
Where armrests are provided, the top surface of the armrests shall be at a height of 260 ± 40 mm above the seat.	

14. Sanitary facilities - Residential

On completion of the works post adaptation drawings for the accessible dwelling will need to be prepared indicating compliance with this provision.

Details of the non-slip floor finish to the bathrooms will need to be provided.

Compliant WC facilities have been nominated.

TMV details are yet to be provided

Tapsets will need to be specified with lever or capstan handles.

The detailing of the bathroom will need to include a wall cabinet with a light above and a double GPO adjacent to the mirror.

Provision of wall strengthening for grabrails will need to be provided adjacent to the WC, shower and bath of the adaptable bathroom.

The shower compartment will need to have an area of 1160 x 1100mm. The position of the shower rose, tapware and the soap holder recess will need to be compliant to the provisions of Clause 15 of AS1428.1

A wash basin with compliant circulation to AS1428.1 will need to be provided.

A checklist of the spatial arrangements to be satisfied for the design of the accessible bathroom is attached to this access report.

15. Kitchen Areas

On completion of the works post adaptation drawings will need to be prepared indicating compliance with this provision.

16. Bedrooms

On completion of the works post adaptation drawings will need to be prepared indicating compliance with this provision.

- (a) Bedroom areas 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.
- (b) Window sills - Sleeping area window sills should be at a maximum 600 mm above floor level. Elevations of the window wall to the bedrooms will need to be provided
- (c) Full height glazed panels or door units where provided shall have a transom at 600 to 730 mm above floor. The glazing shall be of safety glazing materials in accordance with AS 1288.
- (d) Power outlets - A minimum of two double socket general purpose outlets shall be provided on the wall of the bedroom where the bedhead is likely to be located. GPOs should be provided to opposite walls in the main bedroom. These should be approximately 1800 mm apart. Height to be in accordance with Clause 4.11.1.
- (e) Light switches - Two-way light switches should be provided, one located near the planned bed position. Height to be in accordance with Clause 4.11.1.
- (f) Telephone - A telephone outlet should be provided in each bedroom next to the bed on the side closest to the door.
- (g) Television outlet - A television outlet should be provided in each bedroom on the opposite wall to the bedhead, adjacent to the double GPO.
- (h) Sliding doors to wardrobe - Wardrobe sliding doors are desirable, with a full length mirror on the most accessible door.

17. Living Areas

- (a) Circulation space Provision shall be made for circulation space to enable a 360° wheelchair turn after the furniture has been placed.

- (b) Windows Living area window sills should be at a maximum 730 mm above floor level. Details indicating compliance with this requirement will need to be provided
- (c) Full height glazed panels or door units where provided shall have a transom at 600 to 730 mm above floor. The glazing shall be of safety glazing materials in accordance with AS 1288.
- (d) Power outlets A minimum of four double GPOs should be provided in the living room. Height to be in accordance with Clause 4.11.1.
- (e) Telephone A telephone outlet shall be provided in the living-dining area. This should be adjacent to a GPO.
- (f) Television outlets – 2 television outlets should be provided in the living area; one location to enable viewing from dining and kitchen. Locate television outlets adjacent to GPOs.
- (g) Security screens Exterior doors and windows should have the capability for fitting security screens.

18. Laundry Areas

On completion of the works post adaptation drawings will need to be prepared indicating compliance with this provision

19. Floors

Detail of floor finishes to bathrooms, laundries and kitchen areas have yet to be provided.

Specific attention is directed to the nonslip provisions of the floor tiles to these areas. (refer to previous comments)

In addition, it will be necessary to detail the junctions between differing materials in accordance with the provisions of clause 7 of AS 1428.1:2009.

The pile height of the carpet will need to comply with the provisions of both the BCA and AS1428.1:2009. (Extract from NCC 2015 Clause D3.3 follows):

- (g) clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm'; and
- (h) the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.

To achieve compliance, the carpet will need to be direct stuck to the floor substrata without the use of underlay.

20. Lighting

Lighting levels will need to satisfy the provisions of Table 4.1 of AS4299:2005 as well as the provisions of AS1680 and Clause 19 of AS1428.2:1992.

As the pedestrian entry and the vehicular entry are combined the lighting levels at the entry to the carpark will need to carefully designed to comply with the provisions of the respective Australian Standards

Extracts from the Standards follow:

19 LIGHTING

19.1 Illumination levels Illumination levels shall be uniform and comply with the requirements for maintenance illumination set out in AS 1680.2.

NOTES:

- The following minimum levels of maintenance illumination are recommended:

Entrances	
Passageways and walkway	≥150 lx
Stairs	150 lx
Ramps	150 lx
Lifts	See AS 1735.12
Toilet and locker rooms	200 lx
Counter tops	250 lx
General displays	200-300 lx
Telephones	200 lx

Figure 4 Extract from AS1428.2:1992

TABLE 4.1

RECOMMENDED ILLUMINATION LEVELS FOR PEOPLE WITH VISION IMPAIRMENT

Area	Illumination level (Lux)	
	General	For people with vision impairment
Entries and passages	50–150	300
Steps, stairs and ramps	50–160	350
NOTE: The higher level of illumination on steps and stairs is required for safety reasons		
Living areas	110–200	300–350
Kitchens — general	160	300
— task lighting	240	550–600
Laundries — general	100	300
— task lighting	250	550–600
Toilets	80	300–350
Bathrooms — general	100	300–350
— task lighting	200	550–600
Bedrooms	50–150	300
Garages — general	50	300
— task lighting	200	550–600

Figure 5 Extract from AS4299:1995

21. Ancillary

4.11.1 Switches and power points. These shall be as follows:

- Switches Light switches shall be located at a height not less than 900 mm or more than 1100 mm above the finished floor and in line with the door handles. Switches shall be located adjacent to door handles where practical. Two-way switching is preferred.

Rocker action, toggle or push pad switches with a recommended width of 35 mm are preferred. For people with severe finger or hand disabilities, these allow convenient operation by arm or elbow.

- b) GPOs shall be located at a height of not less than 600 mm, with a preferred height of 1000 mm, above the finished floor and in line with the door handles. GPOs shall be located not less than 500 mm horizontally from internal corners
- 4.11.2 Electrical distribution board. The electrical distribution board should be located inside the housing unit and be accessible.
- 4.11.3 Additional telephone outlets. The main living area should be prewired for a second outlet.
- 4.11.4 Windows Operating controls should be located in an accessible position.
- 4.11.5 Linen storage A linen storage cupboard of minimum 600 mm width, with adjustable shelving should be provided.
- 4.11.6 External areas Provision should be made for the following facilities which may be required after adaptation:
 - (a) Garbage storage area which is accessible from the housing unit and which is connected to an accessible path leading to an off-site disposal point.
 - (b) Wheelchair storage Secure, weather-protected outside storage facilities for wheelchairs.
 - (c) Charging facilities Secure facilities for recharging wheelchair batteries along with an external, weatherproof GPO.
 - (d) Guide dog accommodation Paling fence minimum 1500 mm height with grassed area for toileting and provision for doggy door entrance on door nearest to grassed area.
- 4.11.7 Fire safety items. For guidance on fire protection items such as fire blankets and related measures, e.g. emergency procedures

22. Garbage areas

Accessible access will need to be provided to the garbage areas located at each level of the development and to the garbage areas located in the basement levels for the disposal of larger items of refuse.

23. Architectural Documentation

The following documents prepared by Morson Group form the basis of this access report:

DA-01	PROJECT SUMMARY – CONCEPT IDEAS	[1P]
DA-05	PROPOSED GROUND FLOOR PLAN	[1P]
DA-06	PROPOSED LEVEL 1 & LEVEL 3 FLOOR PLAN	[1P]
DA-07	PROPOSED LEVEL 2 & LEVEL 4 FLOOR PLAN	[1P]
DA-08	PROPOSED LEVEL 5	[1P]
DA-09	PROPOSED BASEMENT B1 FLOOR PLAN	[1P]
DA-10	PROPOSED BASEMENT B2 FLOOR PLAN	[1P]

24. Information to be provided on completion for OC

The following table schedules the accessibility elements to be evidenced at Occupation Certificate Stage.

ACCERSS REQUIREMENTS TO BE PROVIDED / DEMONSTRATED AT OCCUPATION CERTIFICATE	SATISFIED
1. Pre and post adaptation drawings for the nominated dwellings	
2. Slip Resistance – Certification of the slip resistance of flooring to the kitchen and bathroom areas.	
3. Detailed post adaptation drawings of the bathroom demonstrating compliance with the provisions of Clause 4.4 of AS4299. The method of adaptation of the bathroom is to be provided. Specific attention is directed to the placement of connection points for the WC pan, shower point (700mm AFFL) and recessed soap holder.	
4. Detailed post adaptation drawings of the kitchen demonstrating compliance with the provisions of Clause 4.5 of AS4299	
5. Detailed post adaptation drawings of the bedroom demonstrating compliance with the provisions of Clause 4.6 of AS4299	
6. Photographic confirmation that the wall strengthening for the future installation of grabrails associated with the WC pan and shower enclosure has been provided in accordance with the provisions of Figure 4.5 - 4.7 of AS4299,	
7. Bathroom - Wall cabinet The bathroom should include a wall cabinet with a light above. A double GPO shall be located adjacent to the mirror.	
8. Bedrooms 4.6.3 Power outlets A minimum of two double socket general purpose outlets shall be provided on the wall of the bedroom where the bedhead is likely to be located. GPOs should be provided to opposite walls in the main bedroom. These should be approximately 1800 mm apart. Height to be in accordance with Clause 4.11.1. 4.6.4 Light switches Two-way light switches should be provided, one located near the planned bed position. Height to be in accordance with Clause 4.11.1. 4.6.5 A telephone outlet should be provided in each bedroom next to the bed on the side closest to the door. 4.6.6 A television outlet should be provided in each bedroom on the opposite wall to the bedhead, adjacent to the double GPO. 4.6.7 Sliding doors to wardrobe. Sliding doors are desirable, with a full length mirror on the most accessible door.	
9. Living Areas 4.7.3 Power outlets A minimum of four double GPOs should be provided in the living room. Height to be in accordance with Clause 4.11.1. NOTE: Power outlets are relevant for maximizing potential layouts of television sets, etc. which are important to those people with disabilities who may be shut in. 4.7.4 Telephone A telephone outlet shall be provided in the living-dining area. This should be adjacent to a GPO. 4.7.5 Television outlets Two television outlets should be provided in the living area; one location to enable viewing from dining and kitchen. Locate television outlets adjacent to GPOs. 4.7.6 Security screens Exterior doors and windows should have the capability for fitting security screens.	
10. Additional elements 4.11.2 Electrical distribution board The electrical distribution board should be located inside the housing unit and be accessible. 4.11.3 Additional telephone outlets The main living area should be prewired for a second outlet. 4.11.4 Windows Operating controls should be located in an accessible position. 4.11.5 Linen storage A linen storage cupboard of minimum 600 mm width, with adjustable shelving should be provided. 4.11.6 External areas Provision should be made for the following facilities which may be required after adaptation: (a) Garbage storage area which is accessible from the housing unit and which is connected to an accessible path leading to an off-site disposal point. (b) Wheelchair storage Secure, weather-protected outside storage facilities for wheelchairs. (c) Charging facilities Secure facilities for recharging wheelchair batteries along with an external, weatherproof GPO. (d) Guide dog accommodation Paling fence minimum 1500 mm height with grassed area for toileting and provision for doggy door entrance on door nearest to grassed area.	

Access Report

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
A4.1	Classifications Class 2 — a building containing 2 or more sole-occupancy units, each being a separate dwelling.	Note
	Class 7a — a carpark	Note
DP1	Performance requirement Access must be provided, to the degree necessary, to enable: a) people to: i. approach the building from the road boundary and from any <i>accessible</i> carparking spaces associated with the building; and	Accessible access has been provided across the boundary to the residential lobby.
	ii. approach the building from any accessible associated building; and	Not Applicable there are no other buildings on the site.
	iii. access work and public spaces, accommodation and facilities for personal hygiene; and	Accessible access has been provided to all levels and areas of this development
	b) Identification of accessways at appropriate locations which are easy to find.	Information yet to be supplied
DP4	Performance requirement <i>Exits</i> must be provided from a building to allow occupants to evacuate safely, with their number, location and dimensions being appropriate to: a) the travel distance; and b) the number, mobility and other characteristics of occupants; and c) the function or use of the building; and d) the height of the building; and e) Whether the <i>exit</i> is from above or below ground level.	Satisfied

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
DP6	Performance requirement So that occupants can safely evacuate the building, <i>accessways</i> to <i>exits</i> must have dimensions appropriate to: a) the number, mobility and other characteristics of occupants; and b) the function or use of the building.	Satisfied The provision of a Dts approach for fire stairs satisfies this requirement. Refuge areas have not been nominated as part of the fire stair system. Details addressing how people with disability are to be evacuated in the event of an emergency will need to be provided with the Construction Certificate documentation. It has been assumed that the lift service will be made available to satisfy this requirement in accordance with NCC objective EO1: The Objective of this Part is to— (a) facilitate the safe movement of occupants; and (b) facilitate access for emergency services personnel to carry out emergency procedures and assist in the evacuation of occupants
DP8	Performance requirement Carparking spaces for use by people with a disability must be: a) provided, to the degree necessary, to give equitable access for carparking; and b) designated and easy to find.	Satisfied
DP9	Performance requirement An inbuilt communication system for entry, information, entertainment, or for the provision of a service, must be suitable for occupants who are deaf or hearing impaired.	Not Applicable
D3.1	General Building Access Requirements Class 2	
Table D3.1	Common areas in buildings where one or more sole- occupancy units are made available for short-term rent	Satisfied
	From a pedestrian entrance required to be accessible to at least one floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.	Satisfied
	To and within not less than one 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.	Satisfied

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
	Where a ramp complying with AS 1428.1 or a passenger lift is installed- (a) to the entrance doorway of each sole-occupancy unit; and (b) to and within rooms or spaces for use in common by the residents, Located on the levels served by the lift or ramp.	Satisfied It will be necessary to confirm that the latchside clearances (530mm) requirements of Clause 13 of AS1428.1:2009 have been satisfied.
D3.1	General Building Access Requirements Class 7a	
Table D3.1	To and within any level containing accessible carparking spaces	Satisfied
D3.2	Access to Buildings	
	(1) An <i>accessway</i> must be provided: (a) to a building <i>required</i> to be <i>accessible</i> ;	Satisfied
	(b) from the main points of a pedestrian entry at the allotment boundary; and I. from another <i>accessible</i> building connected by a pedestrian link; and II. from any <i>required accessible</i> carparking space on the allotment.	Satisfied
	(2) In a building <i>required</i> to be <i>accessible</i> , an <i>accessway</i> must be provided through the principal pedestrian entrance, and: a. through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and b. in a building with a total <i>floor area</i> more than 500sqm, a pedestrian entrance which is not <i>accessible</i> must not be located more than 50 m from an <i>accessible</i> pedestrian entrance; except for pedestrian entrances serving only areas exempted by clause D3.4.	Satisfied
D3.3	Parts of buildings to be accessible	
	In a building <i>required</i> to be <i>accessible</i> : a) every ramp and stairway, except for ramps and stairways in areas exempted by clause D3.4, must comply with:	Satisfied
	Walkways (gradients <1:20) will need to satisfy the provisions of Clauses 10.1 and 10.2 of AS1428.1:2009.	Information to be provided.
	i. for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and	Satisfied

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
	ii. for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1;	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation. Specific attention is directed to Clause 11.2(c) of the Standard which addresses the topic of vertical sections of handrails. The design of the stairs in this project as proposed will result in vertical sections of handrails.
	iii. for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; The following is an extract from AS1428.1 addressing this item: (f) At the nosing, each tread shall have a strip not less than 50 mm and not more than 75 mm deep across the full width of the path of travel. The strip may be set back a maximum of 15 mm from the front of the nosing. The strip shall have a minimum luminance contrast of 30% to the background. Where the luminous contrasting strip is affixed to the surface of the tread, any change in level shall comply with Clause 7.2 and Clause 7.3. (g) Where the luminance contrasting strip is not set back from the front of the nosing then any area of luminance contrast shall not extend down the riser more than 10 mm.	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation. Specific attention is directed to Clause 11.2(c) of the Standard which addresses the topic of vertical sections of handrails. The design of the stairs in this project as proposed will result in vertical sections of handrails.
	b) every passenger lift must comply with clause E3.6;	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	c) accessways must have: i. passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and ii. turning spaces complying with AS 1428.1: A. within 2m of the end of accessways where it is not possible to continue travelling along the accessway; and B. at maximum 20 m intervals along the accessway;	Not Applicable
	d) an intersection of accessways satisfies the spatial requirements for a passing and turning space;	Not Applicable
	e) a passing space may serve as a turning space;	Not Applicable

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
	f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a <i>storey</i> or level other than the entrance <i>storey</i> in a Class 5, 6, 7b or 8 building- (i) containing not more than 3 <i>storeys</i> ; and (ii) with a <i>floor area</i> for each <i>storey</i> , excluding the entrance <i>storey</i> , of not more than 200sqm.	Not Applicable
D3.5	Carparking	A total of 4 accessible parking spaces are provided for this development
	Class 2 residential	There are no carparking requirements to satisfy the Disability (Access to premises – Buildings) Standard Clause 3.7.3 of AS4299 requires 1 accessible parking space per accessible dwelling is required to be provided. A total of 4 accessible parking spaces are to be provided.
	Class 7 1 space for every 100 carparking spaces or part thereof.	Not applicable as the parking is determined to meet the Class 2 use of the building.
D3.6	Signage	Braille Tactile signs to satisfy the exit sign requirements of NCC Clause D3.6 and Specification D3.6 will need to be provided. <i>In a building required to be accessible—</i> <i>(a) braille and tactile signage complying with Specification D3.6 must</i> <i>(ii) identify each door required by E4.5 to be provided with an exit sign and state—</i> <i>(A) "Exit"; and</i> <i>(B) "Level" ; and either</i> <i>(aa) the floor level number; or</i> <i>(bb) a floor level descriptor; or</i> <i>(cc) a combination of (aa) and (bb);</i>

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
		 A technical sheet indicating mounting heights for Braille Tactile signs is appended to this report.
D3.7	Hearing Augmentation	Not Applicable
D3.8	Tactile Indicators	Not applicable
D3.10	Swimming pool	Not Applicable
D3.11	Ramps	Not Applicable
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 Clause 6.6 of AS 1428.1.	Details of the shopfront design have yet to be provided. Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation. The provisions to comply with are: 6.6 Visual indicators on glazing Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid and non-transparent contrasting line. The contrasting line shall be not less than 75 mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900 mm and 1000 mm above the plane of the finished floor level. Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 m of the glazing on the opposite side.
Part D4	Braille & Tactile Signs	Braille Tactile signage associated indicating the accessible facilities associated with the commercial tenancies are to comply with the provisions of D3.6 and Specification D3.6 of AS1428.1. Braille Tactile signage associated with the exits at each level of the development are to comply with the provisions of Clause D3.6(a)(ii) of the BCA.

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
Part E3	Lift Installation	
Table E3.6B	Handrail complying with the provisions for a mandatory handrail in AS 1735.12	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	Lift floor dimension of not less than 1 400 mm x 1 600 mm	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	Minimum clear door opening complying with AS 1735.12	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	Passenger protection system complying with AS 1735.12	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	Lift landing doors at the upper landing	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	Lift car and landing control buttons complying with AS 1735.12	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	Lighting in accordance with AS 1735.12	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	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 <i>required</i> by (a) and (b) is to be provided in a range of between 20–80 dbA at a maximum frequency of 1500 Hz	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	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	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
Part F2	Sanitary and other facilities	Not Applicable

Modified Extract APPENDIX A of AS4299-1995
SCHEDULE OF FEATURES FOR ADAPTABLE HOUSING – CLASS C

Review undertaken by iAccess Consultants
(a Division of Seidman & Associates Pty Ltd ACN 37 002 648 615)

The table shown below indicates essential features to be incorporated into a housing unit for it to be termed an 'Adaptable House'. All essential items are pre-checked in the 'essential' features column.

Prior to commencing construction, the Architect is to sign the checklist to certify that the essential features have been incorporated into the design.

The Head Contractor must initial the second column to certify that each essential feature has been incorporated into the building (prior to Handover).

The Head Contractor shall sign the checklist signifying achievement of Class C adaptability.

Item No.	Room/Item	Clause No.	Essential	
			Required feature	Certified by
	DRAWINGS			
1	Provision of drawings showing the housing unit in its pre- adaptation and post-adaptation stages	2.3	√	R Seidman Post adaptation drawings have yet to be provided for the adaptable dwelling.
	SITING			
3	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS 1428.1	3.3.2	√	R. Seidman Satisfied
	LETTERBOXES IN ESTATE DEVELOPMENTS			
11	Letterboxes to be on hard standing area connected to accessible pathway	3.8	√	R Seidman <i>The detailing and positioning of the letterboxes will need to comply with the Australia Post provisions as well as the requirements of AS4253:1994. This standard specifically addresses the mounting height of mailboxes.</i>
	PRIVATE CAR ACCOMMODATION			
14	Carparking space or garage min. area 5.4m x3.8 m	3.7.2	√	R Seidman The design of the accessible parking space has been nominated to comply with the provisions of AS2890.6 in lieu of this clause.
16	Internal clearance of garage or carport 2.5 m min.	3.7.2		R. Seidman Satisfied
	ACCESSIBLE ENTRY			
20	Accessible entry	4.3.1	√	R Seidman Satisfied
22	Accessible entry to be level (i .e. max. 1:40 slope)	4.3.2	√	R Seidman Satisfied
23	Threshold to be low-level	4.3.2	√	R Seidman Satisfied <i>The detailing of the thresholds is to be provided as part of the Construction Certificate documentation</i>
24	Landing to enable wheelchair manoeuvrability	4.3.2	√	R Seidman Satisfied

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Item No.	Room/Item	Clause No.	Essential	
			Required feature	Certified by
25	Accessible entry door to have 850 mm min. clearance	4.3.1	√	R Seidman Satisfied
27	Door lever handles and hardware to AS 1428.1	4.3.4	√	R Seidman <i>It has been assumed that this requirement will be satisfied. The design of the lever handle will need to comply with the requirements of Clause 13.5.2 of AS1428.1</i> <i>Detailing of these doors will need to be provided as part of the construction certificate documentation.</i>
	INTERIOR: GENERAL			
32	Internal doors to have 820 mm <u>min.</u> clearance	4.3.3	√	R Seidman. <i>It has been assumed that this requirement will be satisfied. The detailing of the doorways is to be provided as part of the construction certificate documentation.</i> <i>The AS4299 standard nominates that the internal doors are to have a minimum 820 mm clear width. AS 1428.1 nominates that the minimum clear opening of doorways is to be 850 mm. As part of the detailing of this dwelling it will be preferable that the clear opening with of doorways and the primary leaf to be 850 mm clear as per the provisions of AS 1428.1.</i>
33	Internal corridors min. width of 1000 mm	4.3.7	√	R Seidman Satisfied
34	Provision for compliance with AS 1428.1 for door approaches	4.3.7	√	R Seidman <i>It has been assumed that this requirement will be satisfied. The detailing of circulation at doorways to achieve compliance with clause 13 of AS 1428.1:2009 will need to be demonstrated as part of the construction certificate documentation.</i>
	LIVING ROOM & DINING ROOM			
36	Provision for circulation space of min. 2250 mm diameter	4.7.1	√	R Seidman Satisfied
38	Telephone adjacent to GPO	4.7.4	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
41	Potential illumination level min. 300 lux	4.10	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
	KITCHEN			
42	Minimum width 2.7 m (1550 mm clear between benches)	4.5.2	√	R Seidman Satisfied
43	Provision for circulation at doors to comply with AS 1428.1	4.5.1	√	R Seidman Satisfied

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Item No.	Room/Item	Clause No.	Essential	
			Required feature	Certified by
44	Provision for benches planned to include at least one work surface of 800 mm length, adjustable in height from 750 mm to 850 mm or replaceable. Refer to Figure 4.8	4.5.5	√	R Seidman <i>It has been assumed that this requirement will be satisfied. The post adapted kitchen documents are yet to be provided to indicate how compliance is to be achieved.</i>
45	Refrigerator adjacent to work surface	4.5.5	√	R Seidman
46	Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable	4.5.6	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
47	Kitchen sink bowl max. 150 mm deep	4.5.6	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
48	Tap set capstan or lever handles or lever mixer	4.5.6(e)	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
49	Tap set located within 300 mm of front of sink	4.5.6(e)	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
51	Cooktops to include either front or side controls with raised cross bars	4.5.7	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
52	Cooktops to include isolating switch	4.5.7	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
53	Work surface min. 800 mm length adjacent to cooktop at same height	4.5.7	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
54	Oven located adjacent to an adjustable height or replaceable work surface	4.5.8	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
59	GPOs to comply with AS 1428.1. At least one double GPO within 300 mm of front of work surface	4.5.11	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
60	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	4.5.11	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
61	Slip-resistant floor surface	4.5.4	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
	MAIN BEDROOM			
62	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2	4.6.1	√	R Seidman Satisfied
	BATHROOM			
75	Provision for bathroom area to comply with AS 1428.1	4.4.1	√	R Seidman Satisfied

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Item No.	Room/Item	Clause No.	Essential	
			Required feature	Certified by
76	Slip-resistant floor surface	4.4.2	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
77	Shower recess - no hob. Minimum size 1160 × 1100 to comply with AS 1428.1. (Refer Figures 4.6 and 4.7)	4.4.4(f)	√	R Seidman
78	Shower area waterproofed to AS 3740 with floor to fall to waste	4.4.4(f)	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
79	Recessed soap holder	4.4.4(f)	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
80	Shower taps positioned for easy reach to access side of shower sliding track	4.4.4(f)	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
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)	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
83	Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS 1428.1	4.4.4(h)	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
86	Tap sets to be capstan or lever handles with single outlet	4.4.4(c)	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
88	Provision for washbasin with clearances to comply with AS1428.1	4.4.4(g)	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
90	Double GPO beside mirror	4.4.4(d)	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
	TOILET			
92	Provision of either 'visitable toilet' or accessible toilet	4.4.3	√	R Seidman
93	Provision to comply with AS 1428.1	4.4.1	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
94	Location of WC pan at correct distance from fixed walls	4.4.3	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
95	Provision for grab rail zone. (Refer Figure 4.6)	4.4.4(h)	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
96	Slip resistant floor surf ace. (Vitreous tiles or similar)	4.4.2	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>

Modified Extract APPENDIX A of AS4299-1995
SCHEDULE OF FEATURES FOR ADAPTABLE HOUSING – CLASS C

Review undertaken by iAccess Consultants
(a Division of Seidman & Associates Pty Ltd ACN 37 002 648 615)

Item No.	Room/Item	Clause No.	Essential	
			Required feature	Certified by
	LAUNDRY			
98	Circulation at doors to comply with AS 1428.1	4.8	√	R Seidman Satisfied
99	Provision for adequate circulation space in front of or beside appliances (min. 1550 mm depth)	4.8	√	R Seidman Satisfied
100	Provision for automatic washing machine	4.8(e)	√	R Seidman Satisfied
102	Where clothes line is provided, an accessible path of travel to this	4.8(a)	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
105	Double GPO	4.8(g)	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
108	Slip-resistant floor surface	4.9.1	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>
	DOOR LOCKS			
110	Door hardware operable with one hand, located 900–1100 mm above floor	4.3.4	√	R Seidman <i>It has been assumed that this requirement will be satisfied.</i>

Design

Adaptable house class C achieved

Head Contractor's Representative

Name of Head Contractor's Representative

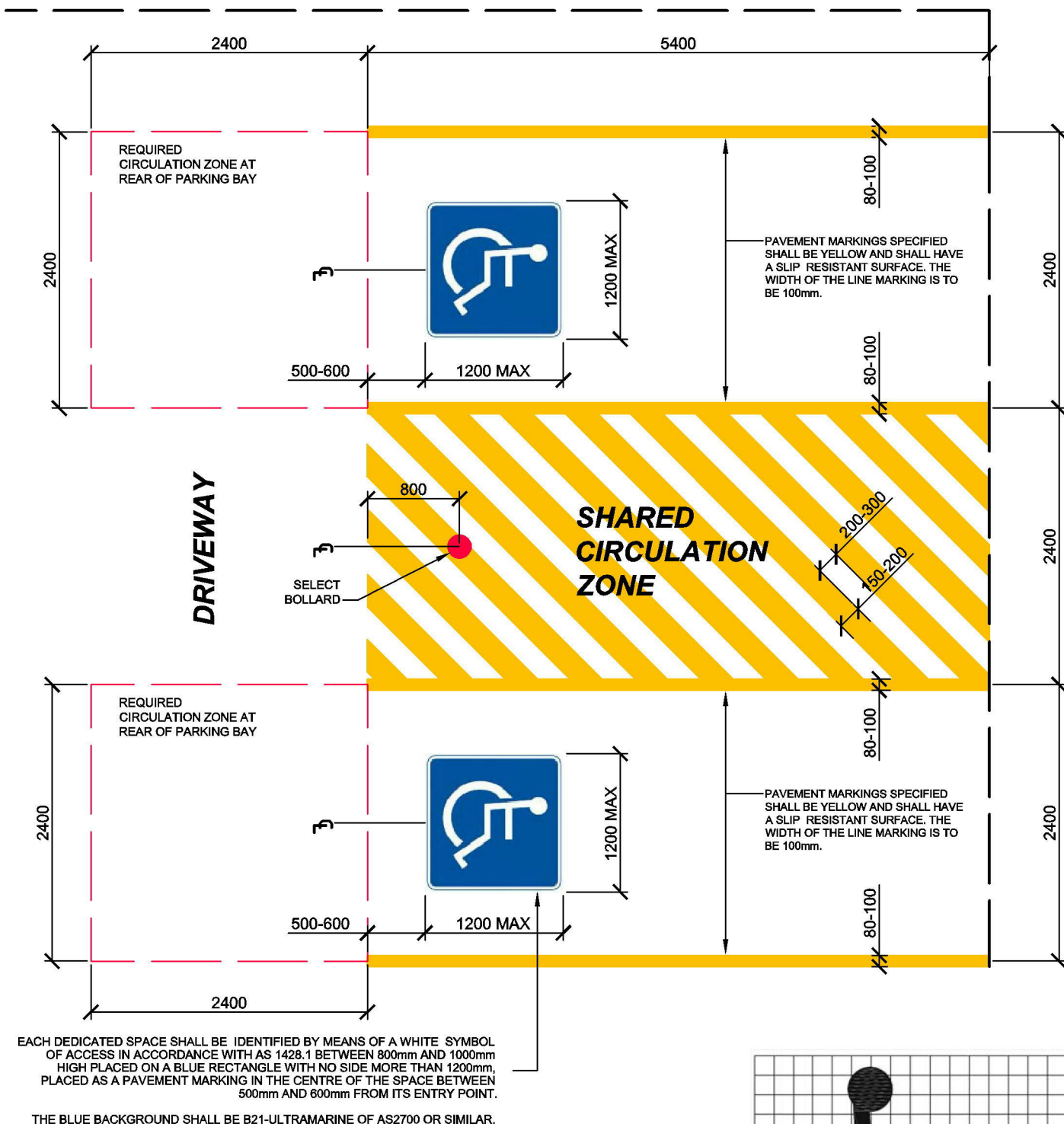
Date

Class C (DESIGN) compliance has been achieved subject to receiving the posted annotation drawings from the architect and the provision of necessary documentation indicating the items noted above.

**iAccess Consultants (a division of Seidman & Associates Pty Ltd
ACN 37 002 648 615)**

Richard Seidman

26 May 2016



1 ACCESSIBLE PARKING SPACES

PLAN VIEW Scale: 1:50@A4



ACCESSIBLE PARKING SIGN TO BE POLE FIXED OR MOUNTED ON WALL. BOTTOM OF SIGN TO BE MOUNTED 1200mm AFFL. THE BLUE BACKGROUND SHALL BE B21-ULTRAMARINE OF AS2700 OR SIMILAR.

SIGNS MAY BE EQUAL TO RMS STANDARD SIGNAGE.



NOTE: The grid is for positional purposes only.

THE ABOVE DETAIL INDICATES THE PROPORTIONAL SETOUT OF THE INTERNATIONAL SYMBOL OF ACCESS AS DESIGNATED IN AS1428.1

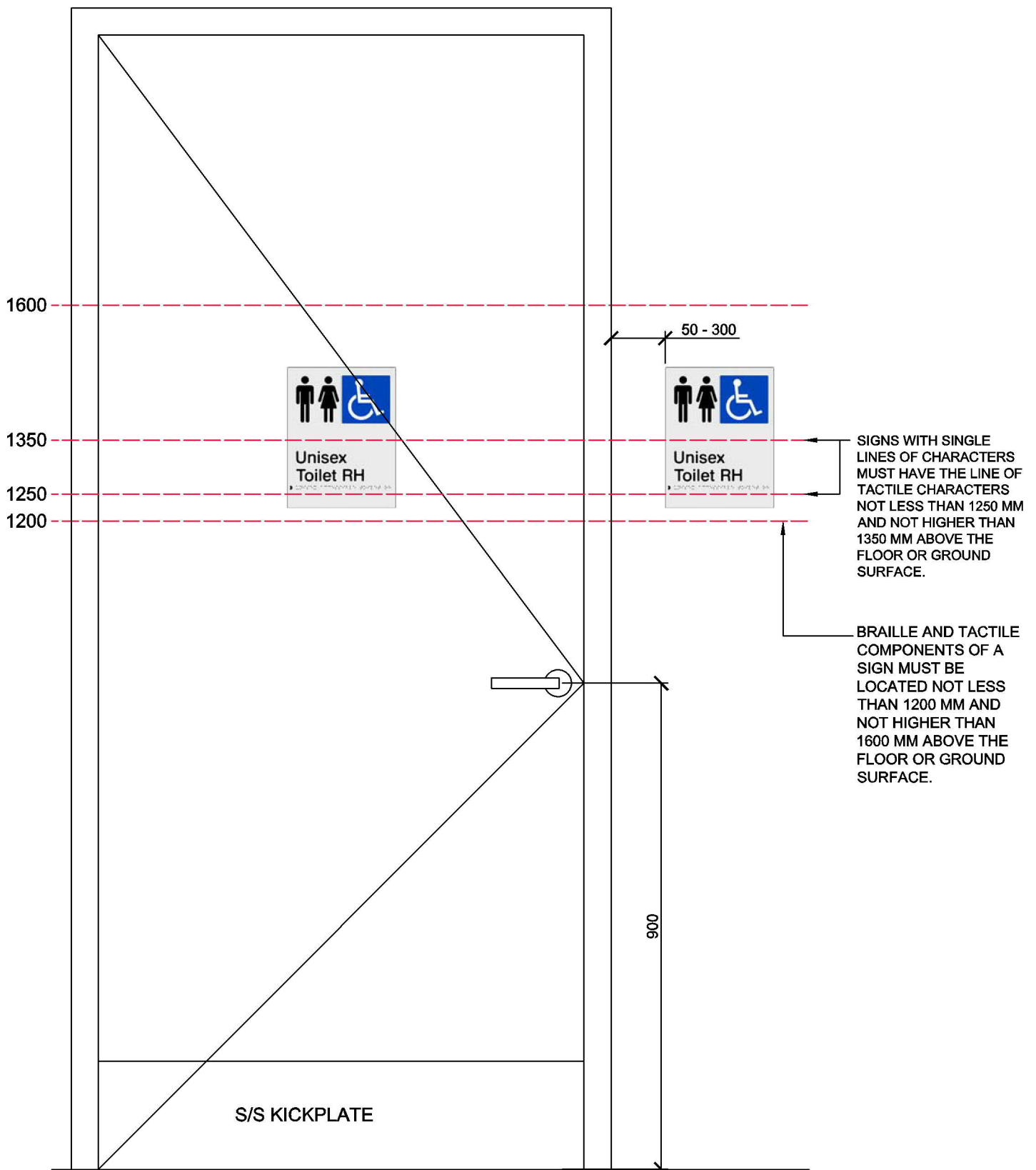
2 ACCESSIBLE PARKING SIGN

Scale: NTS

3 ACCESSIBLE SYMBOL SETOUT

Scale: NTS

	iAccess Consultants 2/20 BALFOUR ROAD ROBE BAY, NSW 2026 [P] 0408 627 008 [E] r.aidman@iaccessconsultants.com [W] www.iaccessconsultants.com	TITLE: ACCESSIBLE PARKING - PERPENDICULAR LINE MARKING SETOUT DWG. No. ### PLOTTED: 21/11/2014	TECHNICAL SHEET DATE: OCT 2014 SCALE: AS SHOWN PAGE: 005 DRAWN: RAS TYPE: []	A20
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1 ACCESSIBLE DOOR SIGN

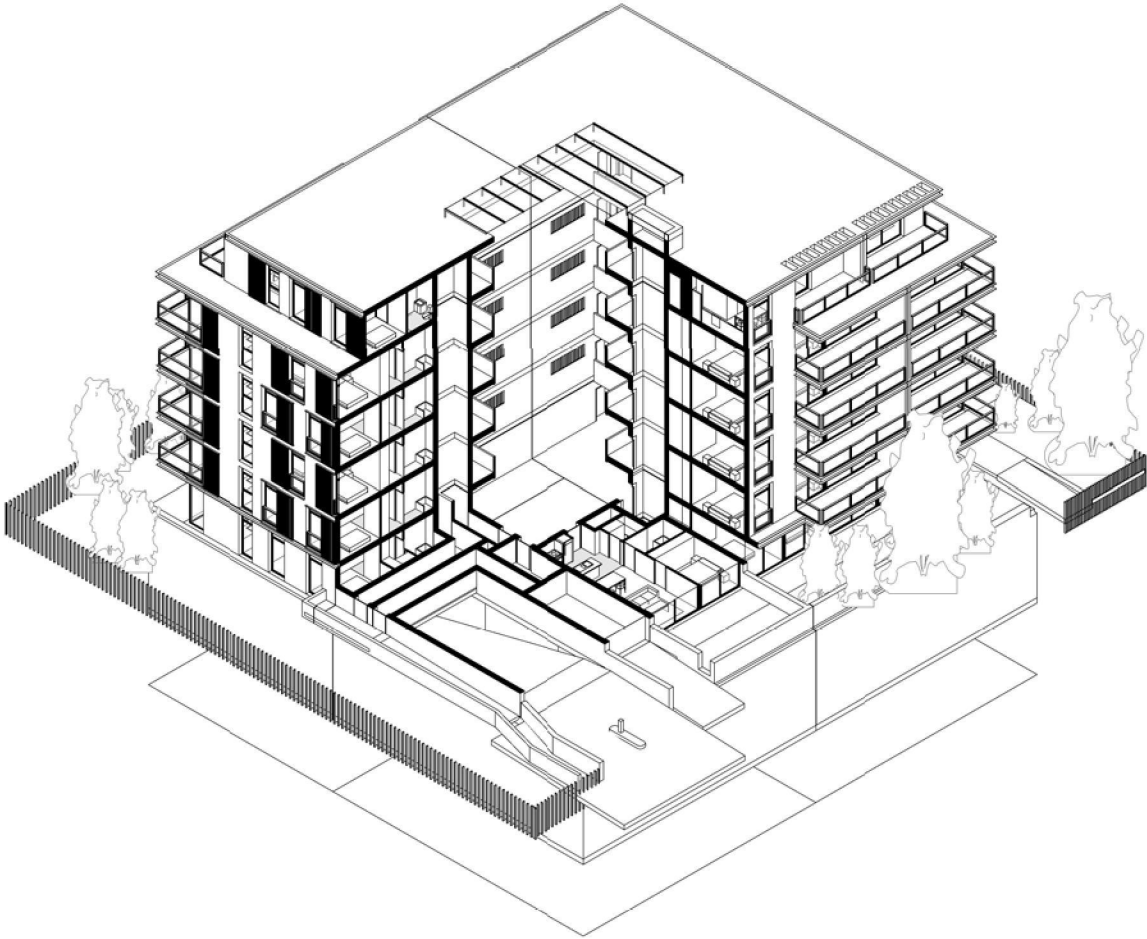
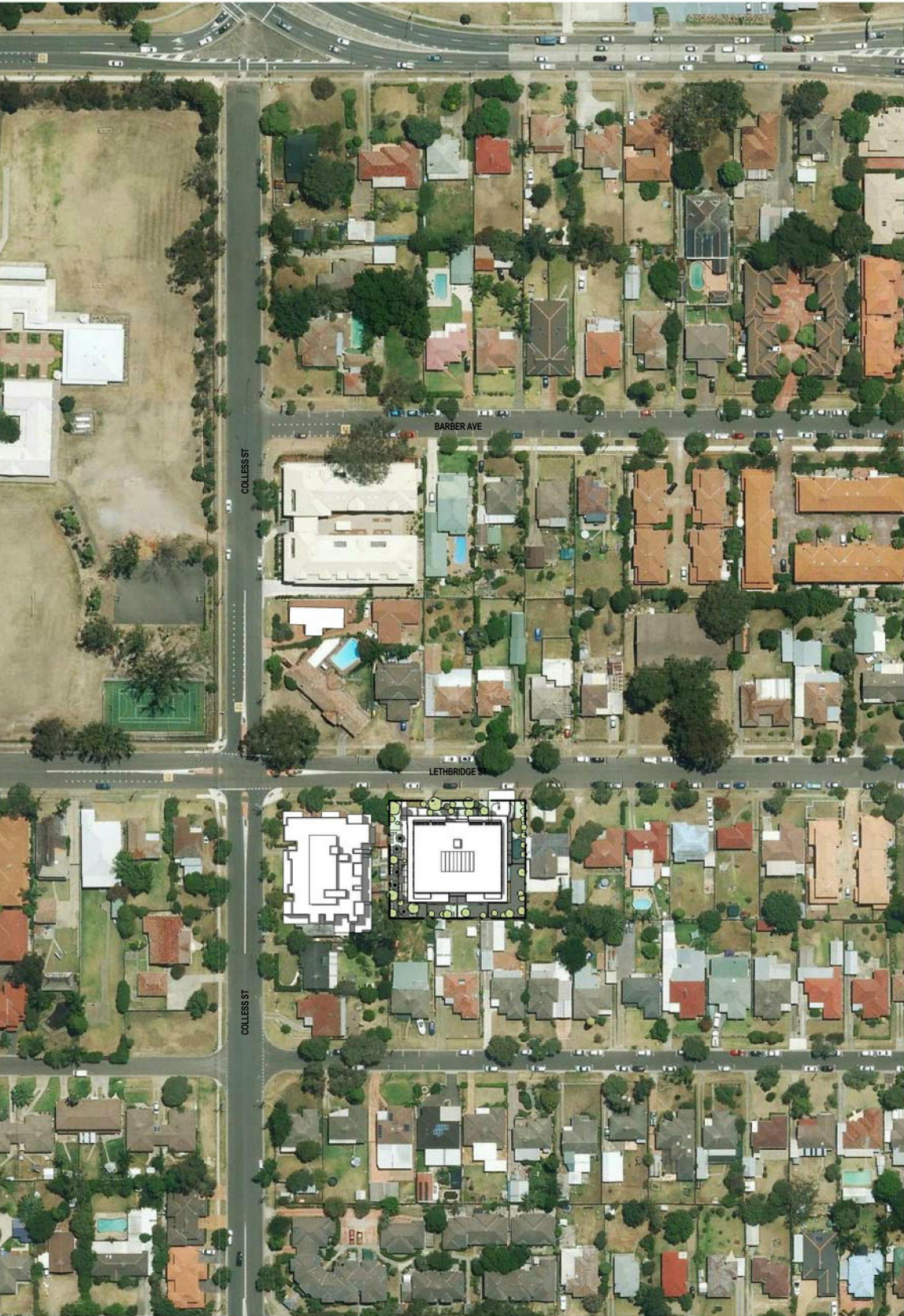
Scale: 1:10@A4

THE LOCATION OF THE SIGN IS PREFERRED TO BE LOCATED ON THE LATCH SIDE OF THE DOOR. WHERE THIS IS **NOT POSSIBLE** THE SIGN MAY BE LOCATED ON THE DOOR.

	iAccess Consultants 2/20 BALFOUR ROAD ROBE BAY, NSW 2020 [P] 0408 627 008 [E] r.eidman@iaccessconsultants.com [W] www.iaccessconsultants.com		TITLE: DOOR SIGNAGE SETOUT DWG.No. ### PLOTTED: 08/11/2014	TECHNICAL SHEET DATE: OCT 2014 SCALE: AS SHOWN PAGE: 1 DRAWN: RAB REVISED: []	D3.6
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PROPOSED RESIDENTIAL DEVELOPMENT

32-36 Lethbridge St



DEVELOPMENT INFORMATION		
	Required*	Proposed
Site Area		1811.61 m ²
Gross Floor Area (GFA)		3995.00 m ²
Floor Space Ratio (FSR)		2.21 : 1
Height Limit	18m	0.0 m *
Communal Areas		604 m ²
% of site area	N/A	33 %

* REFER DA15 to DA18 FOR CONFIRMATION OF "EFFECTIVE HEIGHT"

UNITS NUMBER TOTAL	
Department	Number
SOU 1br	1
SOU 2br	40
SOU 3br	2
Grand total: 43	43

GROSS FLOOR AREA	
Level	GFA
GROUND LEVEL	616 m ²
LEVEL 1	710 m ²
LEVEL 2	710 m ²
LEVEL 3	710 m ²
LEVEL 4	710 m ²
LEVEL 5	540 m ²
Grand total: 6	3995 m ²

Apartment...			Apartment...		
No.	Type	Area	No.	Type	Area
GROUND LEVEL					
001	3Br	98 m ²	301	2Br	80 m ²
002	2Br	80 m ²	302	2Br	80 m ²
003	2Br	80 m ²	303	2Br	80 m ²
004	1Br	50 m ²	304	2Br	80 m ²
005	3Br	95 m ²	305	2Br	80 m ²
5		403 m ²	306	2Br	78 m ²
LEVEL 1					
101	2Br	80 m ²	307	2Br	78 m ²
102	2Br	80 m ²	308	2Br	80 m ²
103	2Br	80 m ²	8		637 m ²
104	2Br	80 m ²	LEVEL 4		
105	2Br	80 m ²	401	2Br	80 m ²
106	2Br	78 m ²	402	2Br	80 m ²
107	2Br	78 m ²	403	2Br	80 m ²
108	2Br	80 m ²	404	2Br	80 m ²
8		637 m ²	405	2Br	80 m ²
LEVEL 2					
201	2Br	80 m ²	406	2Br	78 m ²
202	2Br	80 m ²	407	2Br	78 m ²
203	2Br	80 m ²	408	2Br	80 m ²
204	2Br	80 m ²	8		637 m ²
205	2Br	80 m ²	LEVEL 5		
206	2Br	78 m ²	501	2Br	80 m ²
207	2Br	78 m ²	502	2Br	80 m ²
208	2Br	80 m ²	503	2Br	80 m ²
8		637 m ²	504	2Br	80 m ²
LEVEL 3					
301	2Br	80 m ²	505	2Br	80 m ²
302	2Br	80 m ²	506	2Br	80 m ²
303	2Br	80 m ²	6		479 m ²
304	2Br	80 m ²	TOTAL		
305	2Br	80 m ²	APTS: 43		3432 m ²
306	2Br	78 m ²			
307	2Br	78 m ²			
308	2Br	80 m ²			

DEEP SOIL AREA		
Name	Area	% of Site
>6m	638 m ²	35.2
<6m	56 m ²	3.1
	694 m ²	38.3

COMMON OPEN SPACE		
Name	Area	% of Site
Common Area	507 m ²	28.0
Atrium	96 m ²	5.3
	604 m ²	33.3

CAR SPACES - TYPES	
Type	Number
BASEMENT 1	
2400W x 5400D (Disabled)	2
2400W x 5400D (Small)	13
Type 2A - 2400W x 5400D (Visitor)	8
Type 2A - 2400W x 5400D (Washing)	1
Type 4A - 2400W x 5400D (Service)	1
25	

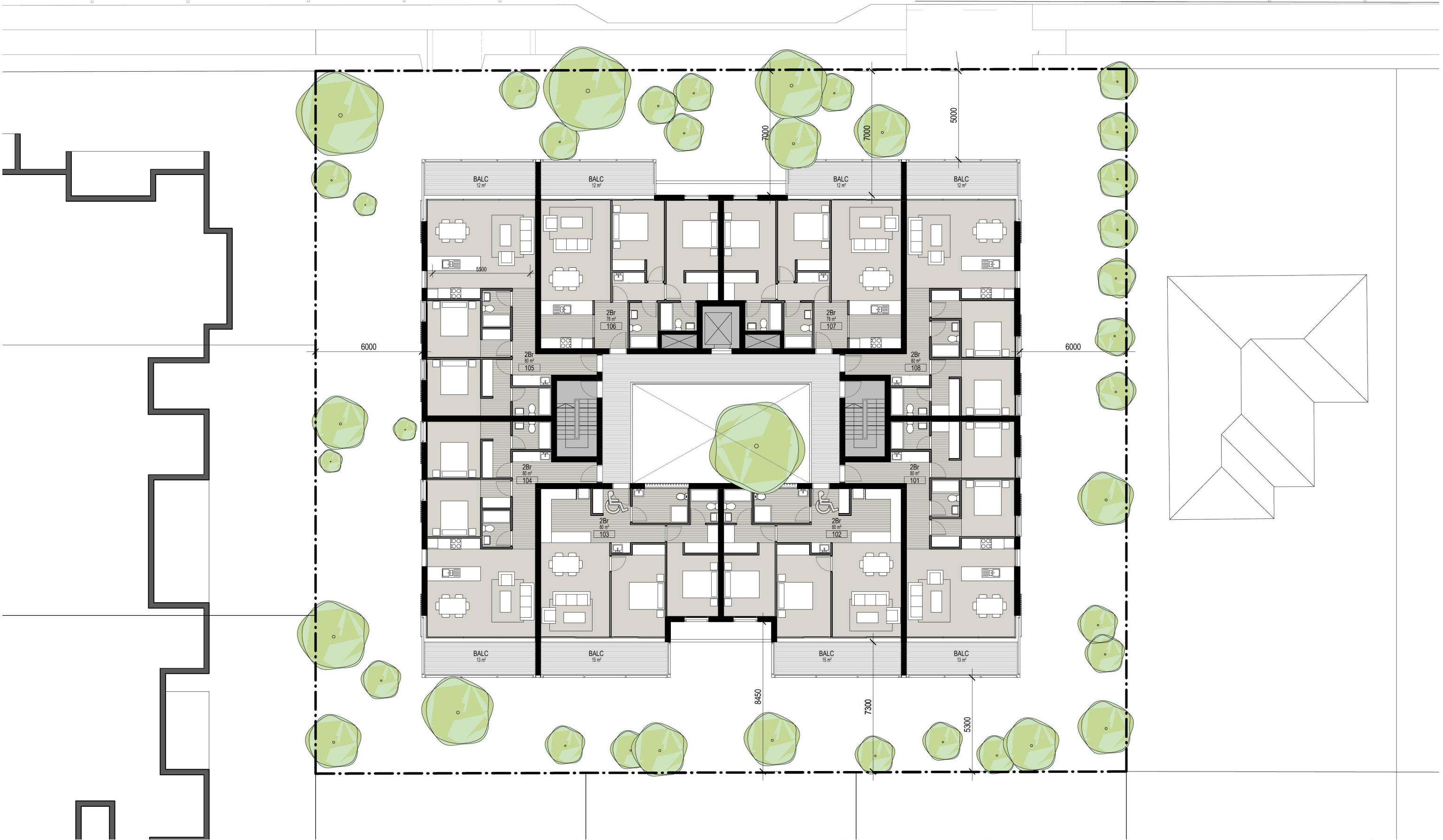
BASEMENT 2	
2400W x 5400D (Disabled)	2
2400W x 5400D (Small)	28
30	
Grand total: 55	

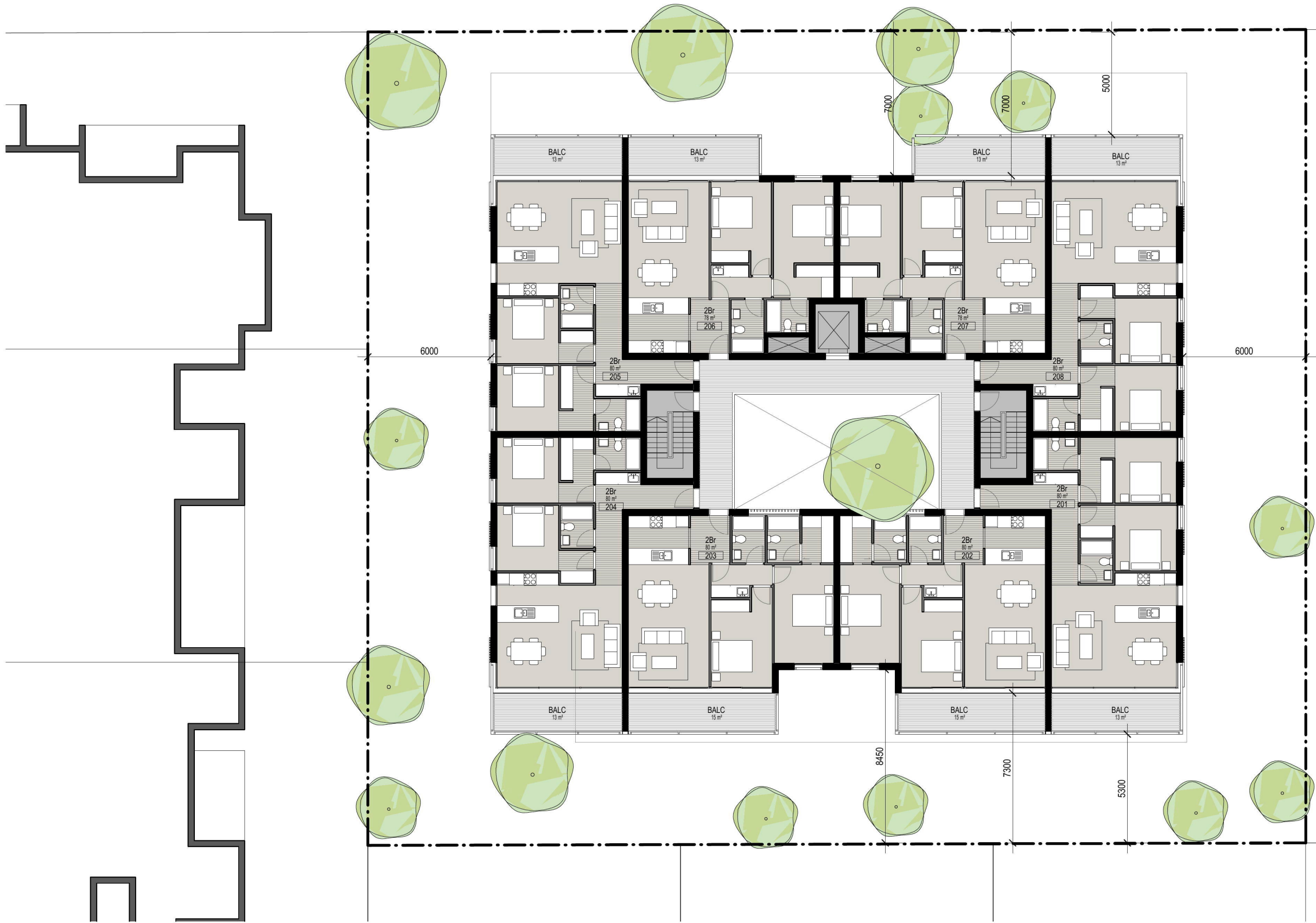
CAR SPACES REQUIRED	
1 Bed units :1	1
2 Bed units :40	40
3 Bed units :2 (2/1)	4
Service vehicles (1/140)	1
Car washing (1/50)	1
Visitors (1/5)	8
Grand total	55

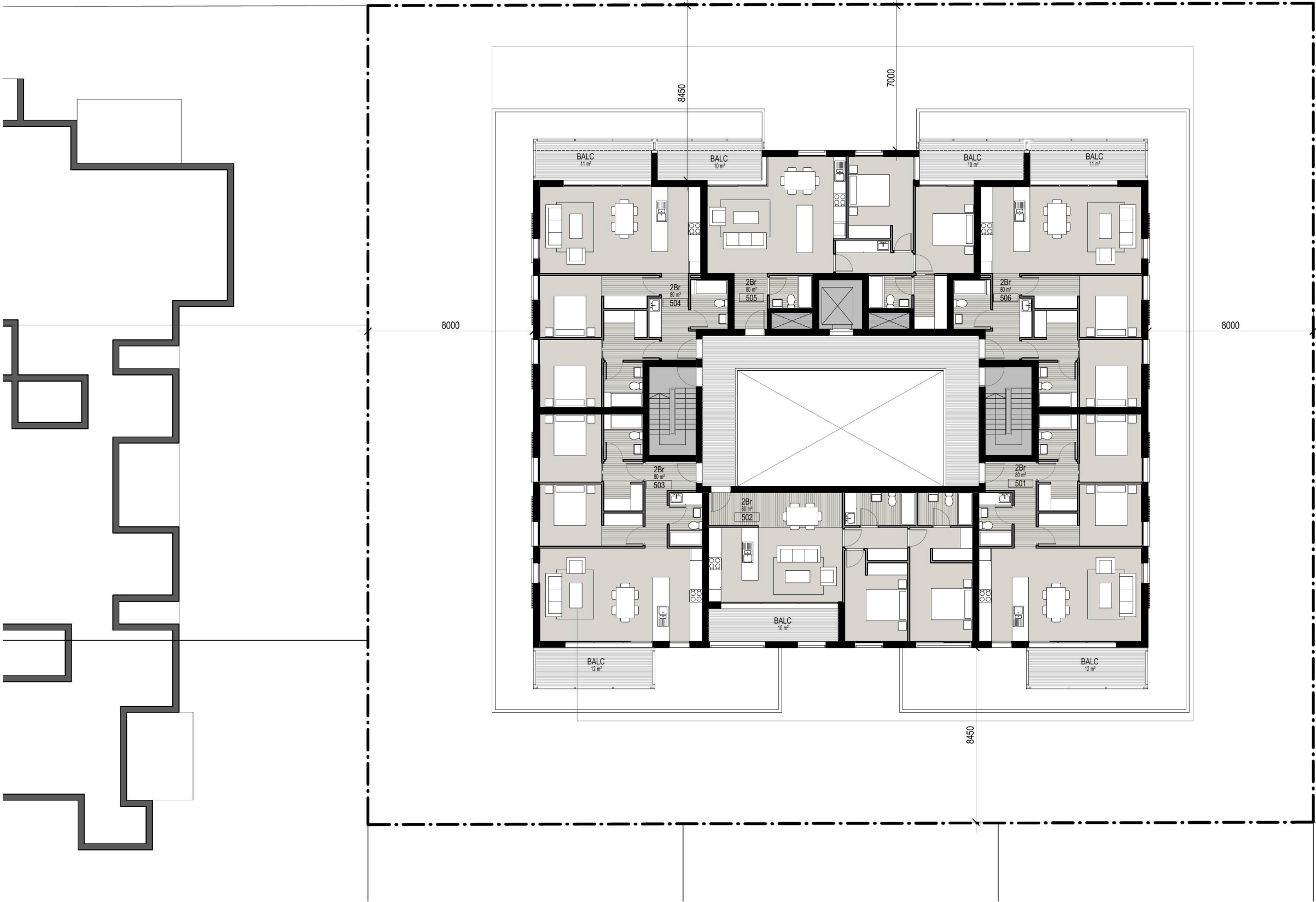


LETHBRIDGE STREET

EXISTING CAR SPACE

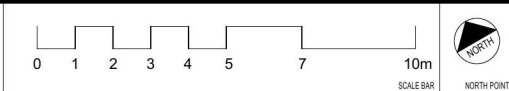






ISSUE	DATE	AMENDMENT
1P	01-06-2016	DA SUBMISSION

Document Set ID: 7196205
Version: 1, Version Date: 08/06/2016



PROJECT
PROPOSED RESIDENTIAL FLAT BUILDING
ADDRESS
32-36 LETHBRIDGE STREET, PENRITH NSW 2750
CLIENT
MORSON GROUP

SHEET SIZE: A1
SCALE
1:100
DATE
AUG 2015

SHEET NAME
PROPOSED LEVEL 05
DRAWING NUMBER
DA08
ISSUE NO.
1P

