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Accessibility Report For DA Application

Project Address: 614-632 High Street, Penrith

Prepared For: Urban Property Group Pty. Ltd

Issue No: B

Issue Date: 29.11.2019

Report No: 19-059

Report Register:

The following report register documents the development and issue of this report as undertaken by Access Link Consulting Pty Ltd.

| Report No. | Issue No. | Issue Date | Report Details |
|------------|-----------|------------|-------------------------|
| 19-059 | A | 27.11.2019 | DRAFT |
| 19-059 | B | 29.11.2019 | Issue for DA submission |

Yours Sincerely,

Rami Shakour
Director

Bachelor Degree of Architecture

Master of Project Management

Associate Access Consultant – ACAA (Association of Consultants in Access, Australia, membership No. 488)

1.0 - Report Purpose:

This assessment has been undertaken in order to achieve compliance with the relevant standards and codes that have specially set for this project for DA “DA Application” based on the information provided.

By adopting the recommendation set in this report, compliance with the report basis will be achieved and equitable and dignified access for all users of the building/facility will be provided.

2.0 – Project Description and Use:

The proposed project consists of a total of 280 residential units, 38 Serviced Apartments, 5 retail tenancies, and 10 commercial units over 45 levels and with a total of 349 parking spaces. A mix of units are provided as follow;

- Serviced Apartments – 38
 - 2 Bed Dual Key – 32 units
 - 1 Bed – 6 units
- One bedroom units – 103 units
- Two bedroom units – 142 units
- Three bedroom units – 35 units

3.0 – Project Classification:

This accessibility compliance report for a proposed building with classification as set below:

- Class 2 (Residential)
- Class 3 (Serviced Apartments)
- Class 5
- Class 6
- Class 7a (Car parking)

Note: The classification/s above is our understating of the relevant BCA classification/s. BCA consultant/certifier must confirm and determine the BCA classifications.

4.0 – Report Basis:

This report is based in the context of:

- National Construction Code, 2019 Volume One - Building Code of Australia (BCA).
 - DP1, DP2, DP8, DP9
 - EP3.4
 - FP2.1
 - Parts of D2, D3, E3 and F2
- AS 1428.1 - 2009
- AS 1428.4.1 - 2009
- AS 2890.6 - 2009
- AS 4299 - 1995
- AS 1735.12 - 1999
- Australian Human Rights Commission’s Guidelines on application of APS version 2.
- Livable Housing Australia’s Livable Housing Design Guidelines – Third Edition

5.0 – Assessed Drawings:

| Drawing No. | Drawing Title | Issue | Issue Date |
|-------------|--|-------|------------|
| DA200 | GROUND FLOOR PLAN | A | 28.11.2019 |
| DA201 | MEZZANINE | A | 28.11.2019 |
| DA202 | LEVEL 1 CARPARK | A | 28.11.2019 |
| DA203 | LEVEL 2 CARPARK | A | 28.11.2019 |
| DA204 | LEVEL 3 CARPARK | A | 28.11.2019 |
| DA205 | LEVEL 4 PODIUM COMMUNAL | A | 28.11.2019 |
| DA206 | LEVEL 5 PODIUM COMMUNAL | A | 28.11.2019 |
| DA207 | LEVEL 6 PODIUM COMMUNAL | A | 28.11.2019 |
| DA208 | LEVEL 7 | A | 28.11.2019 |
| DA209 | LEVEL 8 -9 SERVICED APARTMENTS | A | 28.11.2019 |
| DA210 | LEVEL 10 TECHNICAL FLOOR | A | 28.11.2019 |
| DA211 | TYPICAL FLOOR LEVEL 11-25 | A | 28.11.2019 |
| DA212 | TYPICAL FLOOR LEVEL 26-39 | A | 28.11.2019 |
| DA213 | LEVEL 40 | A | 28.11.2019 |
| DA214 | LEVEL 41 | A | 28.11.2019 |
| DA215 | LEVEL 42 | A | 28.11.2019 |
| DA216 | LEVEL 43 | A | 28.11.2019 |
| DA217 | LEVEL 44 | A | 28.11.2019 |
| DA218 | LEVEL 45 | A | 28.11.2019 |
| DA219 | ROOF PLAN | A | 28.11.2019 |
| DA220 | PRE AND POST ADAPTABLE UNIT LAYOUTS | A | 28.11.2019 |
| DA221 | ACCESSIBLE UNITS FOR SERVICE APARTMENTS | A | 28.11.2019 |
| DA222 | SILVER STANDARD LIVABLE HOUSING UNIT LAYOUTS | A | 28.11.2019 |

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- 7.2 Access Link Consulting Pty Ltd is only retained for the purpose of producing information relating to Access in the context of the codes, standards, regulations and guidelines listed in Clause 4.0 of this report. Access Link Consulting Pty Ltd is not liable for producing any other information outside this context.
- 7.3 The client acknowledges the following:
- 7.3.1 This report is solely for the purpose of reviewing, identifying and advising on Access issues/Access related provisions of the BCA.
- 7.3.2 This report does not identify or cover any information, compliance matters or issues that are related to other services associated to this project.

The client is aware that it is the architect's responsibility to coordinate and check all services against the information and requirements provided in this report to ensure that compliance has been met and achieved.

- 7.3.3 This report does not identify or cover any information, compliance matters or issues in relation to the construction stage of this project.

The client is aware that it is the builder's responsibility to coordinate and check that all the information and requirements provided in this report are met and achieved during the construction stage of this project.

- 7.3.4 This report does not identify or cover checks for:
- a) Slip resistance in surfaces such as set areas, parking areas, common spaces or stairs; and/or,
 - b) Wall reinforcement once the walls have already been constructed.

The client is aware that it is the builder's responsibility to ensure that the requirements are met as per AS 1428.1, AS 4299, AS 2890, AS 3661, AS 4586 and any other relevant codes that may arise.

- 7.3.5 Our Report does not assess compliance matters related to the following:
- a. Work, Health and Safety;
 - b. Structural design;
 - c. Service Design; and/or,
 - d. Parts of the Disability Discrimination Act other than those that relate to the APS, Parts of BCA or Parts of AS other than those directly referenced in our Report.

- 7.3.6 Access Link Consulting Pty Ltd does not guarantee or warrant that our Report is correct or complete and will not be liable for any losses arising from the reliance upon or use of our Report.

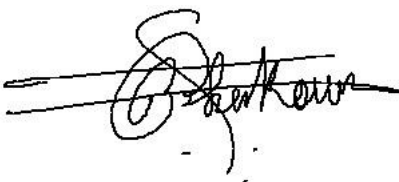
- 7.3.7 Should the Client engage services with another certifier or access consultant, we are not liable if that certifier or access consultant comes to a different conclusion in their report.

7.4 Access Link Consulting Pty Ltd is therefore not liable for any other services that are associated to this project.

7.5 Except as required by law, Access Link Consulting Pty Ltd is not liable for any inaccurate or incorrect information in this report supplied by SAI Global Ltd.

7.6 This document/report is based on the classification of this project and the drawings set out in Clause 6.0 of this report. In the event that changes are made to the classification or drawings, this report will be deemed invalid and will be required to be updated accordingly.

Yours Sincerely,



Rami Shakour
Director

Bachelor Degree Architecture
Master of Project Management
Associate Access Consultant – ACAA (Association of Consultants in Access, Australia) membership No. 488

Checklist Assessment Related to the Requirements Set in the BCA

The extract clauses from the NCC, 2016 Volume 1 – BCA below to be read in full format as set in the National Construction Code, 2016 Volume 1 – Building Code of Australia.

ADR = Additional Details Required

N/A = Not Applicable

C = Compliance

Part D3 – Access For People With Disability

| D3.1 General Building Access Requirements | ADR | N/A | C |
|---|--------------------------|--------------------------|---|
| Buildings and parts of buildings must be accessible: | | | |
| Class 2 | | | |
| I. From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units. | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| II. To the entrance doorway of each sole-occupancy unit located on that level. | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| III. To and within each type of room or space for use in common by the residents. | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| IV. Where a floor is accessed via an AS 1428.1 Ramp or passenger lift, all entrance doors to sole occupancy units and common spaces used by residents. | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| Reference: Figure 1, Figure 2, Figure 3, Figure 4 Notes: See att. 001 | | | |
| Class 3 | | | |
| I. From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units. | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| II. To the entrance doorway of each sole-occupancy unit located on that level. | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| III. To and within each type of room or space for use in common by the residents. | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| IV. Where a floor is accessed via an AS 1428.1 Ramp or passenger lift, all entrance doors to sole occupancy units and common spaces used by residents. | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| V. Where more than 2 accessible sole-occupancy units are required, they must be representative of the range of rooms available. | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| VI. If the building or group of buildings contain— 1 to 10 sole-occupancy units - 1 accessible sole-occupancy unit 11 to 40 sole-occupancy units - 2 accessible sole-occupancy units 41 to 60 sole-occupancy units - 3 accessible sole-occupancy units 61 to 80 sole-occupancy units - 4 accessible sole-occupancy units 81 to 100 sole-occupancy units - 5 accessible sole-occupancy units | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| Reference: Figure 1, Figure 2, Figure 3, Figure 4 Notes: See att. 001. – Capable of compliance at CC stage | | | |
| Class 5 To and within all areas normally used by the occupants. Reference: Figure 1, Figure 2, Figure 3, Figure 4 Notes: See att. 001 | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| Class 6 To and within all areas normally used by the occupants. Reference: Figure 1, Figure 2, Figure 3, Figure 4 Notes: See att. 001 | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| Class 7a To and within any level containing accessible car parking spaces. Reference: Figure 1, Figure 2, Figure 3, Figure 4 Notes: See att. 001 | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |

| D3.2 Access To Buildings | ADR | N/A | C |
|---|--|--|---|
| <p>(a) Access way must be provided to a building;</p> <ul style="list-style-type: none"> I. From the main points of a pedestrian entry at the allotment boundary II. From another accessible building connected by a pedestrian link III. From any required accessible car parking space on the allotment <p>Reference: Figure 6, Figure 7, Figure 9, Figure 11, figure 12, Figure 13, Figure 14 Notes: See att. 001</p> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> |
| <p>(b) An Access way must be provided</p> <ul style="list-style-type: none"> I. Through the main pedestrian entrance. II. Not less than 50% off all pedestrian entrances. III. In a building with a total floor area of 500m², the accessible entry cannot be more than 50m apart. <p>Reference: Notes: See att. 001</p> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> |
| <p>(c) when multiple doors are provided;</p> <p>If 3 doors provided, then 1 door must be accessible</p> <p>If more than 3 doors provided, not less than 50% must be accessible</p> <p>Reference: Figure 18</p> | <input type="checkbox"/> <input type="checkbox"/> | <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> |
| <p>(d) Access way must have a clear opening of 850mm in accordance with 1428.1</p> <p>Reference: Figure 18 Notes: See att.001</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| D3.3 Access To Buildings | ADR | N/A | C |
| <p>(a) every ramp and stairway must comply with;</p> <ul style="list-style-type: none"> I. For a ramp, clause 10 of AS 1428.1 II. For a stairway, clause 11 of AS 1428.1 III. For a fire isolated stair, clause 11.1(f) and (g) of AS 1428.1 <p>Reference: Figure 4, figure 5, Figure 7, figure 9 Notes: See att. 001 TGSi and extension of handrails to be made compliant at CC Stage</p> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> |
| <p>(b) every passenger lift must comply with E3.6</p> <p>Reference: Notes: Can be compliant at CC stage</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>(c) access ways must have;</p> <ul style="list-style-type: none"> I. Passing spaces complying with AS 1428.1 II. Turning spaces complying with AS 1428.1 <ul style="list-style-type: none"> i. Within 2m of the end of access ways where it is not possible to continue. ii. at maximum 20m intervals along the access way <p>Reference: Figure 1, Figure 2, Figure 3 Notes: See att. 001</p> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> |
| <p>(d) an intersection of access way satisfies the spatial requirements for a passing and turning space</p> <p>Reference: Figure 1 Notes: See att. 001</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>(e) a passing space may serve as a turning space</p> <p>Reference: Figure 1 Notes: See att. 001</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>(f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in class 5, 6, 7b or 8</p> <ul style="list-style-type: none"> I. Containing not more than 3 storeys and II. With a floor area for each storey, excluding the entrance storey, of not more than 200m² <p>Notes: See att. 001</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>(g) Clause 7.4.1(a) of AS 1428.1 does not apply. Replaces with pile thickness not exceeding 11mm and carpet backing thickness not exceeding 4mm</p> <p>Reference: Notes: Notes on plan</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | | | |
|--|--------------------------|--------------------------|--------------------------|
| III. A passenger conveyor or moving walk. | <input type="checkbox"/> | ✓ | <input type="checkbox"/> |
| IV. A ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp. | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| V. Under an overhead obstruction less than 2 m above floor level, other than a doorway if no barrier is present. | <input type="checkbox"/> | ✓ | <input type="checkbox"/> |
| VI. Or when an access way meets a vehicular way adjacent to any pedestrian entrance to a building, if there is no kerb or kerb ramp present. | <input type="checkbox"/> | ✓ | <input type="checkbox"/> |
| Reference: Figure 4, Figure 5, Figure 7, Figure 9 Notes: See att. 001 TGS1 to be made compliant at CC Stage | | | |
| (b) Tactile ground surface indicators must comply with sections 1 and 2 of AS/NZS 1428.4.1. | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| Notes: See att. 001 Can be compliant at CC Stage | | | |
| (c) A hostel for the aged, nursing home for the aged, a residential aged care building Class 3 accommodation for the aged, Class 9a health-care building or a Class 9c building need not comply with (a)(i) and (iv) if handrails incorporating a raised dome button in accordance with the requirements for stairway handrails in AS 1428.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp. | <input type="checkbox"/> | ✓ | <input type="checkbox"/> |
| D3.9 Wheelchair seating spaces in Class 9b assembly buildings | ADR | N/A | C |
| Only applicable for class 9b building | <input type="checkbox"/> | ✓ | <input type="checkbox"/> |
| D3.10 Swimming pools | ADR | N/A | C |
| (a) Not less than 1 means of accessible water entry/exit in accordance with Specification D3.10 must be provided for each swimming pool required by Table D3.1 to be accessible. | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| (b) An accessible entry/exit must be by means of— (i) a fixed or movable ramp and an aquatic wheelchair; or (ii) a zero depth entry and an aquatic wheelchair; or (iii) a platform swimming pool lift and an aquatic wheelchair; or (iv) a sling-style swimming pool lift | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| (c) Where a swimming pool has a perimeter of more than 70 m, at least one accessible water entry/exit must be provided by a means specified in (b)(i), (ii) or (iii). | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| (d) Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS 1428.1. | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| Notes: see att.001 – capable of compliance at CC stage, details must be shown on the CC plans | | | |
| D3.11 Ramps | ADR | N/A | C |
| (a) a series of connected ramps must not have a combined vertical rise of more than 3.6m | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| (b) a landing for a step ramp must not overlap a landing for another step ramp or ramp | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| Notes: see att.001 | | | |
| D3.12 Glazing on an access way | ADR | N/A | C |
| On an access way where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1 | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| Reference: Figure 15 Notes: Can be compliant at CC Stage | | | |

Part D3 – References

The references below to be read as set and referenced in each section of part D3

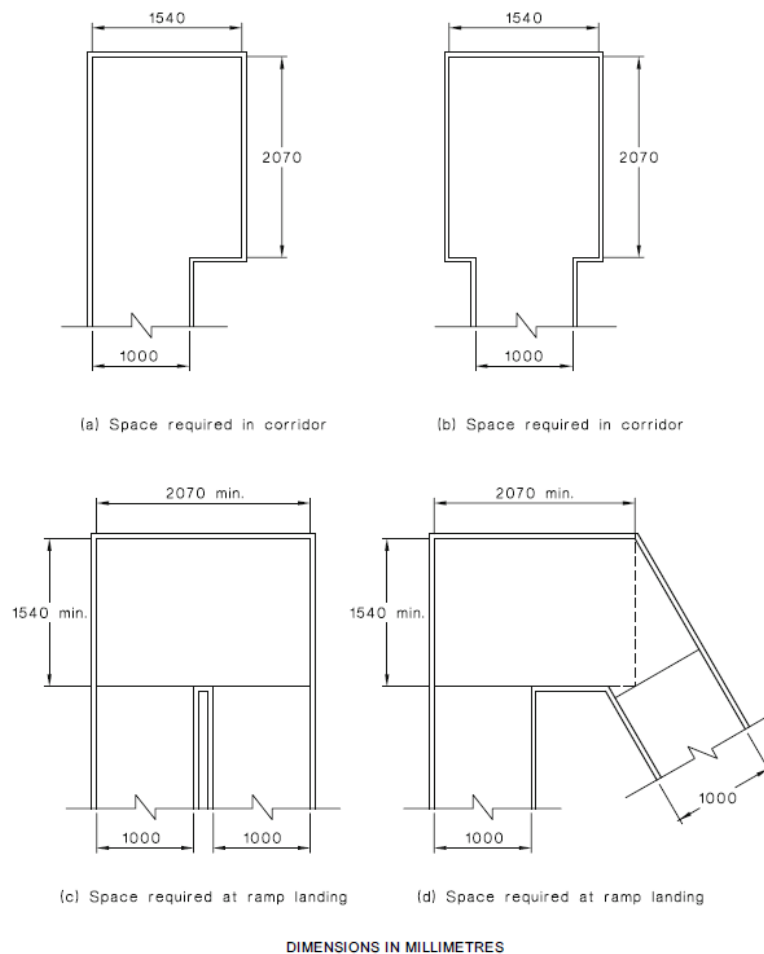


Figure 1

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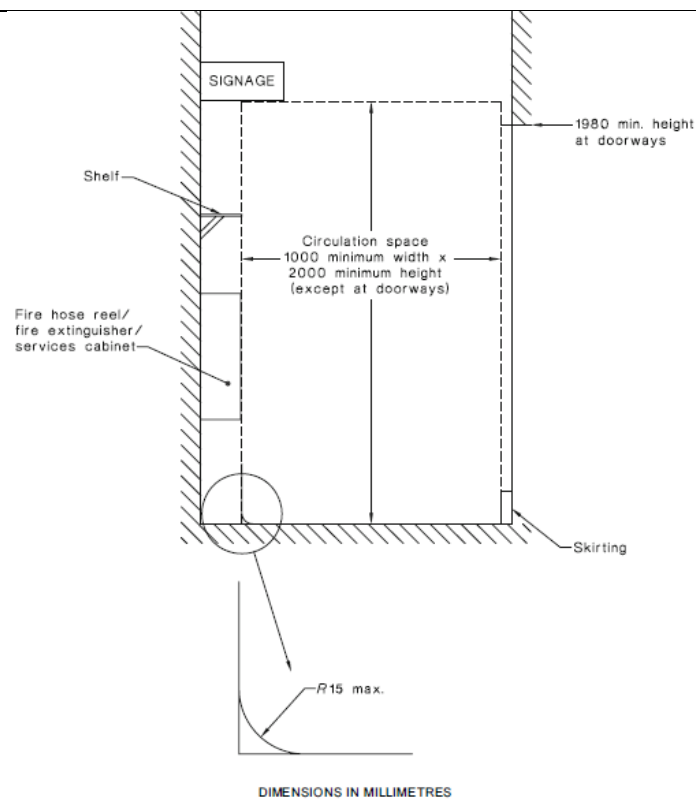


Figure 2

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Unless otherwise specified (such as at doors, curved ramps and similar), the minimum unobstructed width (see Figure 2) of a continuous accessible path of travel shall be 1000 mm and the following shall not intrude into the minimum unobstructed width of a continuous accessible path of travel:

- Fixtures and fittings such as lights, awnings, windows that, when open, intrude into the circulation space, telephones, skirtings and similar objects.
- Essential fixtures and fittings such as fire hose reels, fire extinguishers and switchboards.
- Door handles less than 900 mm above the finished floor level.

Figure 2

SAI Global Ltd License 1704-c045-2

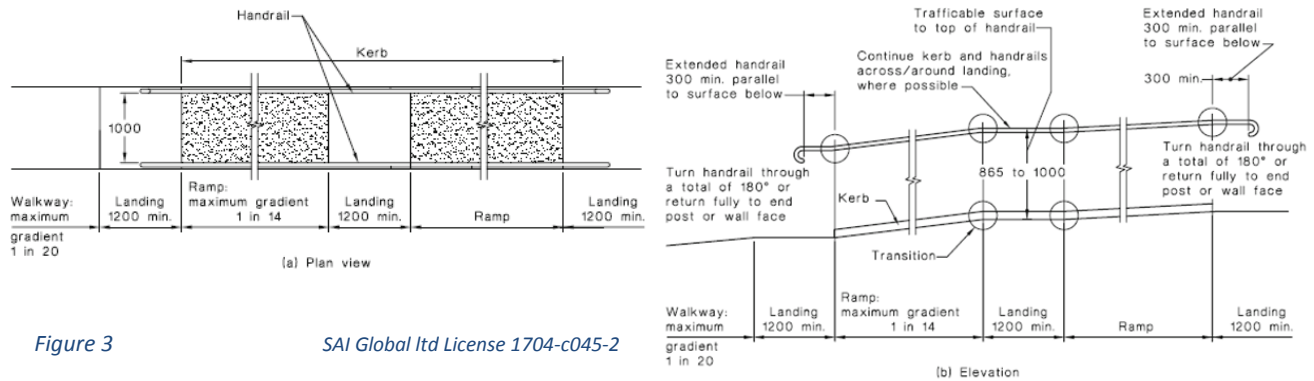


Figure 3

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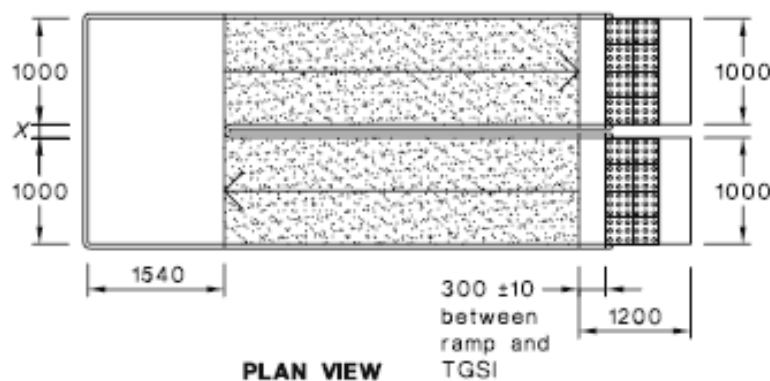


Figure 4

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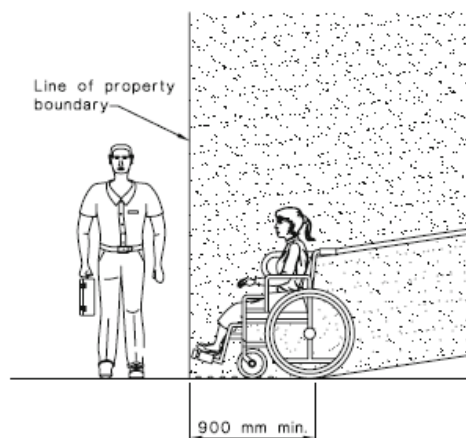


Figure 5 SAI Global Ltd License 1704-c045-2

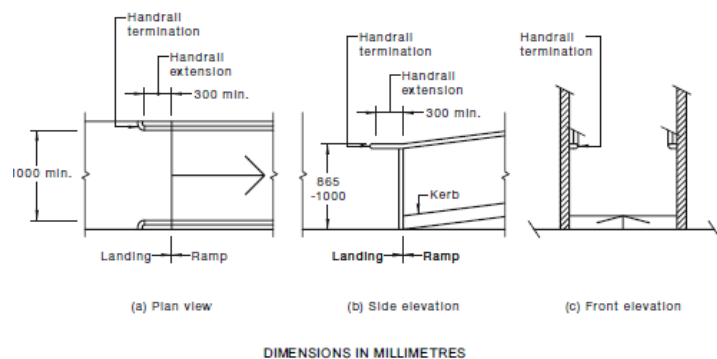


Figure 6

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Figure 7 SAI Global Ltd License 1704-c045-2

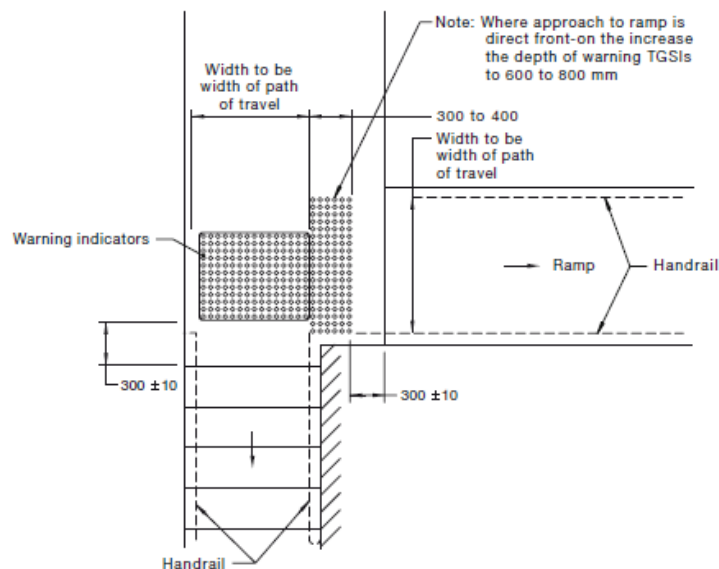


Figure 8

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3. Braille and tactile sign specification

- Tactile characters must be raised or embossed to a height of not less than 1 mm and not more than 1.5 mm.
- Sentence case (upper case for the first letter of each main word and lower case for all other letters) must be used for all tactile characters, and—
 - upper case tactile characters must have a height of not less than 15 mm and not more than 55 mm, except that the upper case tactile characters on a sign identifying a door required by E4.5 to be provided with an *exit* sign must have a height of not less than 20 mm and not more than 55 mm; and
 - lower case tactile characters must have a height of 50% of the related upper case characters.
- Tactile characters, symbols, and the like, must have rounded edges.
- The entire sign, including any frame, must have all edges rounded.
- The background, negative space or fill of signs must be of matt or low sheen finish.
- The characters, symbols, logos and other features on signs must be matt or low sheen finish.
- The minimum letter spacing of tactile characters on signs must be 2 mm.
- The minimum word spacing of tactile characters on signs must be 10 mm.
- The thickness of letter strokes must be not less than 2 mm and not more than 7 mm.
- Tactile text must be left justified, except that single words may be centre justified.
- Tactile text must be Arial typeface.

Figure 9

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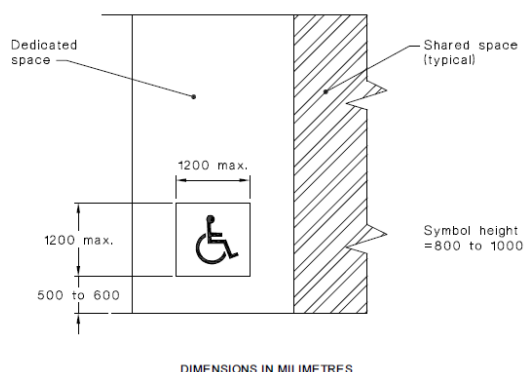


Figure 10

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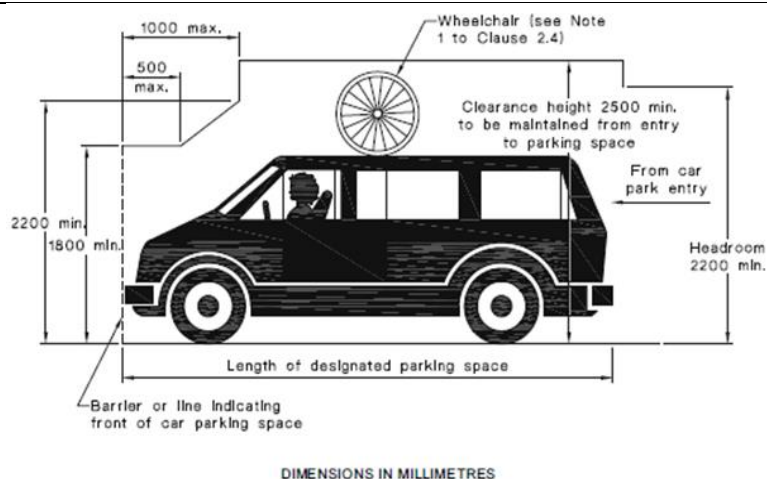


Figure 11 SAI Global Ltd License 1704-c045-2

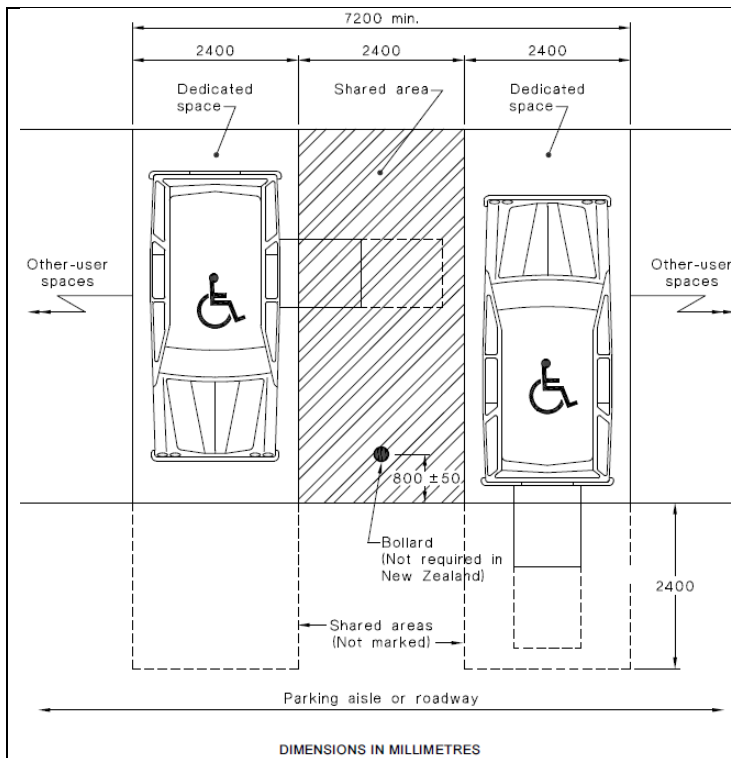


Figure 12

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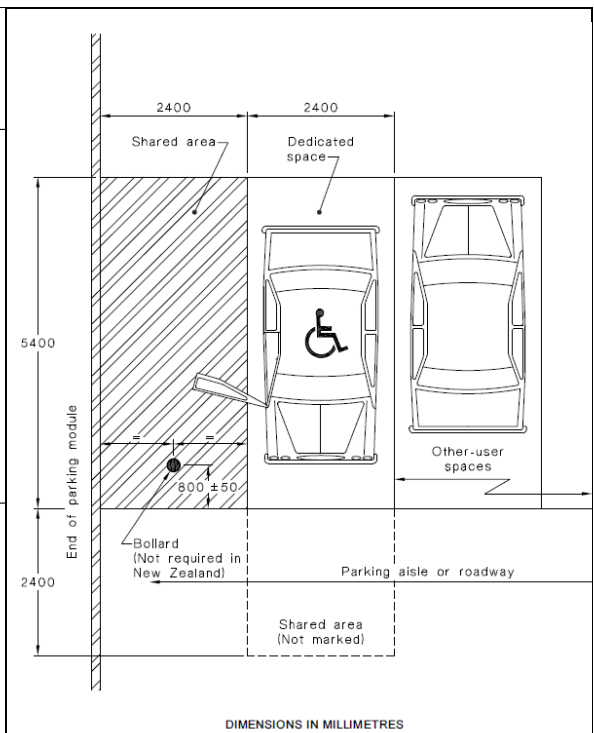


Figure 13

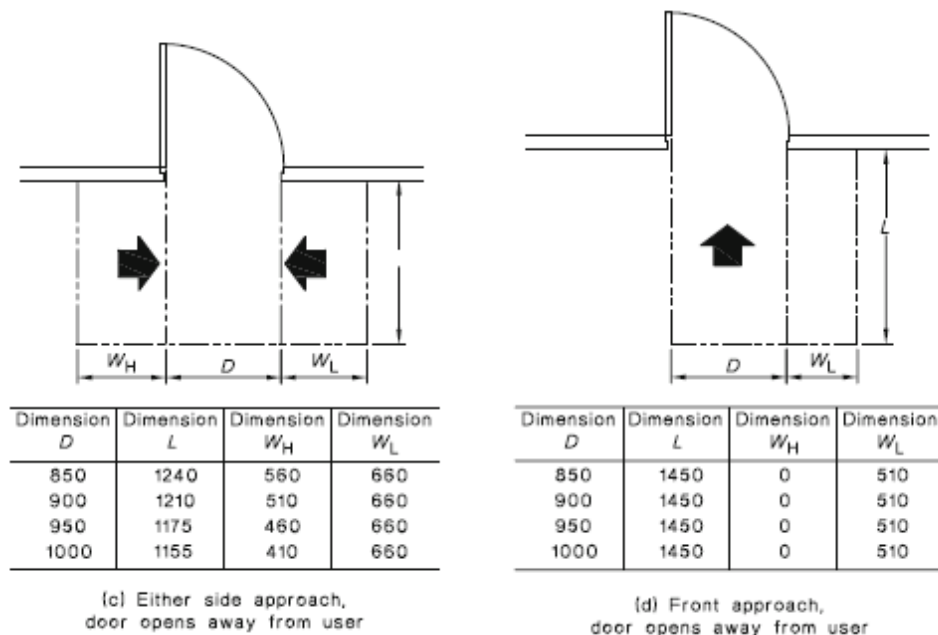
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Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid contrasting line. 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.

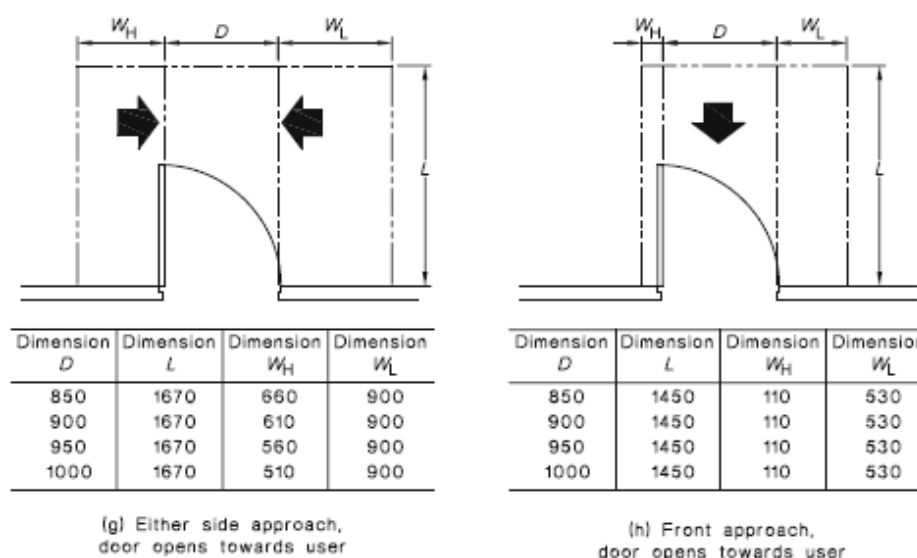
Figure 14

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LEGEND:
 D = Clear opening of width of doorway
 L = Length
 W_H = Width—hinge side
 W_L = Width—latch side
 = Direction of approach
 --- = Circulation space

DIMENSIONS IN MILLIMETRES



LEGEND:
 D = Clear opening of width of doorway
 L = Length
 W_H = Width—hinge side
 W_L = Width—latch side
 = Direction of approach
 --- = Circulation space

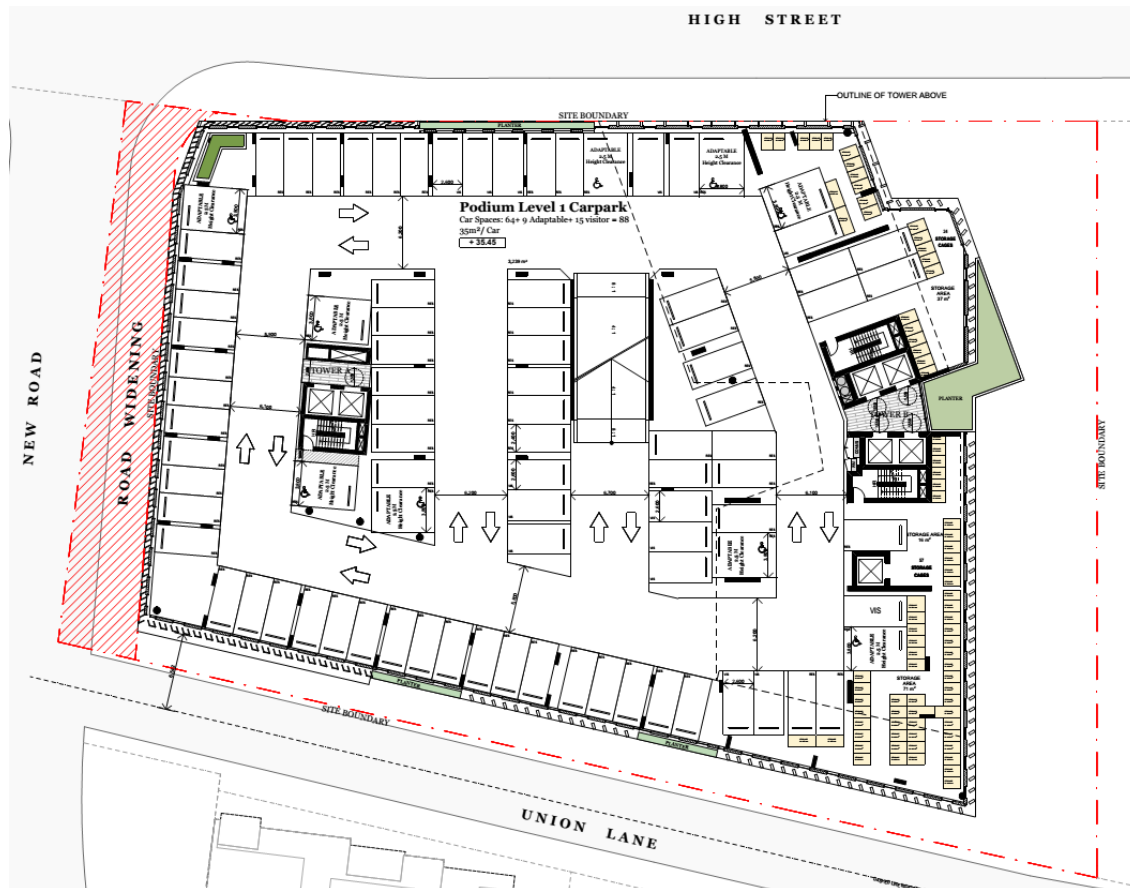
DIMENSIONS IN MILLIMETRES

Figure 18

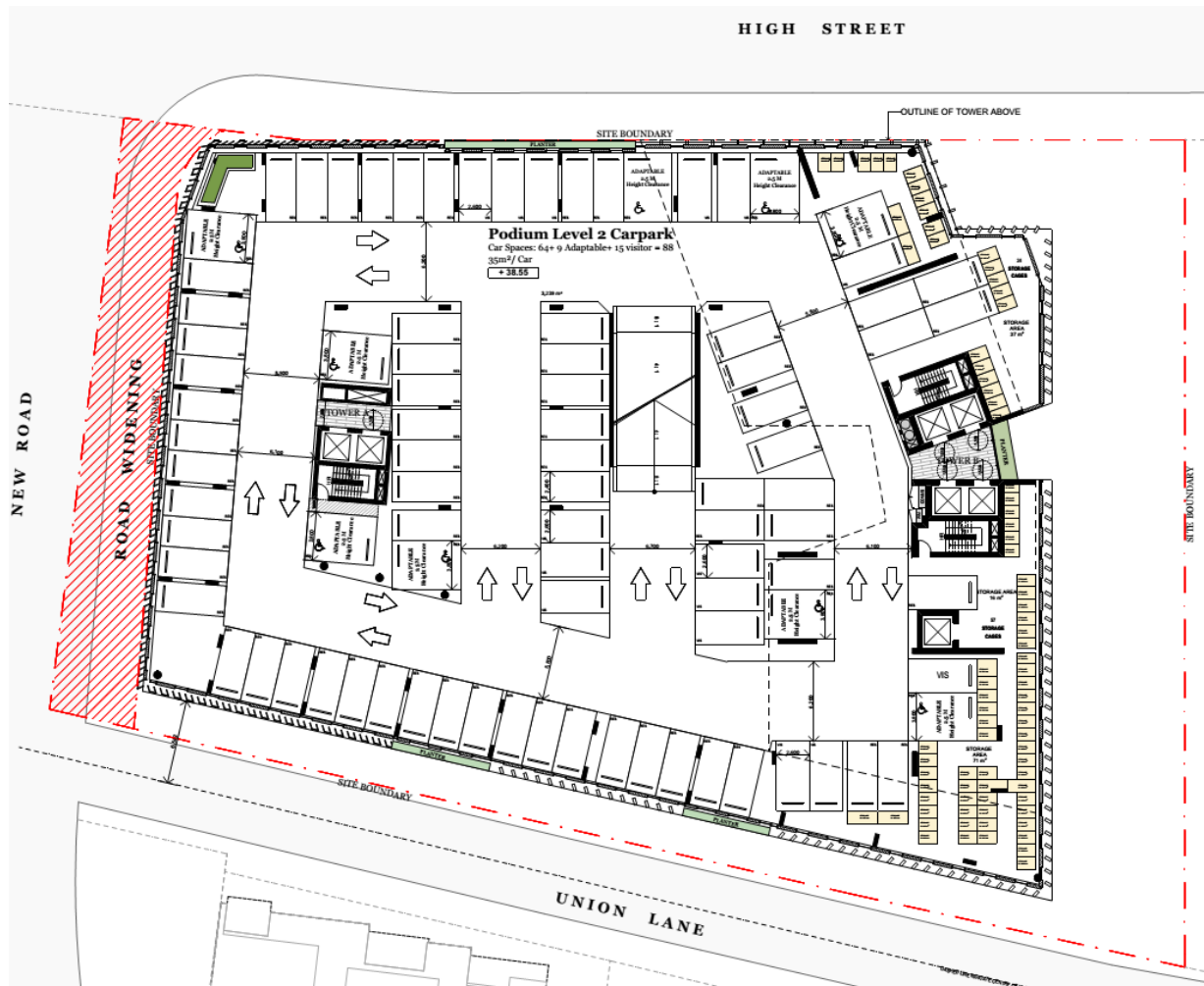
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The attachments below are extracted from the Architectural Plans provided and are to be read as set and referenced in each section of part D3



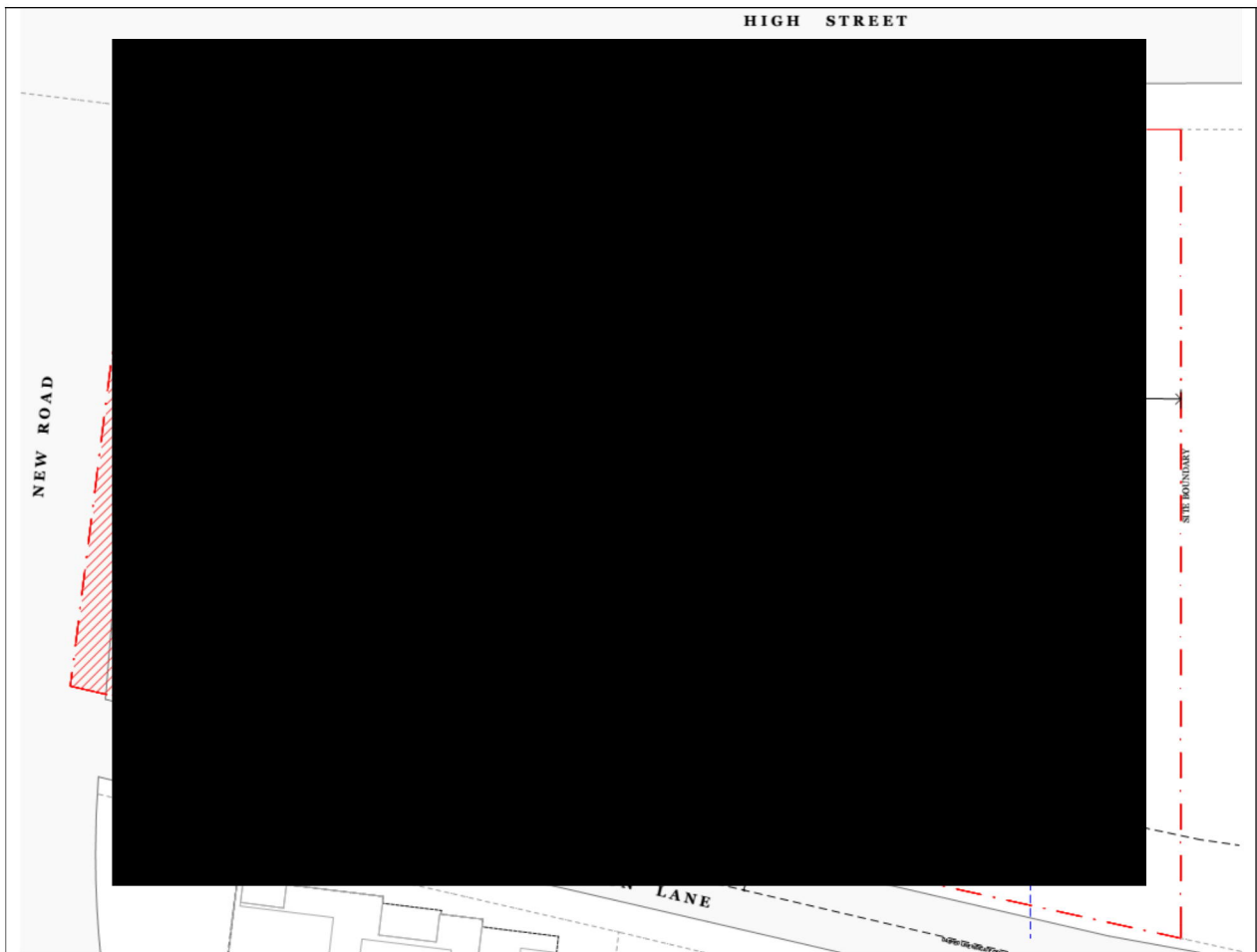


LEVEL 1 CARPARK

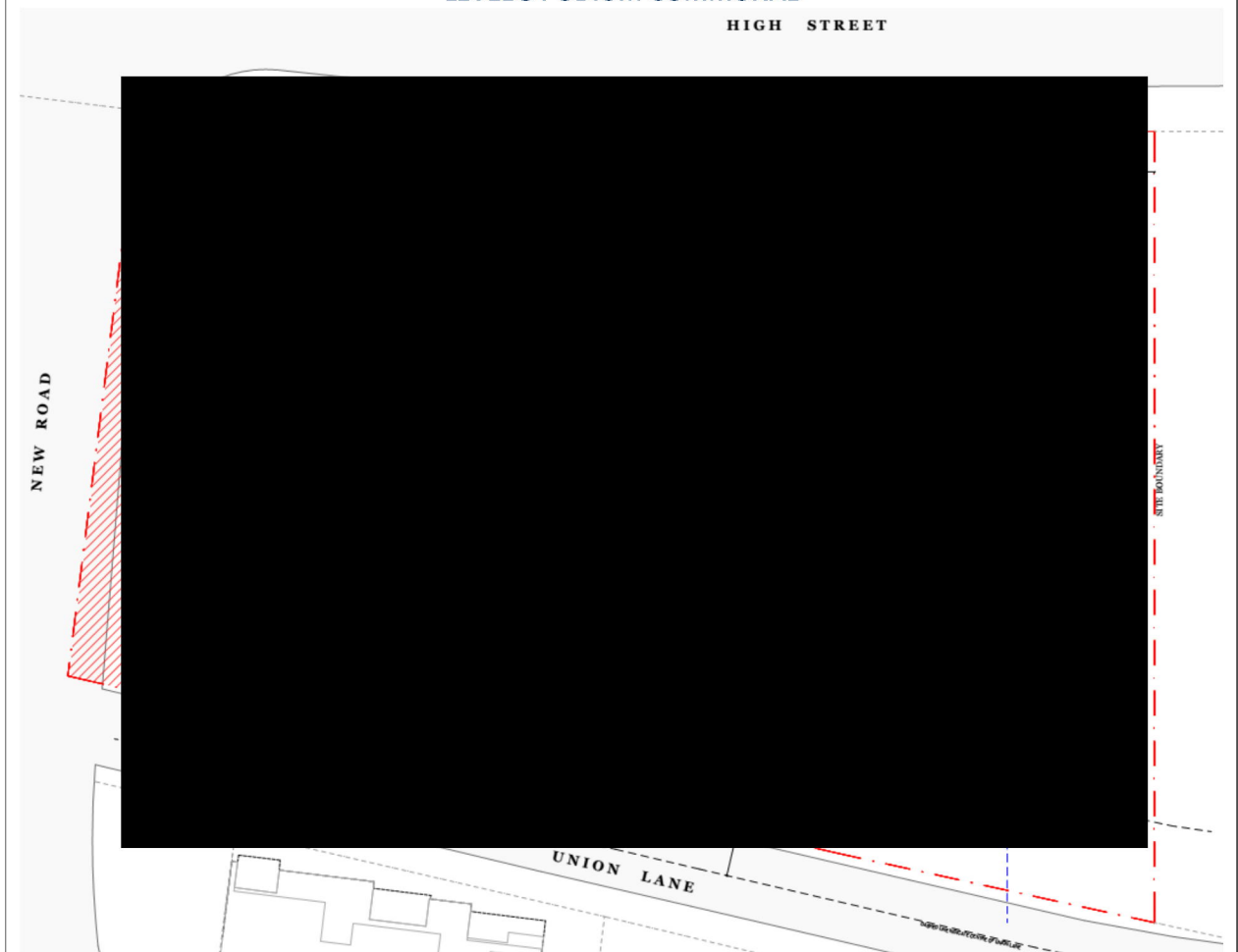


LEVEL 2 CARPARK

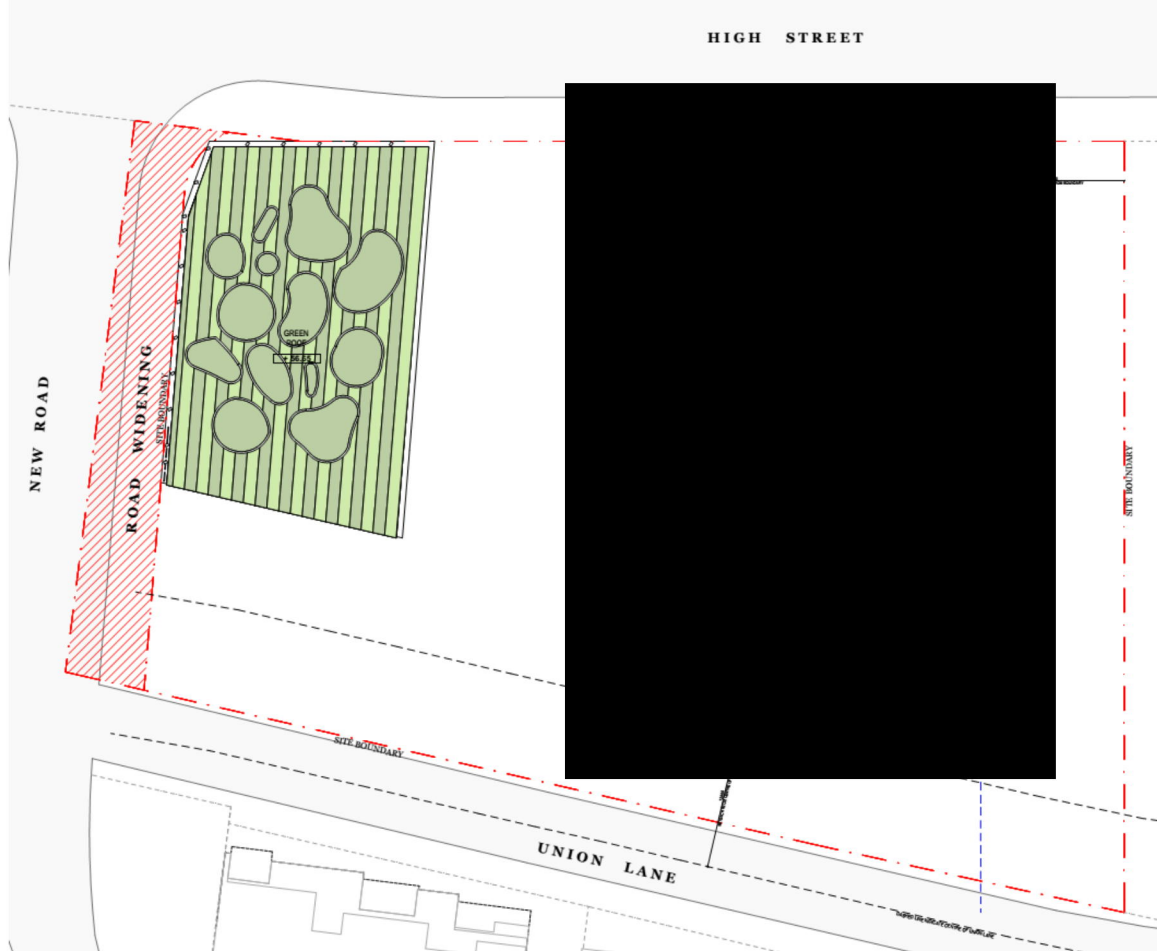




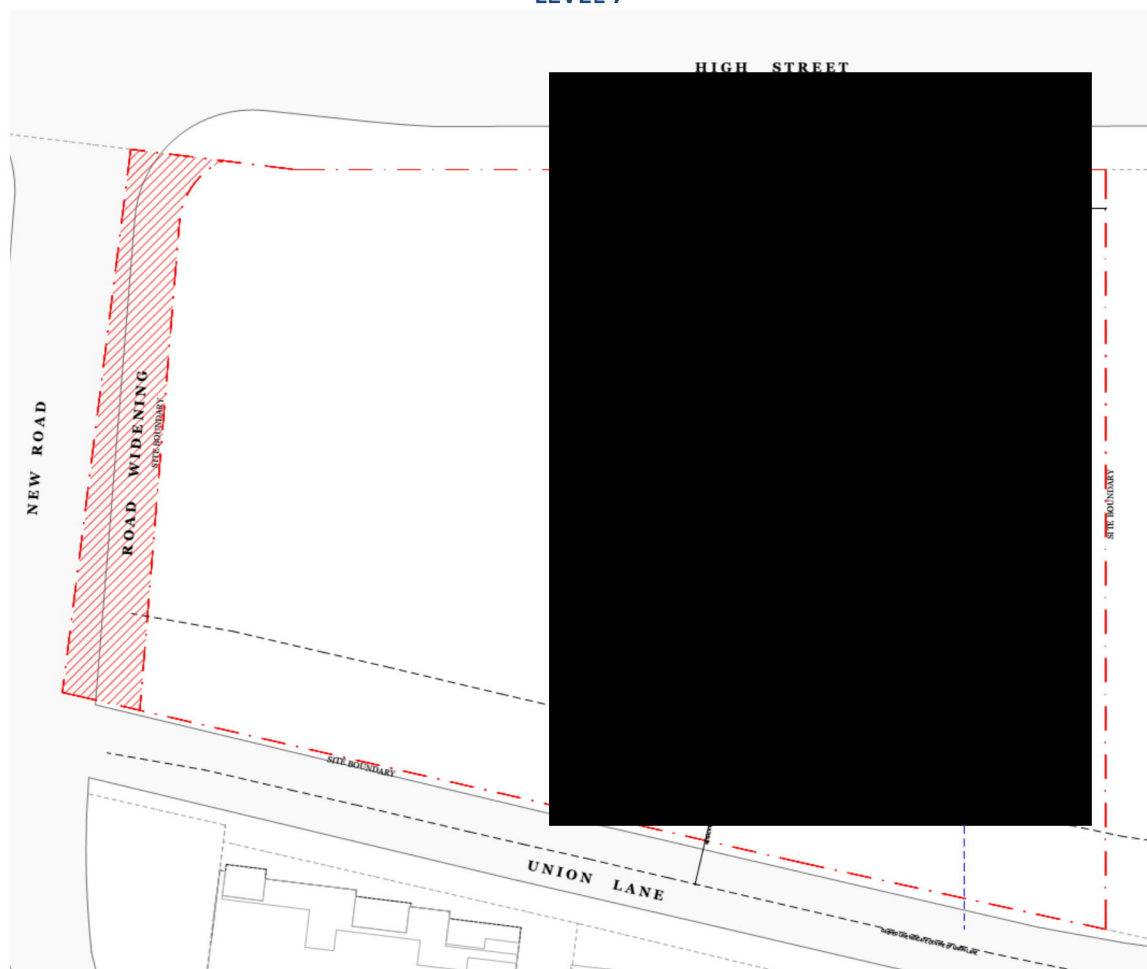
LEVEL 5 PODIUM COMMUNAL



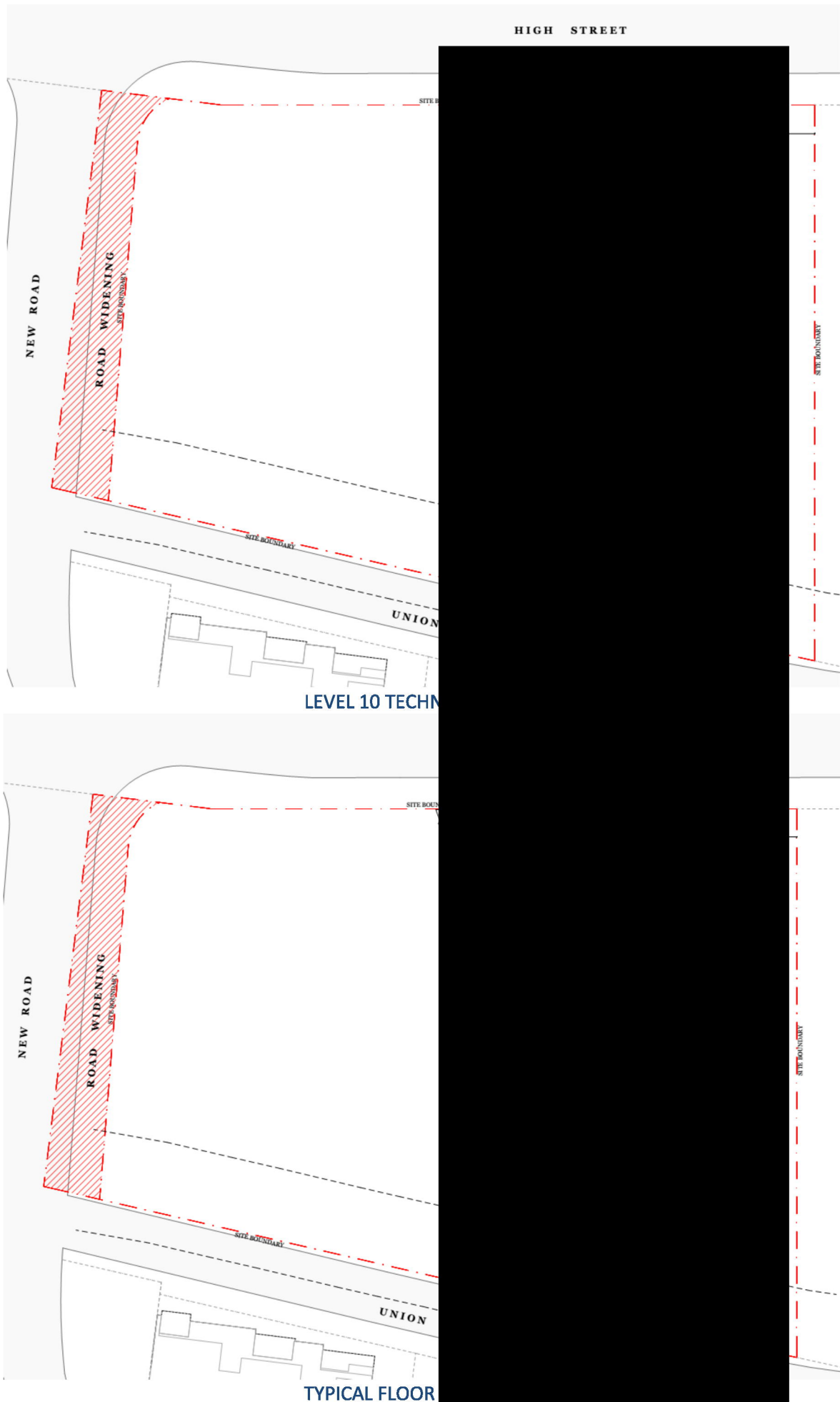
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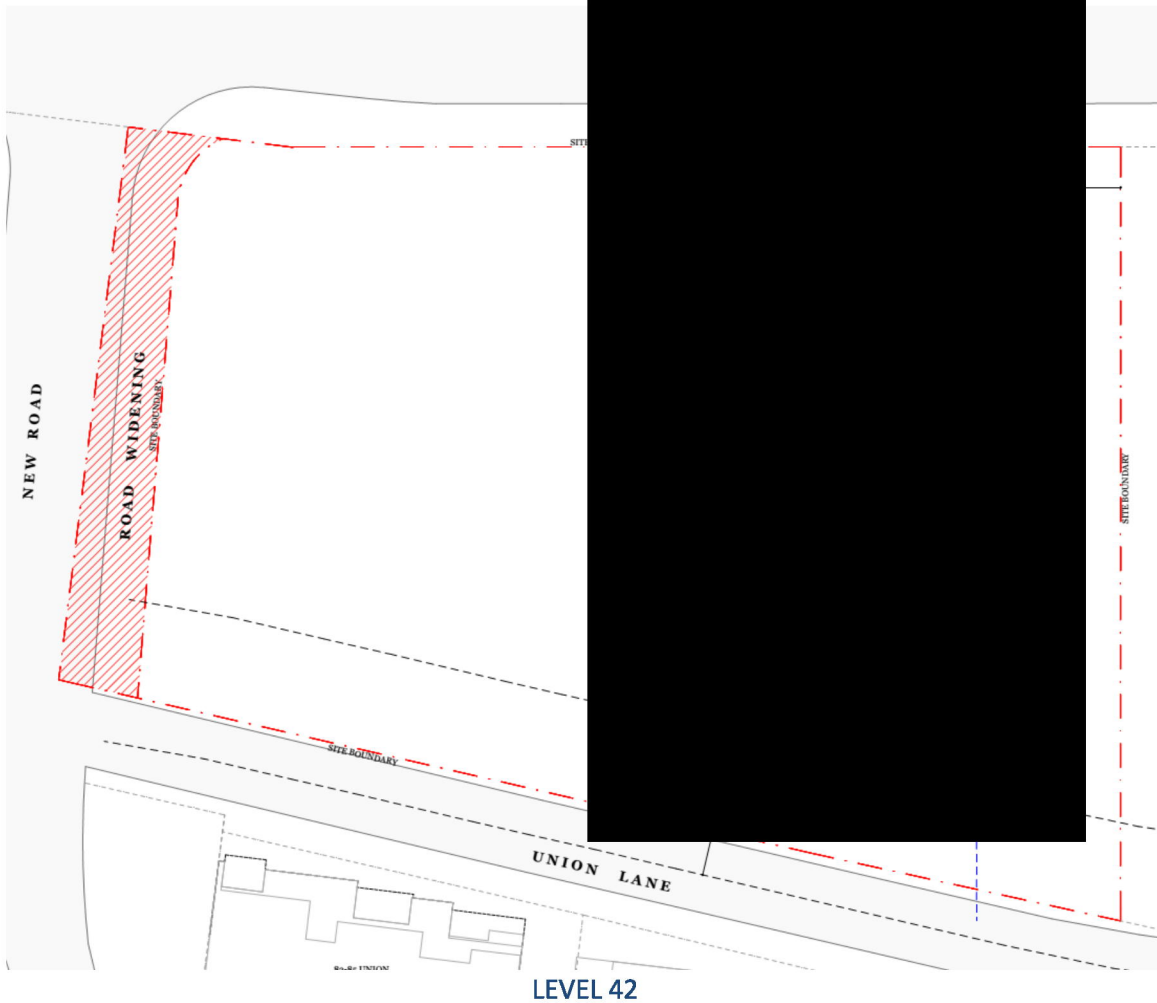
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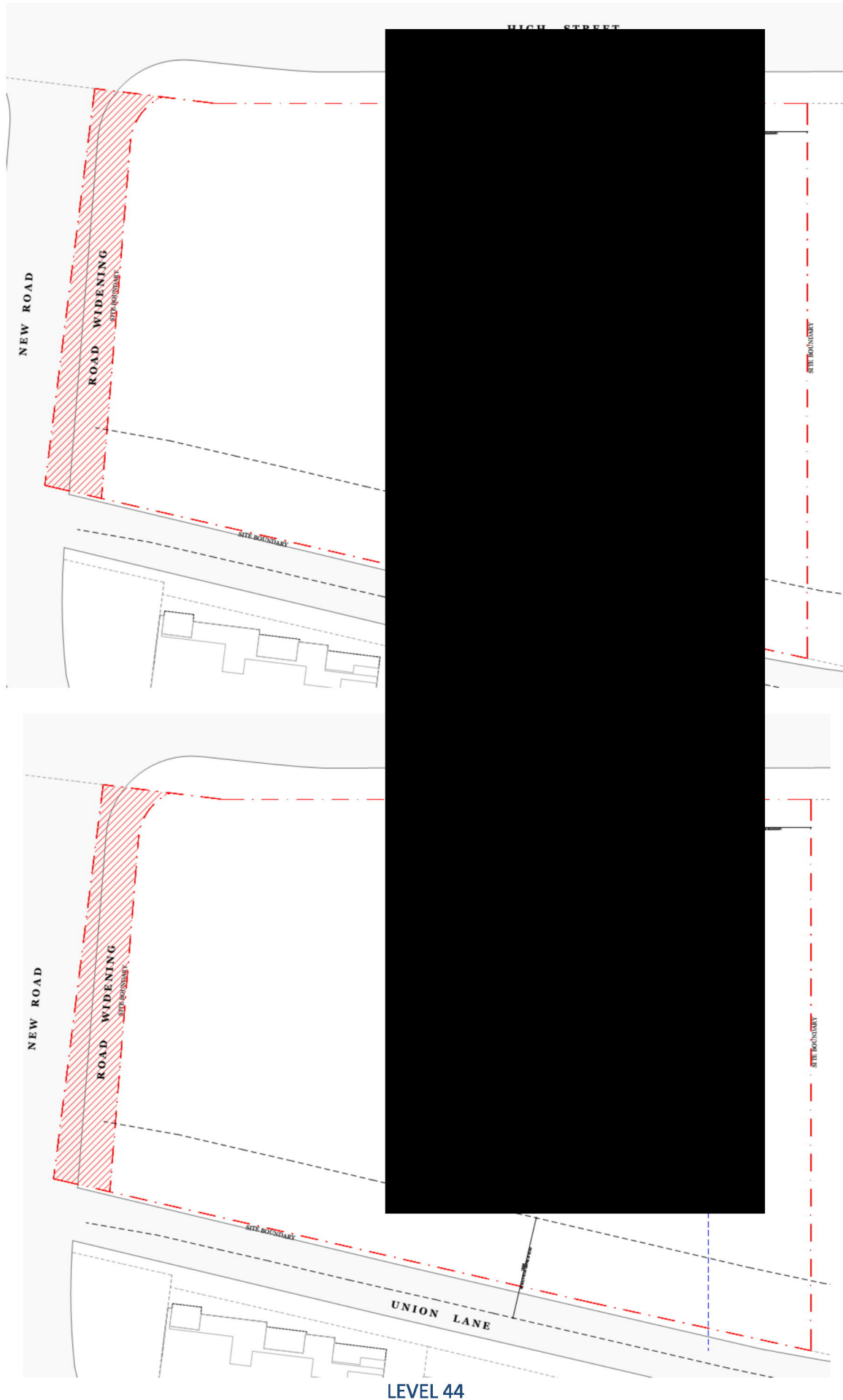


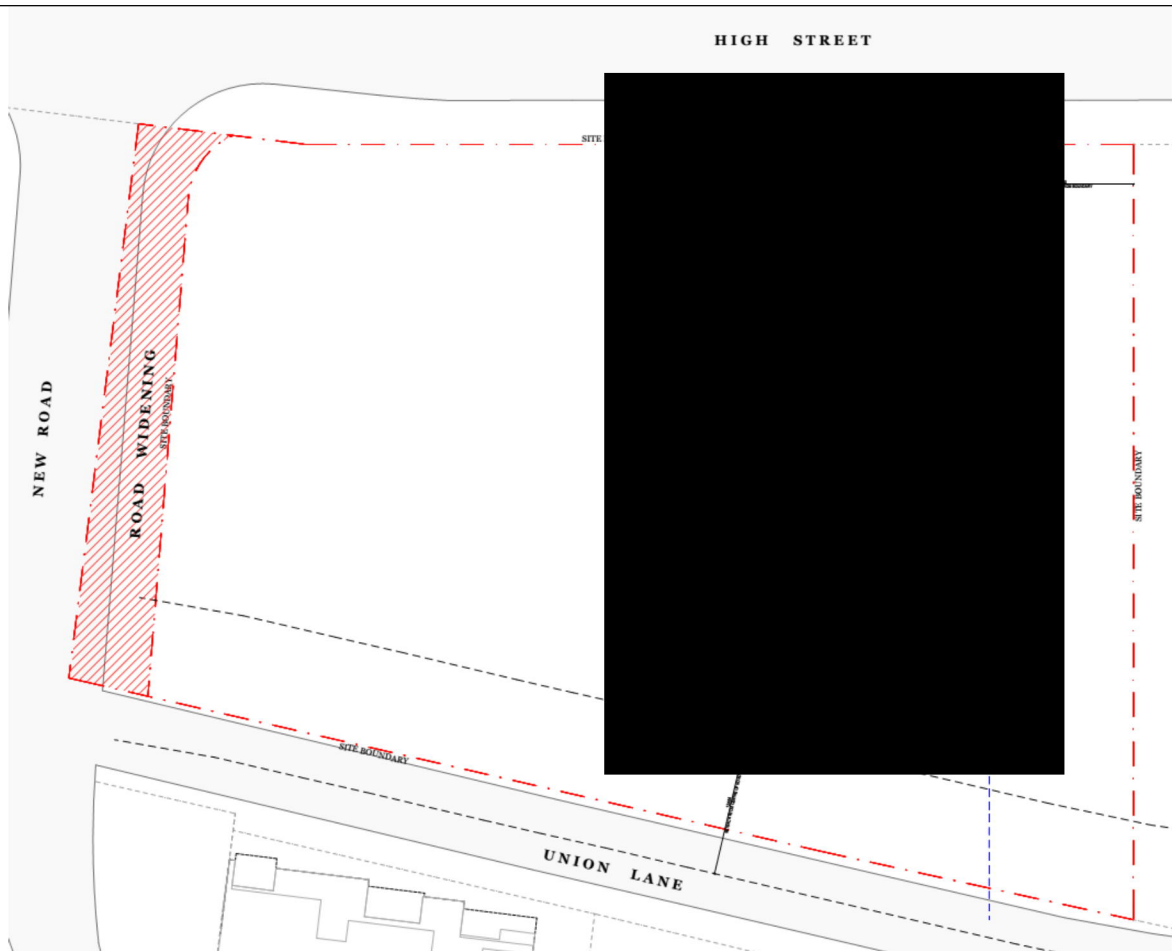
LEVEL 8-9 SERVICED APARTMENTS



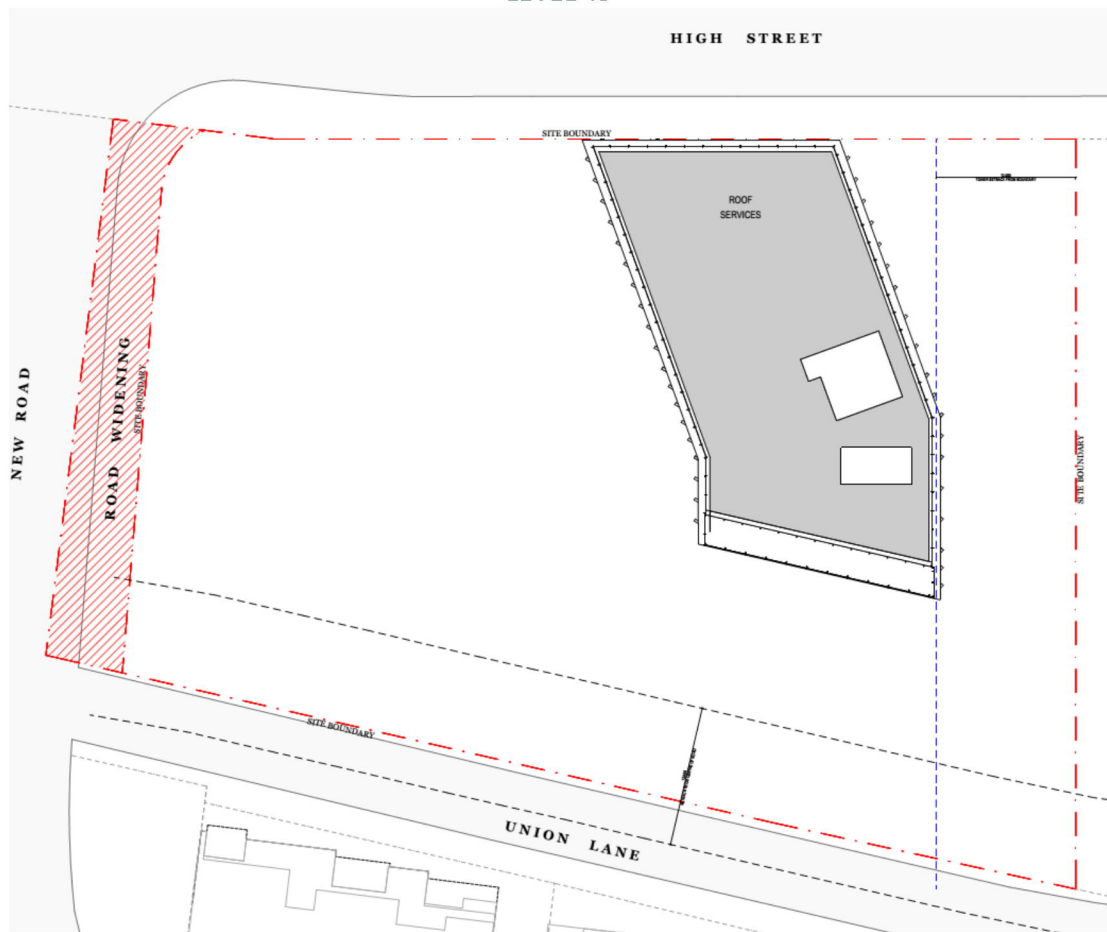








LEVEL 45



ROOF PLAN

Att. 001 DKO Issue A Floor Plans March 2019

AS 1428.1 – Additional Requirements

| The additional requirements set below to be read in full | ADR | N/A | C |
|---|--|---|------------------------------------|
| <p>1. Access ways:</p> <ul style="list-style-type: none"> All access ways must have a minimum width of 1m clear and a vertical clearance of at least 2m. <p>Reference: Figure 3</p> <p>Notes:</p> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| <p>2. Doorway general requirements:</p> <ul style="list-style-type: none"> All doorways are to be in accordance with AS1428.1. Door thresholds are to be level or they can incorporate a threshold ramp as per AS1428.1 Distance between successive doorways in airlocks to be 1450mm which is measured when the door is in an open position in case of swinging doors <p>Reference: Figure 24</p> <p>Notes: Can be compliant at CC Stage</p> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> ✓ | ✓ ✓ <input type="checkbox"/> |
| <p>3. Door hardware:</p> <ul style="list-style-type: none"> Door hardware including door handles, door closers, snibs (in accessible toilets) are required to be as per the requirements in AS1428.1 <p>Reference: Figure 25</p> <p>Notes: Can be compliant at CC stage</p> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| <p>4. Luminance contrast requirements:</p> <ul style="list-style-type: none"> All doorways are to have a minimum luminance contrast of 30% and the minimum width of 50mm provided as per AS1428.1 <p>Reference: Figure 26</p> <p>Notes: Can be compliant at CC stage</p> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| <p>5. Floor Surfaces:</p> <ul style="list-style-type: none"> Use slip resistant surfaces. The texture of the surface shall be traversable by people who use a wheelchair and those with an ambulant or sensory disability. Abutment of surfaces shall have a smooth transition. Construction specifications to be as per AS1428.1. Any grates along the path must be as per AS1428.1 <p>Reference:</p> <p>Notes: Can be compliant at CC stage</p> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| <p>6. Switches and Outlets:</p> <ul style="list-style-type: none"> All switches and controls on an accessible path of travel, other than general purpose outlets, shall be located not less than 900 mm nor more than 1100 mm above the plane of the finished floor and not less than 500 mm from internal corners. All switches in accessible sole occupancy units or sanitary facilities are to be located as per AS1428.1 <p>Reference: Figure 28</p> <p>Notes: Can be compliant at CC stage</p> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |

Additional Requirements – References

The references below to be read as set and referenced in each section of Additional Requirements

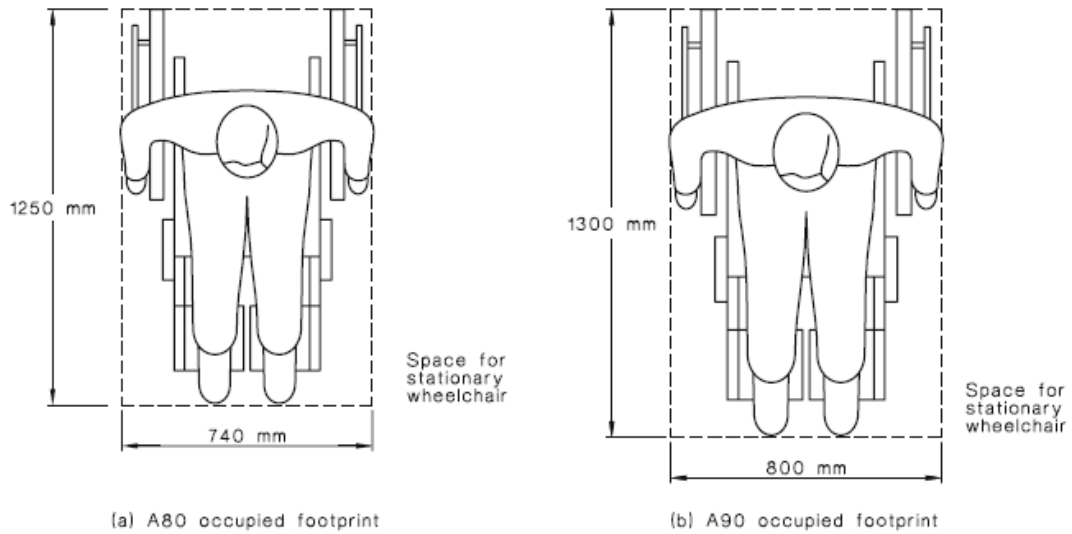


Figure 19

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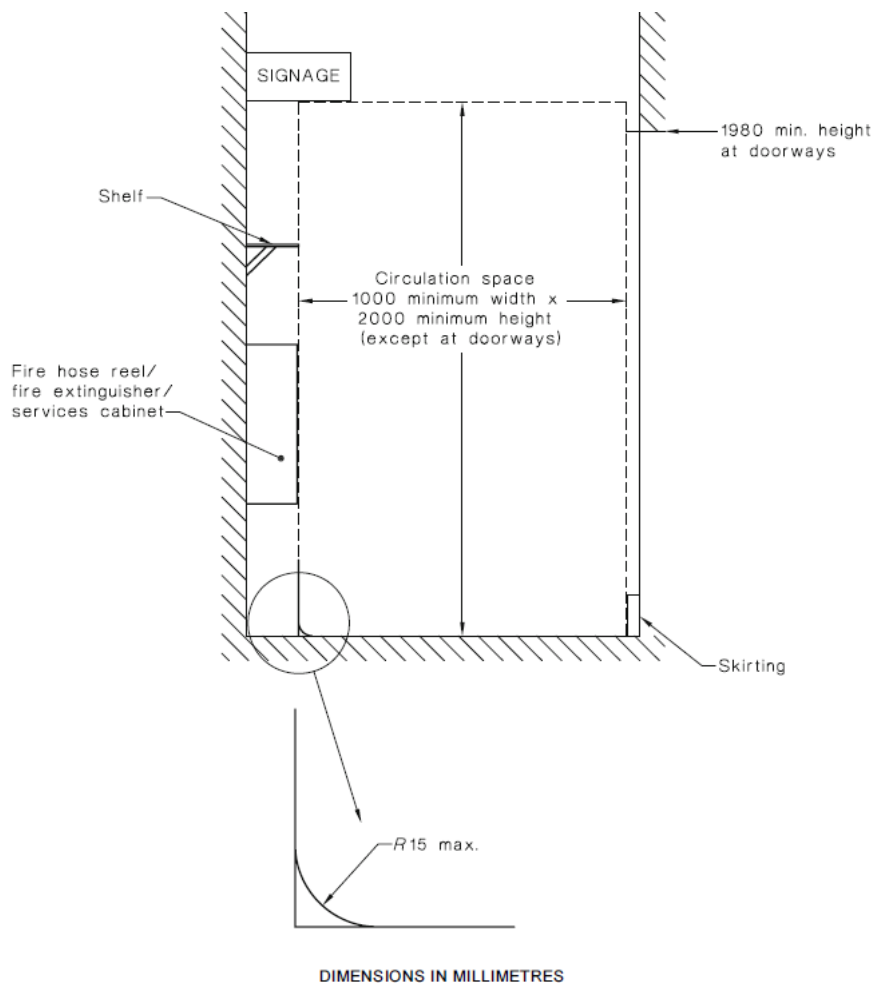
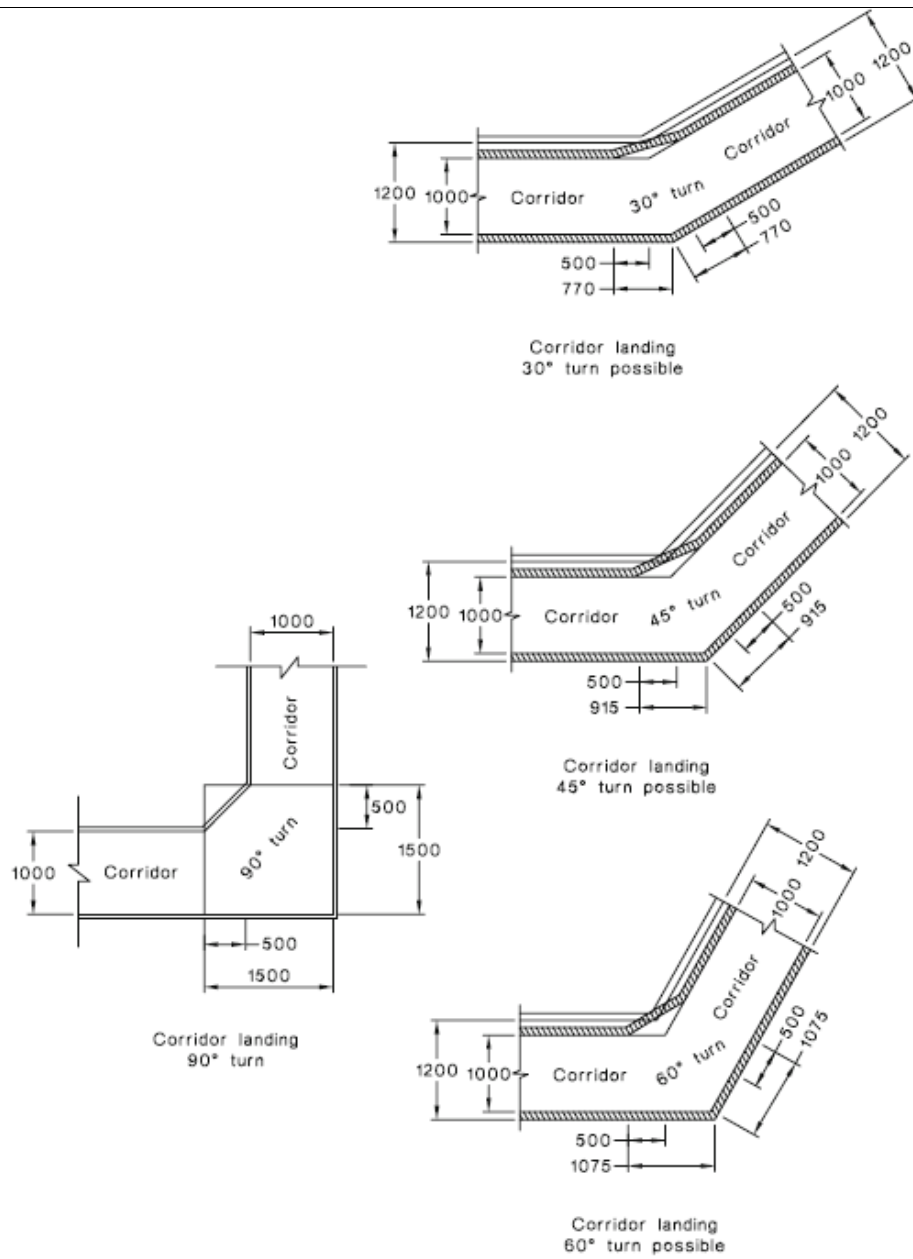


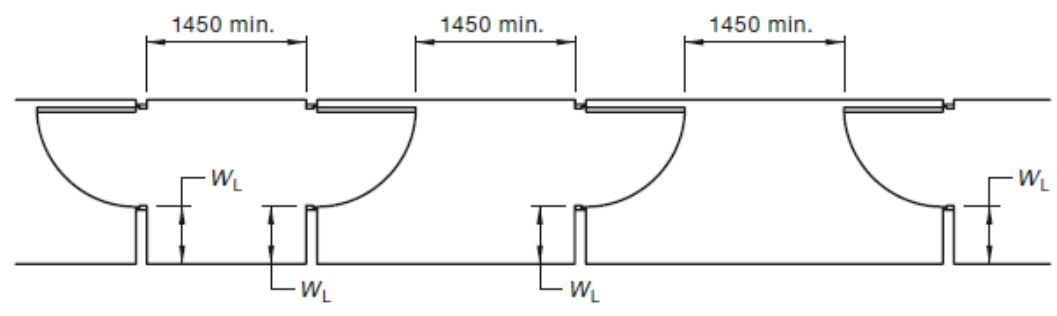
Figure 20

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DIMENSIONS IN MILLIMETRES

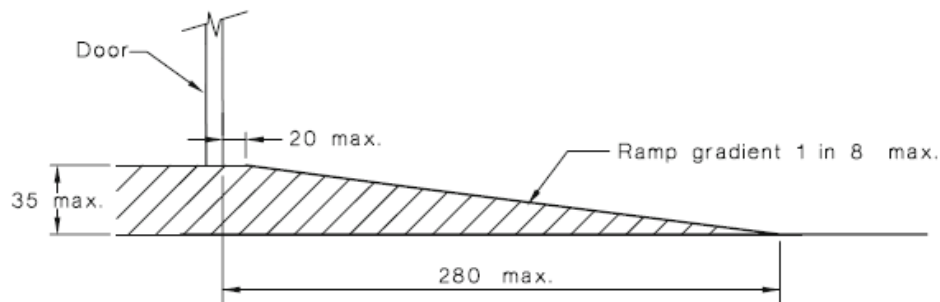
Figure 21 SAI Global Ltd License 1704-c045-2



(a) Continuous accessible path of travel

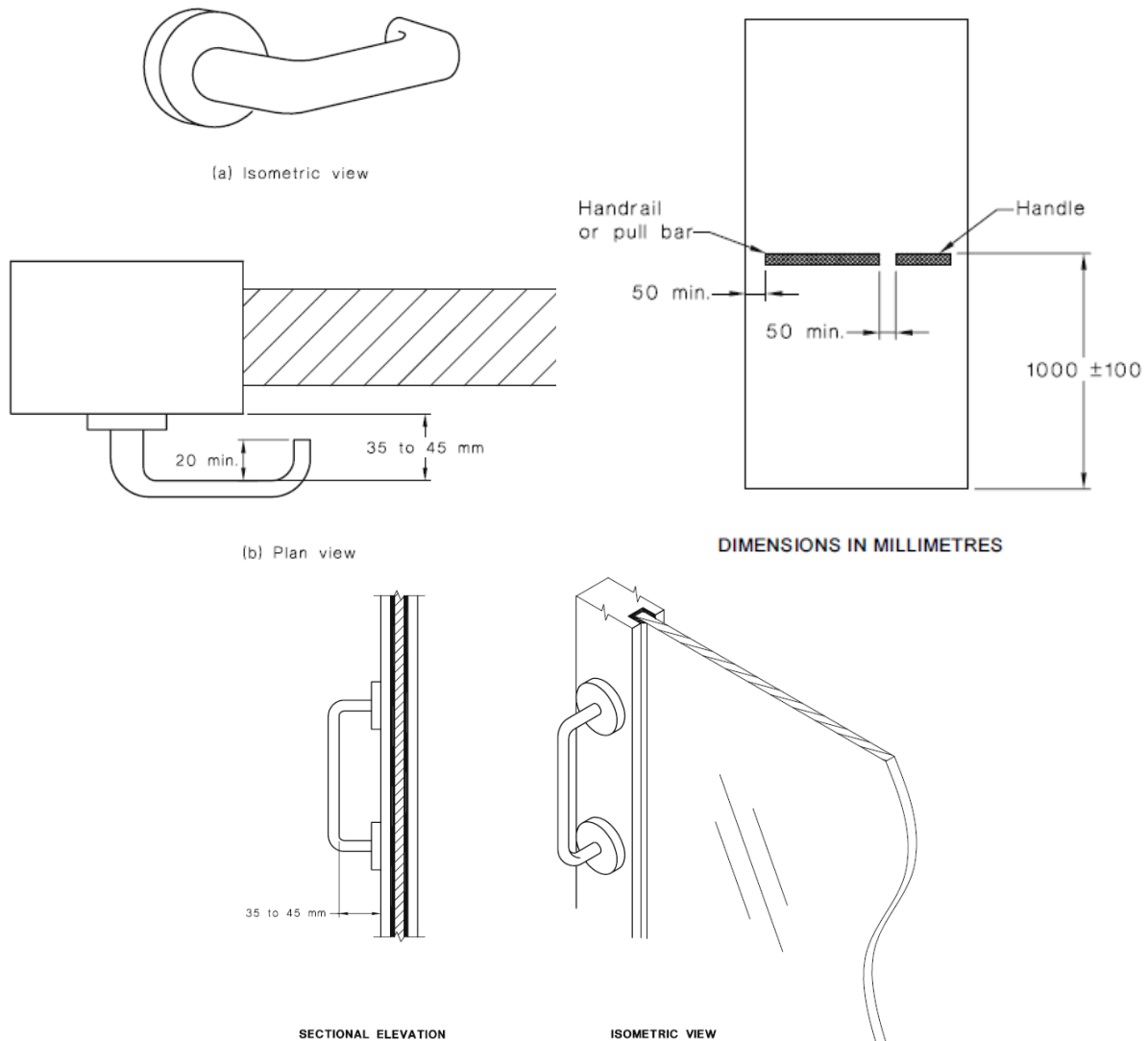
DIMENSIONS IN MILLIMETRES

Figure 22 SAI Global Ltd License 1704-c045-2



DIMENSIONS IN MILLIMETRES

Figure 23 SAI Global Ltd License 1704-c045-2



DIMENSIONS IN MILLIMETRES

SECTIONAL ELEVATION

ISOMETRIC VIEW

Figure 24 SAI Global Ltd License 1704-c045-2

4. Luminance contrast

The following applies to *luminance contrast*:

- The background, negative space, fill of a sign or border with a minimum width of 5 mm must have a *luminance contrast* with the surface on which it is mounted of not less than 30%.
- Tactile characters, icons and symbols must have a minimum *luminance contrast* of 30% to the surface on which the characters are mounted.
- Luminance contrasts* must be met under the lighting conditions in which the sign is to be located.

Figure 25 SAI Global Ltd License 1704-c045-2

| Part E3 – Lift Installations | | | |
|---|--------------------------|--------------------------|--------------------------|
| E3.2 Stretcher facility lifts | ADR | N/A | C |
| (a) a stretcher facility in accordance with (b) must be provided; <ul style="list-style-type: none"> I. In at least one emergency lift required by E3.4 II. When an emergency lift is not required, if passenger lifts are installed to serve any storey above an effective height of 12m, in at least one of those lifts to serve each floor served by the lifts Reference: Notes: Can be compliant at CC Stage | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| (b) a stretcher facility must accommodate a raised stretcher providing a clear space not less than 600mm wide x 2000mm long x 1400mm high above the floor level Reference: Notes: Can be compliant at CC Stage | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| E3.6 Passenger lifts | ADR | N/A | C |
| (a,b,c) in an accessible building every passenger lift excluding (electric passenger lift, electrohydraulic passenger lift and inclined lift) must be subject to the limitations on use specified in table E3.6a and have accessible features in accordance with table E3.6b also not rely on a constant pressure device for its operation if the lift car is fully enclosed Reference: Notes: | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| Table E3.6a Limitation on use of types of passenger lifts | ADR | N/A | C |
| Stairway platform lift; Must Not – <ul style="list-style-type: none"> (a) be used to serve a space in a building accommodating more than 100 persons calculated according to D1.13 (b) be used in a high traffic public use area such as a theatre, cinema, auditorium, transport interchange, shopping centre or the like (c) be used where it is possible to install another type of passenger lift (d) connect more than 2 storeys (e) where more than 1 stairway lift is installed, serve more than 2 consecutive storeys (f) when in the folded position, encroach on the minimum width of stairway required by D1.6 Reference: Notes: the development does not propose a stairway platform lift. | <input type="checkbox"/> | ✓ | <input type="checkbox"/> |
| Low-rise platform lift; Must not travel more than 1000mm | <input type="checkbox"/> | ✓ | <input type="checkbox"/> |
| Low-rise, low-speed constant pressure lift; Must not – <ul style="list-style-type: none"> (a) for an enclosed type travel more than 4m (b) for an unenclosed type, travel more than 2m (c) be used in high traffic public use areas in buildings such as a theatre, cinema, auditorium, transport interchange, shopping complex or the like | <input type="checkbox"/> | ✓ | <input type="checkbox"/> |
| Small sized, low-speed automatic lift; Must not travel more than 12m | <input type="checkbox"/> | ✓ | <input type="checkbox"/> |
| Table E3.6b Application of features to passenger lifts | ADR | N/A | C |
| All lifts except “stair platform lift” and “low-rise platform lift” have handrails complying with the provisions for a mandatory handrail in AS1735.12 Reference: Notes: Can be compliant at CC Stage | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| All lifts which travel more than 12m to have lift floor dimension of not less than 1400mm wide x 1600mm deep Reference: Notes: Can be compliant at CC Stage | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| All lifts which travel not more than 12m “excluding stairway platform lift” to have lift floor dimension of not less than 1100mm wide x 1400mm deep Reference: Notes: | <input type="checkbox"/> | ✓ | <input type="checkbox"/> |

| | | | |
|---|--------------------------|--------------------------|--------------------------|
| Floor dimension for a stairway platform lift of not less than 810 mm wide x 1200 mm deep Reference: Notes: | <input type="checkbox"/> | ✓ | <input type="checkbox"/> |
| Minimum door opening complying with AS 1735.12 for All lifts except a stairway platform lift Reference: Notes: | <input type="checkbox"/> | ✓ | <input type="checkbox"/> |
| Passenger protection system complying with AS 1735.12 for all lifts with a power operated door Reference: Notes: Can be compliant at CC Stage | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| Lift landing doors at the upper landing to be provided for All lifts except "stairway platform lift" Reference: Notes: | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| Lift car and landing control buttons to comply with AS 1735.12 for All lifts except a "stairway platform lift" and "low-rise platform lift" Reference: Notes: Can be compliant at CC Stage | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| Lighting in accordance with AS 1735.12 for all enclosed lift cars Reference: Notes: Can be compliant at CC Stage | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| All lifts servicing more than 2 levels; (a) Automatic audible information within the lift car to identify the level each time the car stops, and (b) Audible and visual indication at each lift landing to indicate the arrival of the lift car, and (c) Audible information and audible indication required by (z) and (b) is to be provided in a range of between 20-80 dB(A) at a maximum frequency of 1500 Hz Reference: Notes: Can be compliant at CC Stage | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| All lifts except "stairway platform lift" to have an 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 Reference: Notes: Can be compliant at CC Stage | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |

| Part F2 – Access For People With Disability | | | |
|--|--|--|---|
| F2.4 Accessible sanitary facilities | ADR | N/A | C |
| (a) accessible unisex sanitary compartments must be provided in accessible parts of the building: <i>Class 2;</i> Where sanitary compartments are provided in common area, not less than 1 <i>Class 3;</i> In every accessible sole-occupancy unit provided with sanitary compartments within the accessible sole-occupancy unit, not less than 1; <i>Class 5, 6, 7;</i> Where building class requires closet pans as per the BCA—1 on every storey containing sanitary compartments; and where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks. <i>Notes:</i> Accessible unit layouts for serviced apartments to be shown. WC's are to be compliant at CC stage | <input type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> | ✓ |
| (b) accessible unisex showers must be provided in accessible parts of the building: <i>Class 2;</i> Where showers are provided in common area, not less than 1 <i>Class 3;</i> In every accessible sole-occupancy unit provided with showers within the accessible sole-occupancy unit, not less than 1; <i>Class 5, 6, 7, 8 or 9 — except for within a ward area of a Class 9a health-care building;</i> Where F2.3 requires 1 or more showers, not less than 1 for every 10 showers or part thereof. <i>Notes:</i> Accessible unit layouts for serviced apartments to be shown. WC's are to be compliant at CC stage. Showers for the communal open space and pool area are yet to be confirmed. | <input type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> ✓ | ✓ ✓ |
| (c) at each bank of toilets in addition to an accessible unisex sanitary compartment, a sanitary compartment suitable for a person with an ambulant disability must be provided in accordance with 1428.1 for male and females <i>Notes:</i> WC's are to be compliant at CC stage | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| (d) an accessible unisex sanitary must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels <i>Reference:</i> Figure 33 <i>Notes:</i> WC's are to be compliant at CC stage | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| (e) the circulation space, fixture and fittings must comply with the requirements of AS 1428.1 <i>Reference:</i> Figure 31, Figure 32, Figure 33 <i>Notes:</i> WC's are to be compliant at CC stage | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| (f) an accessible unisex sanitary must be located to that it can be entered without crossing an area reserved for one sex only | <input type="checkbox"/> | ✓ | <input type="checkbox"/> |
| (g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right-handed facilities must be provided as evenly as possible | <input type="checkbox"/> | ✓ | <input type="checkbox"/> |
| (h) where male and sanitary facility are provided at a separate location of female sanitary facilities, accessible unisex sanitary facility are only required at one of those locations. <i>Notes:</i> WC's are to be compliant at CC stage | <input type="checkbox"/> | ✓ | <input type="checkbox"/> |
| (i) an accessible unisex sanitary or an accessible unisex shower need not be provided on a storey or level that is not required by D3.3(f) to be provided with a passenger lift or ramp complying with AS 1428.1 | <input type="checkbox"/> | ✓ | <input type="checkbox"/> |
| (j) Baby change tables cannot encroach into the circulation space. Maximum height to be 820mm with 720mm underneath when in an open position. <i>Notes:</i> WC's are to be compliant at CC stage | <input type="checkbox"/> | ✓ | <input type="checkbox"/> |

Part F2 – References

The references below to be read as set and referenced in each section of part F2



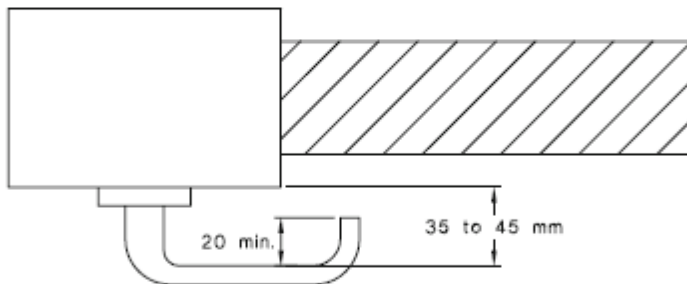
(a) Example of a sign identifying accessible facility indicating right hand transfer (RH)
(Left hand transfer-LH)

FIGURE 9 (in part) MODULAR FORM OF SIGNS

Figure 28 SAI Global Ltd License 1704-c045-2



(a) Isometric view



(b) Plan view

FIGURE 35(A) EXAMPLE OF ACCEPTABLE DOOR HARDWARE FOR
HINGED DOORS

Figure 29 SAI Global Ltd License 1704-c045-2

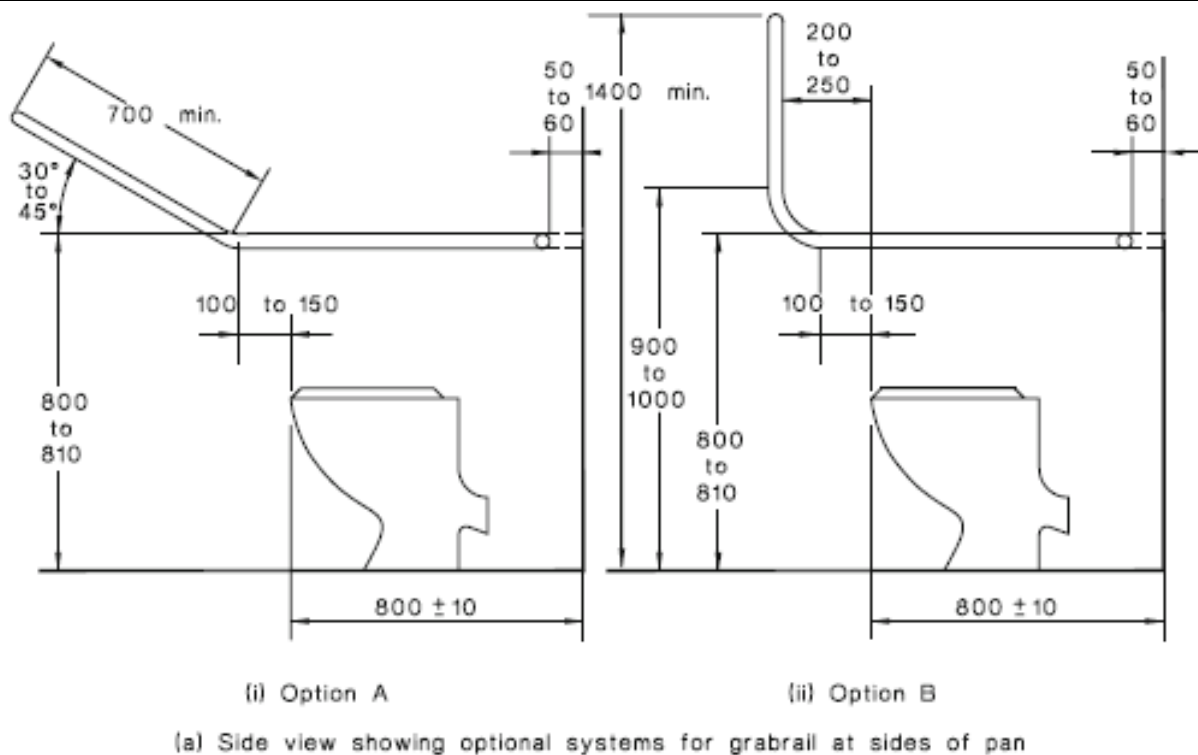


Figure 30

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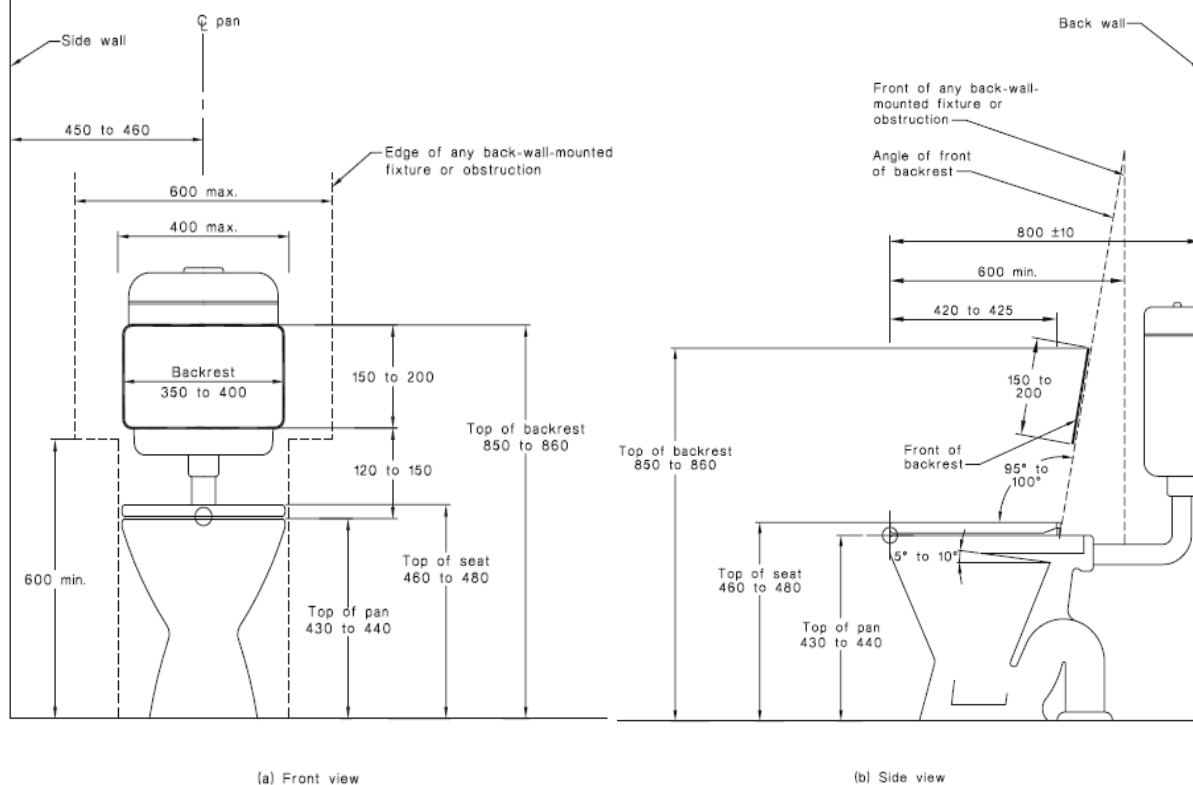


Figure 31

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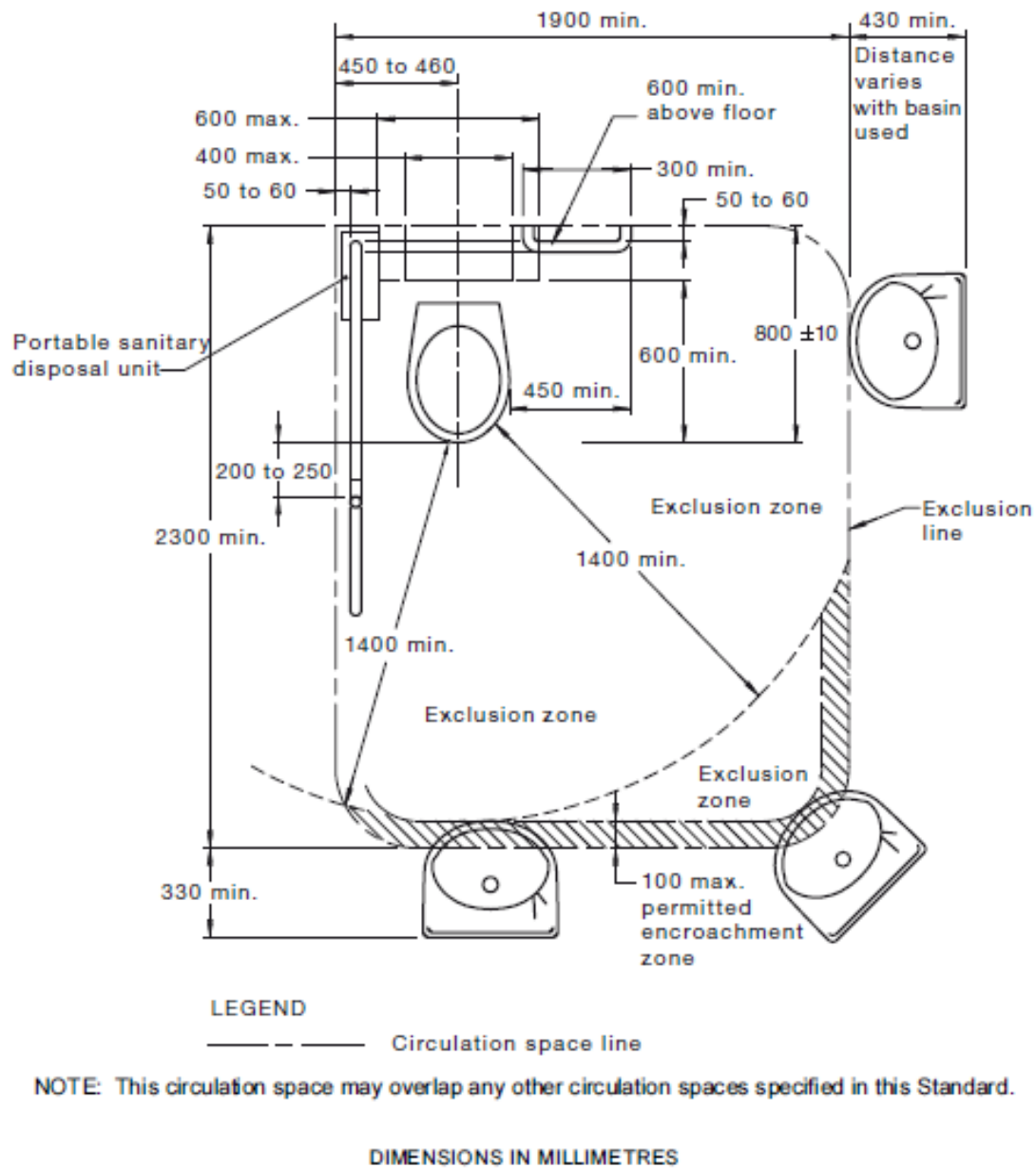


Figure 32

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AS 4299 – 1995 Adaptable Housing Requirements

This schedule is a list of essential features to be incorporated into a housing unit for it to be termed an 'Adaptable House'. **29 Adaptable units** are required as per Penrith Councils DCP.

The units must achieve **Class C** compliance as per AS4299 Checklist below where all essential features are incorporated. Some requirements are achieved at post adaptation where noted.

Units 1101, 1105, 1201, 1205, 1301, 1305, 1401, 1405, 1501, 1505, 1601, 1605, 1701, 1705, 1801, 1805, 1901, 1905, 2001, 2005, 2101, 2105, 2201, 2205, 2301, 2305, 2401, 2405, 2505. have been chosen as "Adaptable units"

R = Required

C = Capable of Compliance by adding the requirement to the project specifications or at post adaption stage.

| Item No. | Clause No. | Requirements as per AS4299 | R | C | Comments |
|----------|------------|---|---|---|-------------------------------------|
| | | DRAWINGS | | | |
| 1 | 2.3 | Provision of drawings showing the housing unit in its pre-adaption and post-adaption stages. | ✓ | ✓ | Can be compliant at post adaptation |
| | | SITING | | | |
| 3 | 3.3.2 | A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS 1428.1 | ✓ | ✓ | Complies. |
| | | LETTER BOXES IN ESTATE DEVELOPMENTS | | | |
| 11 | 3.8 | Letterboxes to be on hard standing area connected to accessible pathway | ✓ | ✓ | |
| | | PRIVATE CAR ACCOMODATION | | | |
| 14 | 3.7.2 | Car parking space or garage min. area 6.0 m × 3.8 m | ✓ | ✓ | |
| | | ACCESSIBLE ENTRY | | | |
| 20 | 4.3.1 | Accessible entry | ✓ | ✓ | |
| 22 | 4.3.2 | Accessible entry to be level (i.e. max. 1:40 slope) | ✓ | ✓ | |
| 23 | 4.3.2 | Threshold to be low-level | ✓ | ✓ | |
| 24 | 4.3.2 | Landing to enable wheelchair manoeuvrability | ✓ | ✓ | |
| 25 | 4.3.1 | Accessible entry door to have 850 mm min. clearance | ✓ | ✓ | |
| 27 | 4.3.4 | Door lever handles and hardware to AS 1428.1 | ✓ | ✓ | Can be compliant at post adaptation |
| | | INTERIOR GENERAL | | | |
| 32 | 4.3.3 | Internal doors to have 820 mm min. clearance | ✓ | ✓ | Can be compliant at post adaptation |
| 33 | 4.3.7 | Internal corridors min. width of 1000 mm | ✓ | ✓ | |
| 34 | 4.3.7 | Provision for compliance with AS 1428.1 for door approaches | ✓ | ✓ | Can be compliant at post adaptation |
| | | LIVING ROOM & DINING ROOM | | | |
| 36 | 4.7.1 | Provision for circulation space of min. 2250 mm diameter | ✓ | ✓ | Can be compliant at post adaptation |
| 38 | 4.7.4 | Telephone adjacent to GPO | ✓ | ✓ | Notes on plans |
| 41 | 4.10 | Potential illumination level min. 300 lux | ✓ | ✓ | Notes on plans |

| | | | | | |
|----|---------|---|---|---|--|
| | | KITCHEN | | | |
| 42 | 4.5.2 | Minimum width 2.7 m (1550 mm clear between benches) | ✓ | ✓ | Can be compliant at post adaptation |
| 43 | 4.5.1 | Provision for circulation at doors to comply with AS 1428.1 | ✓ | ✓ | Can be compliant at post adaptation |
| 44 | 4.5.5 | 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 | ✓ | ✓ | Can be compliant at post adaptation |
| 45 | 4.5.5 | Refrigerator adjacent to work surface | ✓ | ✓ | Can be compliant at post adaptation |
| 46 | 4.5.6 | Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable | ✓ | ✓ | Can be compliant at post adaptation |
| 47 | 4.5.6 | Kitchen sink bowl max. 150 mm deep | ✓ | ✓ | Can be compliant at post adaptation |
| 48 | 4.5.6 e | Tap set capstan or lever handles or lever mixer | ✓ | ✓ | Can be compliant at post adaptation |
| 49 | 4.5.6 e | Tap set located within 300 mm of front of sink | ✓ | ✓ | Can be compliant at post adaptation |
| 51 | 4.5.7 | Cooktops to include either front or side controls with raised cross bars | ✓ | ✓ | Can be compliant at post adaptation |
| 52 | 4.5.7 | Cooktops to include isolating switch | ✓ | ✓ | Can be compliant at post adaptation |
| 53 | 4.5.7 | Work surface min. 800 mm length adjacent to cooktop at same height | ✓ | ✓ | Can be compliant at post adaptation |
| 54 | 4.5.8 | Oven located adjacent to an adjustable height or replaceable work surface | ✓ | ✓ | Can be compliant at post adaptation |
| 59 | 4.5.11 | GPOs to comply with AS 1428.1. At least one double GPO within 300 mm of front of work surface | ✓ | ✓ | Can be compliant at post adaptation |
| 60 | 4.5.11 | GPO for refrigerator to be easily reachable when the refrigerator is in its operating position | ✓ | ✓ | Can be compliant at post adaptation |
| 61 | 4.5.4 | Slip-resistant floor surface | ✓ | ✓ | Can be compliant at post adaptation |
| | | MAIN BEDROOM | | | |
| 62 | 4.6.1 | At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2 | ✓ | ✓ | Can be compliant at post adaptation |
| | | BATHROOM | | | |
| 75 | 4.4.1 | Provision for bathroom area to comply with AS 1428.1 | ✓ | ✓ | A bathroom with the minimum dimension of 2 x2.95m or 2.3x2.7m or 2.4x2.45m |
| 76 | 4.4.2 | Slip-resistant floor surface | ✓ | ✓ | Can be compliant at post adaptation |
| 77 | 4.4.4f | Shower recess- no hob. Minimum size 1160 x 1100 to comply with AS 1428.1. (Refer Figures 4.6 and 4.7) | ✓ | ✓ | Can be compliant at post adaptation |
| 78 | 4.4.4f | Shower area waterproofed to AS 3740 with floor to fall to waste | ✓ | ✓ | Can be compliant at post adaptation |
| 79 | 4.4.4f | Recessed soap holder | ✓ | ✓ | Can be compliant at post adaptation |

| | | | | | |
|-----|--------|--|---|---|-------------------------------------|
| 80 | 4.4.4f | Shower taps positioned for easy reach to access side of shower sliding track | ✓ | ✓ | Can be compliant at post adaptation |
| 82 | 4.4.4h | Provision for adjustable, detachable hand held shower rose mounted on a slider grab rail or fixed hook | ✓ | ✓ | Can be compliant at post adaptation |
| 83 | 4.4.4h | Provision for grab rail in shower (Refer to Figure 4.7) to comply with AS 1428.1 | ✓ | ✓ | Can be compliant at post adaptation |
| 86 | 4.4.4c | Tap sets to be capstan or lever handles with single outlet | ✓ | ✓ | Can be compliant at post adaptation |
| 88 | 4.4.4g | Provision for washbasin with clearances to comply with AS 1428.1 | ✓ | ✓ | Can be compliant at post adaptation |
| 90 | 4.4.4d | Double GPO beside mirror 4.4.4(d) | ✓ | ✓ | Can be compliant at post adaptation |
| | | TOILET | | | |
| 92 | 4.4.3 | Provision of either 'visitable toilet' or accessible toilet | ✓ | ✓ | Can be compliant at post adaptation |
| 93 | 4.4.1 | Provision to comply with AS 1428.1 | ✓ | ✓ | Can be compliant at post adaptation |
| 94 | 4.4.3 | Location of WC pan at correct distance from fixed walls | ✓ | ✓ | Can be compliant at post adaptation |
| 95 | 4.4.4b | Provision for grab rail zone. (Refer Figure 4.6) | ✓ | ✓ | Can be compliant at post adaptation |
| 96 | 4.4.2 | Slip resistant floor surface. (Vitreous tiles or similar) | ✓ | ✓ | Can be compliant at post adaptation |
| | | LAUNDRY | | | |
| 98 | 4.8 | Circulation at doors to comply with AS 1428.1 | ✓ | ✓ | |
| 99 | 4.8 | Provision for adequate circulation space in front of or beside appliances (min. 1550 mm depth) | ✓ | ✓ | |
| 100 | 4.8 e | Provision for automatic washing machine | ✓ | ✓ | Can be compliant at post adaptation |
| 102 | 4.8a | Where clothes line is provided, an accessible path of travel to this | ✓ | ✓ | |
| 105 | 4.8 g | Double GPO | ✓ | ✓ | Can be compliant at post adaptation |
| 108 | 4.9.1 | Slip-resistant floor surface | ✓ | ✓ | Can be compliant at post adaptation |
| | | DOORLOCKS | | | |
| 110 | 4.3.4 | Door hardware operable with one hand, located 900–1100 mm above floor | ✓ | ✓ | Can be compliant at post adaptation |

AS4299 Adaptable Housing – References

The references below to be read as set and referenced in each section of Adaptable Housing AS4299

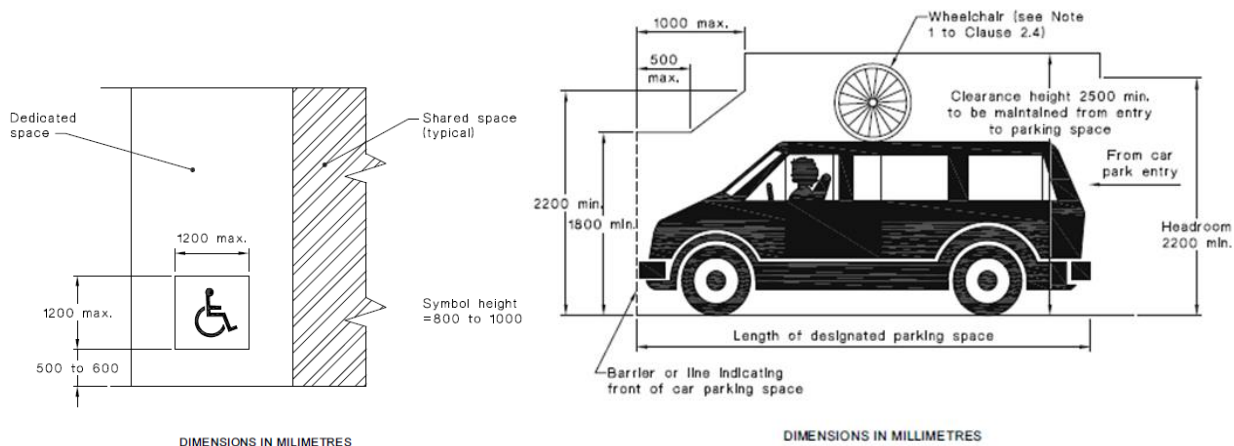


Figure 33

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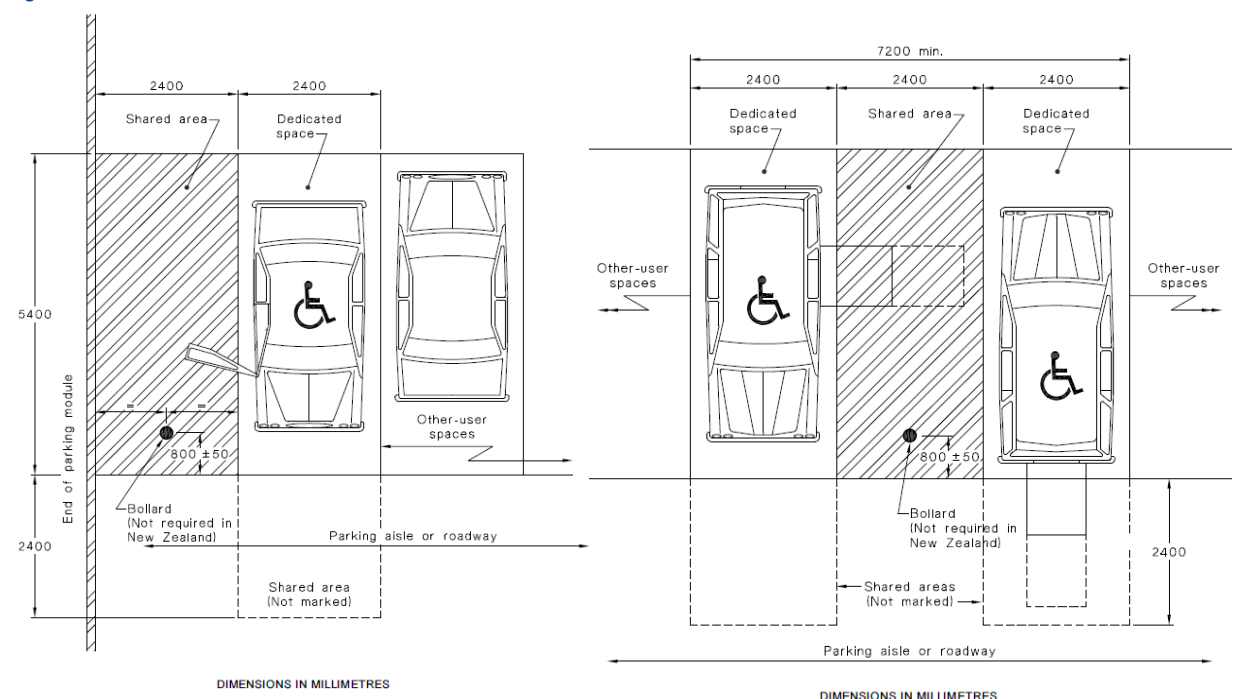


Figure 34

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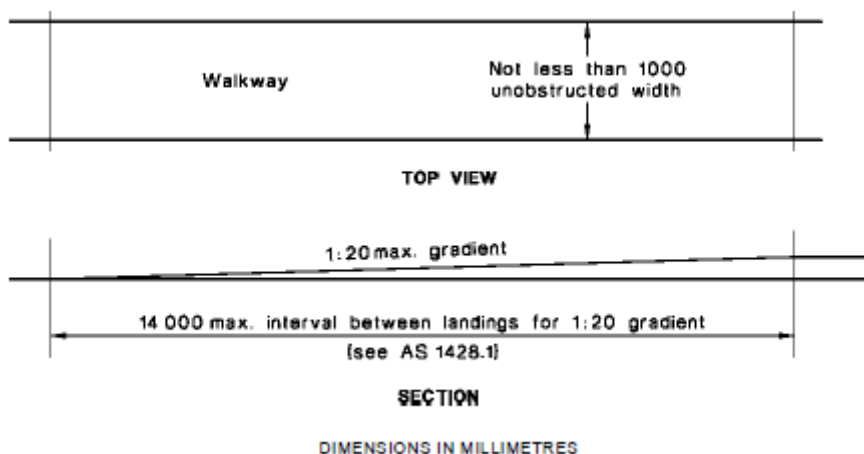


Figure 35

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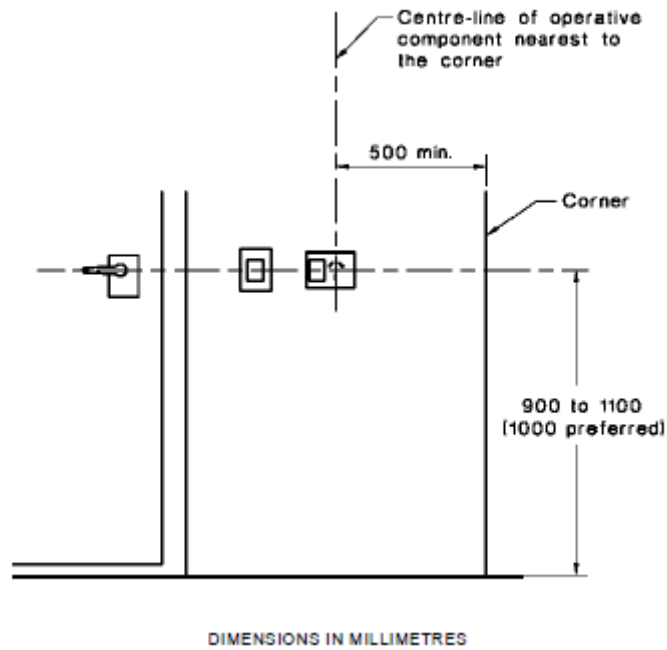


Figure 36

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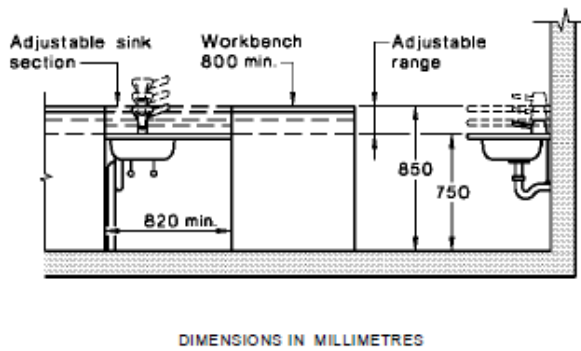
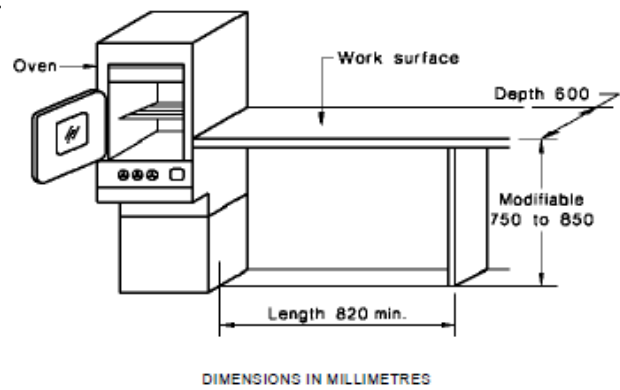
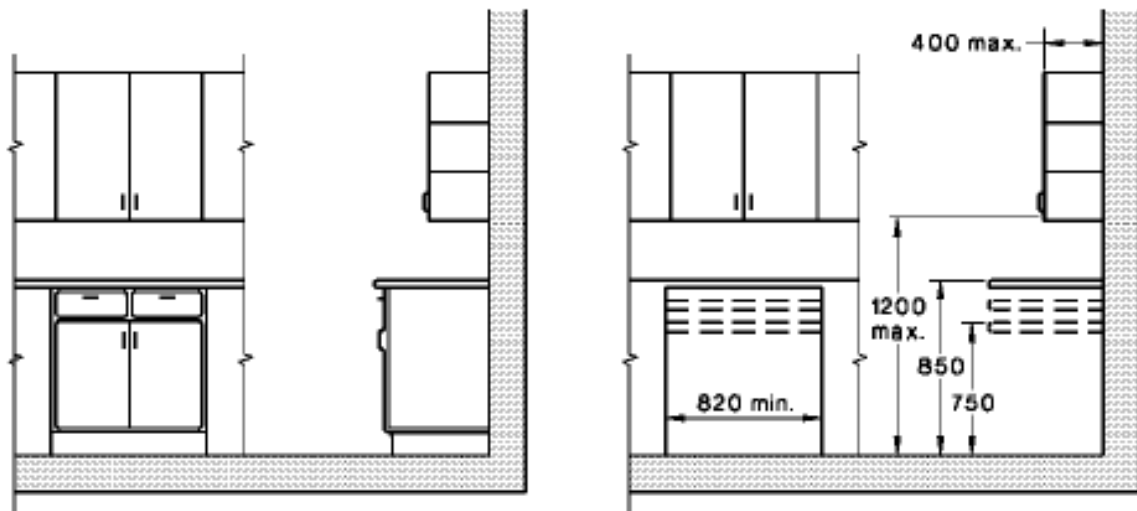


FIGURE 4.9 SINKS AFTER MODIFICATION

Figure 37

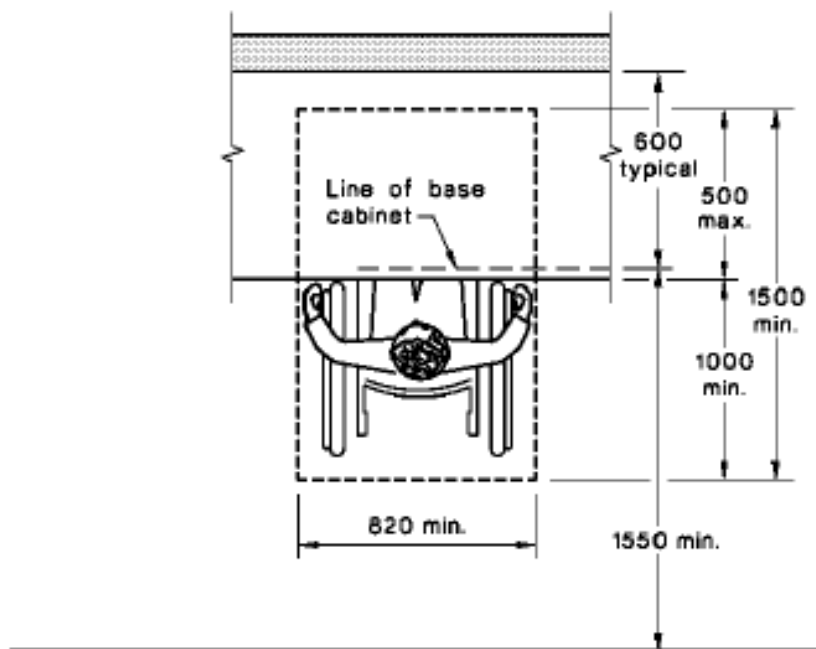


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(a) Before removal of cabinets

(b) After removal of cabinets



(c) Clear floor space under work surface

Figure 38

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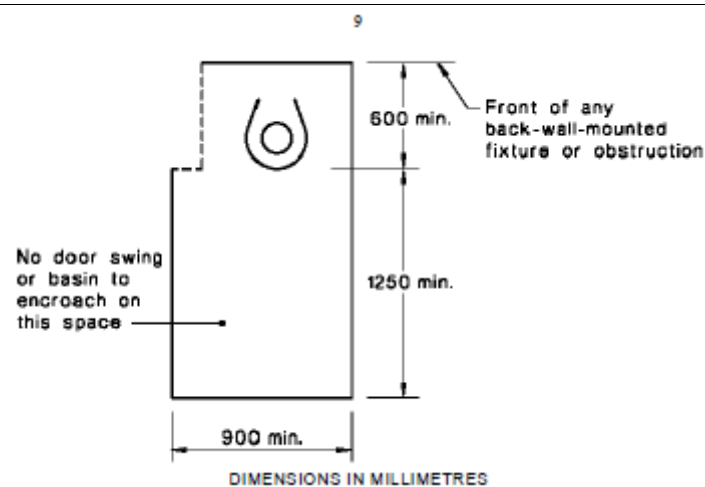
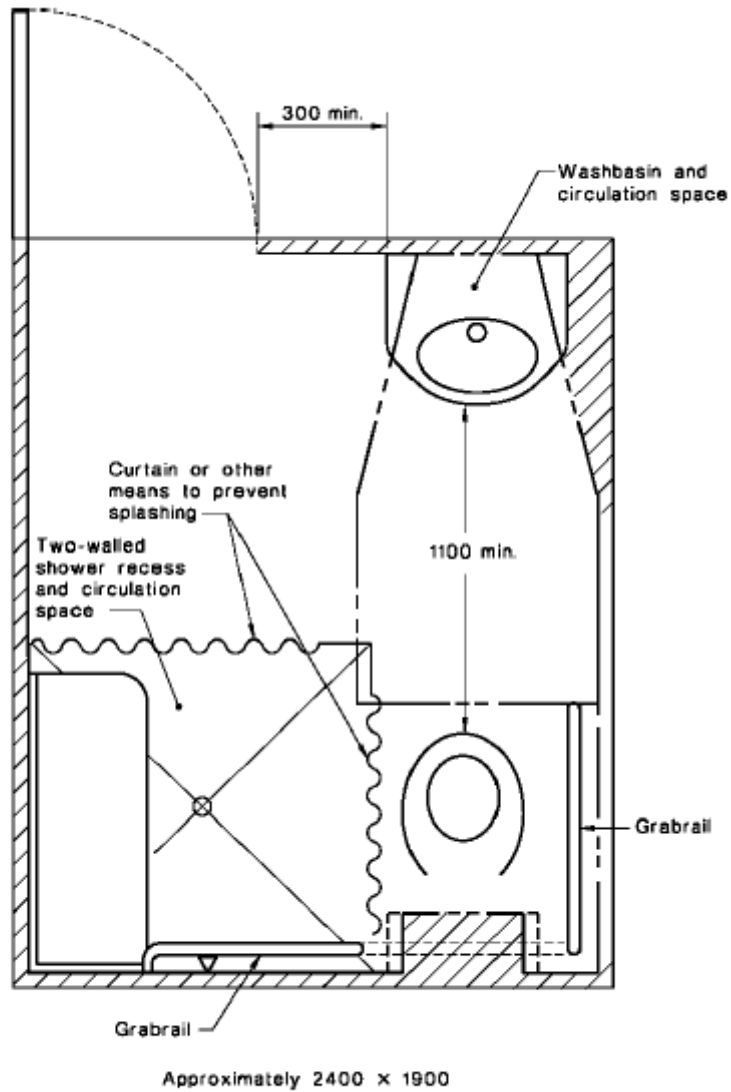


Figure 39

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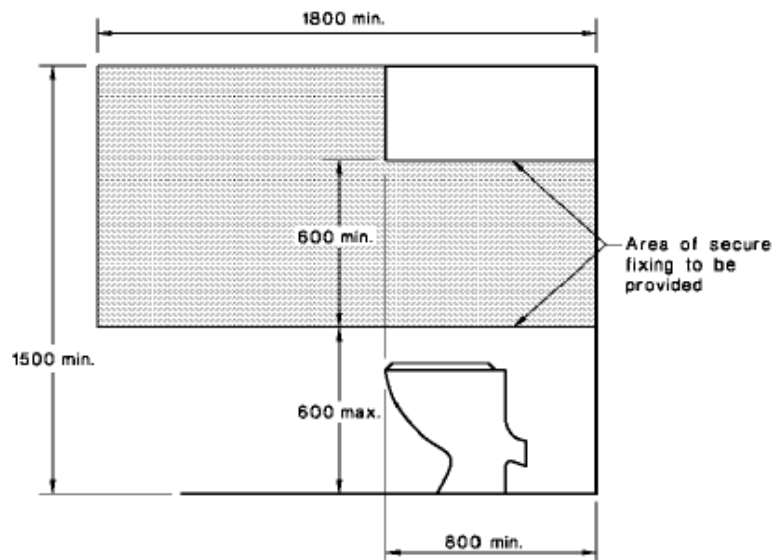
LEGEND:



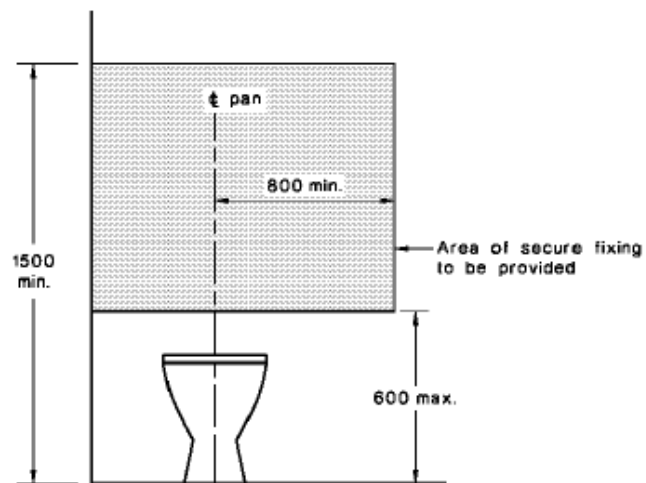
Free space

Figure 40

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(a) Side view



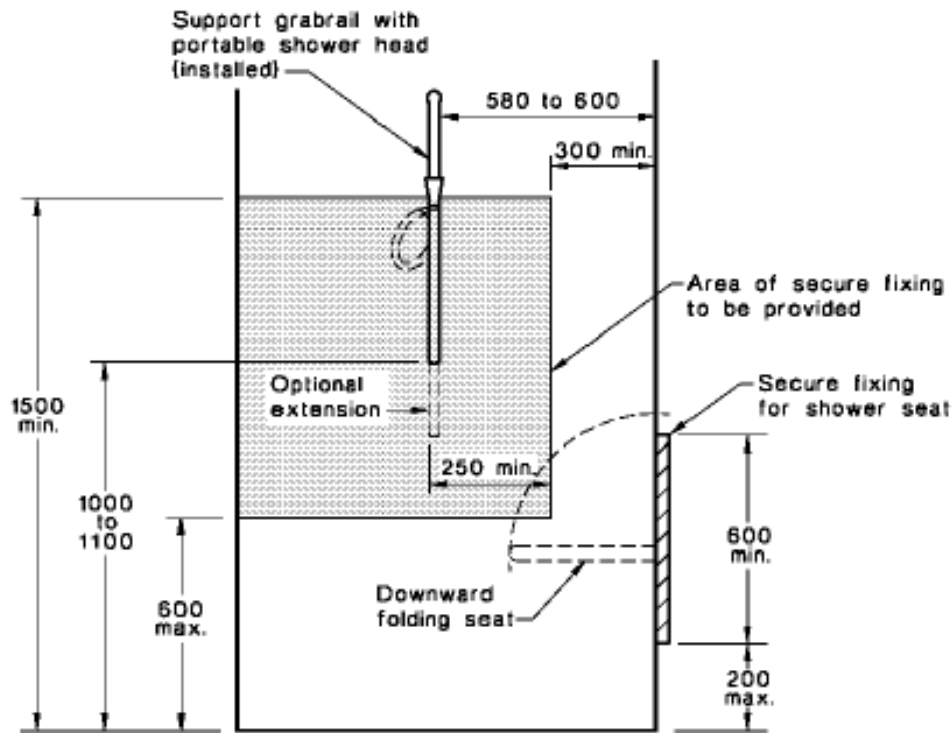
(b) Front view

DIMENSIONS IN MILLIMETRES

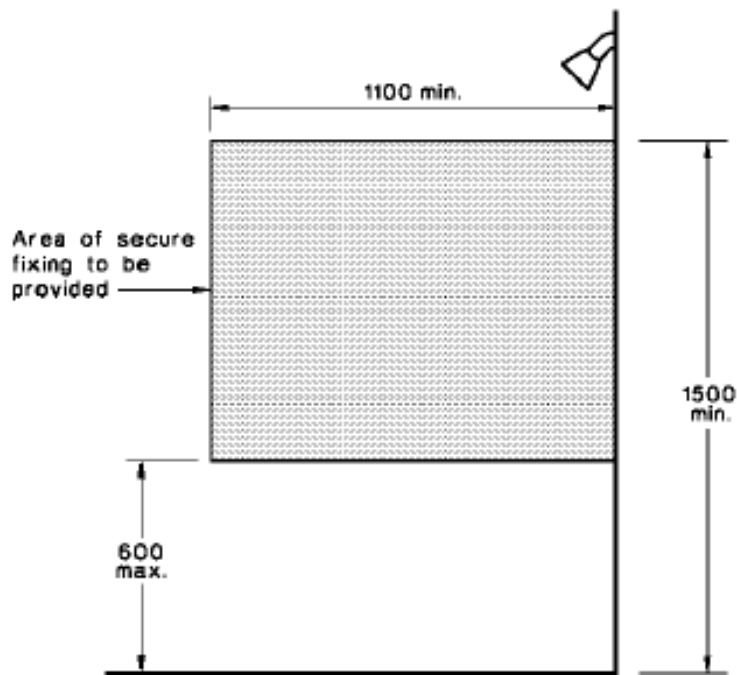
FIGURE 4.5 REINFORCED AREAS FOR SUBSEQUENT
INSTALLATION OF GRABRAILS IN TOILETS

Figure 41

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(a) Back wall



(b) Side wall

DIMENSIONS IN MILLIMETRES

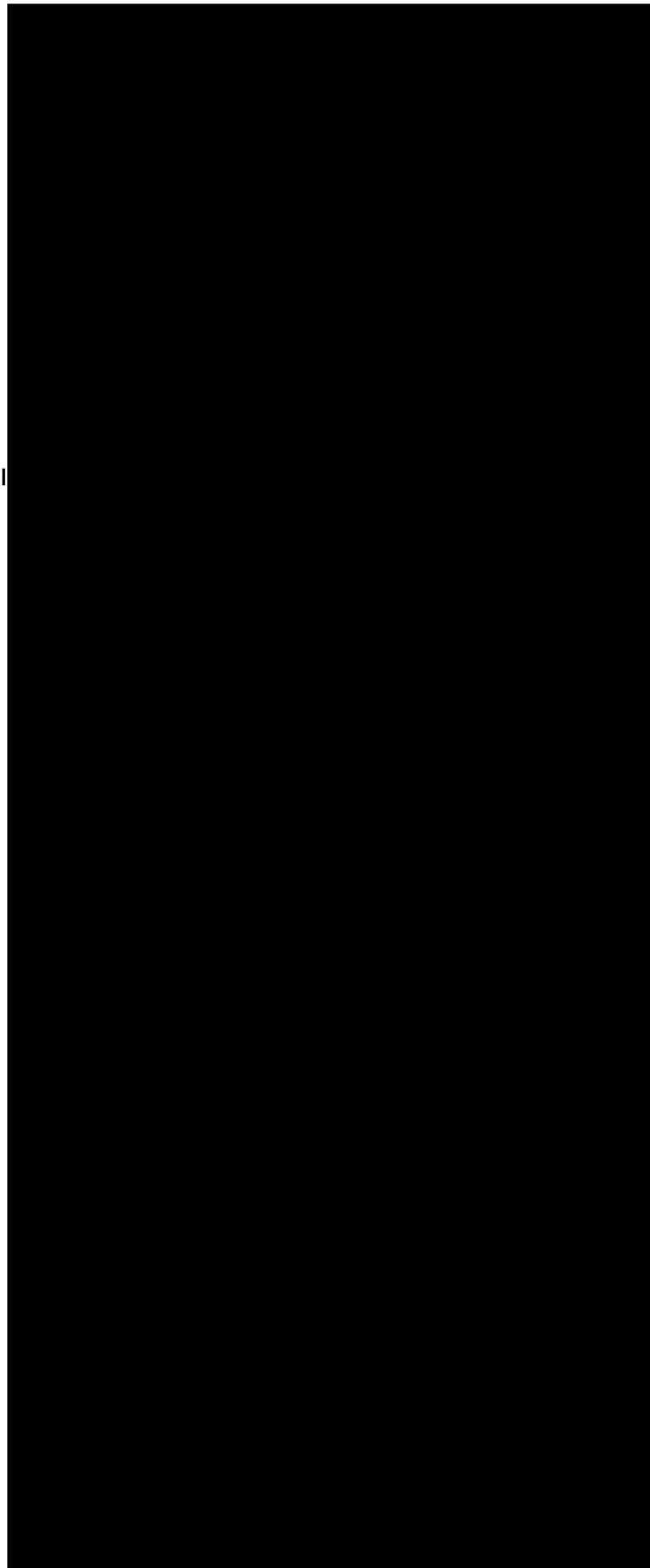
Figure 42

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Adaptable Housing – Pre & Post Adaptable Units

The attachments below are extracted from the Architectural Plans provided and are to be read together with AS 4299 Adaptable Housing Requirements.

TYPICAL ACCESSIBLE UNITS FOR CALSS 3: 403, 503, 603, 703



TYP

Post-Adaptable - Standard 1 Bed 1:50

TYPICAL ADAPTABLE UNITS 1401, 1405, 1501, 1505, 1601, 1605, 1701, 1705, 1801, 1805, 1901, 1905, 2001, 2005, 2101, 2105, 2201, 2205, 2301, 2305, 2401, 2405, 2505



SEPP 65 – Part 4Q1 Livable Housing Guidelines

As per SEPP 65, 20% of the units are to be designed as 'Livable'. The development proposes 287 Units which require 58 rooms to be designed as 'Livable'. Details to be provided at CC stage

| 1. A safe continuous and step free path of travel from the street entrance and/or parking area to a dwelling entrance that is level | ADR | N/A | C |
|---|--|--|--|
| <p>a. Provide a safe and continuous pathway from:</p> <ul style="list-style-type: none"> I. the front boundary of the allotment; or II. a car parking space, where provided, which may include the driveway on the allotment, to an entrance that is level (step-free) <p>This provision does not apply where the average slope of the ground where the path would feature is steeper than 1:14.</p> | <input type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> | <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> |
| <p>b. The path of travel as referred to in (a) should have a minimum clear width of 1000mm and –</p> <ul style="list-style-type: none"> I. an even, firm, slip resistant surface; II. a cross fall of not more than 1:40; III. A maximum pathway slope of 1:14, with landings provided at no greater than 9m for a 1:14 ramp and no greater than 15m for ramps steeper than 1:20. Landings should be no less than 200mm in length; and IV. iv. be step-free | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>c. A step ramp may be incorporated at an entrance doorway where there is a change in height of 190mm or less. The step ramp should provide:</p> <ul style="list-style-type: none"> I. a maximum gradient of 1:10 II. a minimum clear width of 1000mm (please note: width should reflect the pathway width) III. a maximum length of 1900mm <p>Level landings no less than 1200mm in length, exclusive of the swing of the door or gate than opens onto them, must be provided at the head and foot of the ramp.</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. At least one, level (Step free) entrance into the dwelling | | | |
| <p>a. The dwelling should provide an entrance door with –</p> <ul style="list-style-type: none"> I. a minimum clear opening width of 820mm (see Figure 2(a)); II. a level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled); and III. Reasonable shelter from the weather. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>b. A level landing area of 1200mm x 1200mm should be provided at the level (step-free) entrance door.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>c. Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>d. The level (step-free) entrance should be connected to the safe and continuous pathway.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Car parking | | | |
| <p>a. Where the parking area forms part of the dwelling access the space should incorporate:</p> <ul style="list-style-type: none"> I. minimum dimensions of at least 3200mm (width) x 5400mm (length); II. an even, firm and slip resistant surface; and III. A level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen). | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | | | |
|--|--------------------------|--------------------------|---|
| 4. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces. | | | |
| <p>a. Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide:</p> <ol style="list-style-type: none"> a minimum clear opening width of 820mm (see Figure 2(a)); and A level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled). <p>Reference: Figure 44 Notes:</p> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| <p>b. Internal corridors/passageways to the doorways referred to in (a) should provide a minimum clear width of 1000mm.</p> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| 5. A toilet on the ground (or entry) level that provides easy access. | | | |
| <p>a. Dwellings should have a toilet on the ground (or entry) level that provides:</p> <ol style="list-style-type: none"> a minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and A minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door in accordance with Figure 3(a). <p>Reference: Figure 45 Notes: Notes on plan</p> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| <p>b. If the toilet is located within the ground (or entry) level bathroom, the toilet pan should be located in the corner of the room to enable the installation of grab rails.</p> <p>Reference: Figure 46, Figure 47 Notes: Notes on plan</p> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| 6. A bathroom that contains a hob-less (step-free) shower recess. | | | |
| <p>a. One bathroom should feature a slip resistant, hobless (step-free) shower recess. Shower screens are permitted provided they can be easily removed at a later date.</p> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| <p>b. The shower recess should be located in the corner of the room to enable the installation of grab rails at a future date.</p> <p>Reference: Figure 48 Notes:</p> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| 7. Reinforced walls around the toilet, shower and bath to support the safe installation of grab rails at a later date | | | |
| <p>a. Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grab rails.</p> <p>Reference: Figure 48 Notes: Notes on plan</p> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| <p>b. The fastenings, wall reinforcement and grab rails combined must be able to withstand 1100N of force applied in any position and in any direction.</p> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| <p>c. The walls around the toilet are to be reinforced by installing:</p> <ol style="list-style-type: none"> noggings with a thickness of at least 25mm in accordance with Figure 6(a); or Sheeting with a thickness of at least 12mm in accordance with Figure 6(b). <p>Reference: Figure 47 Notes: Notes on plan</p> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| <p>d. The walls around the bath are to be reinforced by installing:</p> <ol style="list-style-type: none"> noggings with a thickness of at least 25mm in accordance with Figure 7(a); or Sheeting with a thickness of at least 12mm in accordance with Figure 7(b). | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |

| | | | |
|--|--------------------------|--------------------------|--------------------------|
| <p>e. The walls around the hobless (step-free) shower recess are to be reinforced by installing:</p> <ul style="list-style-type: none"> I. noggings with a thickness of at least 25mm in accordance with Figure 8(a); or II. Sheeting with a thickness of at least 12mm in accordance with Figure 8(b). <p>Reference: Figure 48 Notes: Notes on plan</p> | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
| 8. A continuous handrail on one side of any stairway where there is a rise of more than one metre. | | | |
| <p>a. Stairways in dwellings must feature:</p> <ul style="list-style-type: none"> I. A continuous handrail on one side of the stairway where there is a rise of more than 1m. | <input type="checkbox"/> | ✓ | <input type="checkbox"/> |

SEPP 65 LIVABLE HOUSING – References

The references below to be read as set and referenced in each section of the SEPP 65 Pat 4Q1

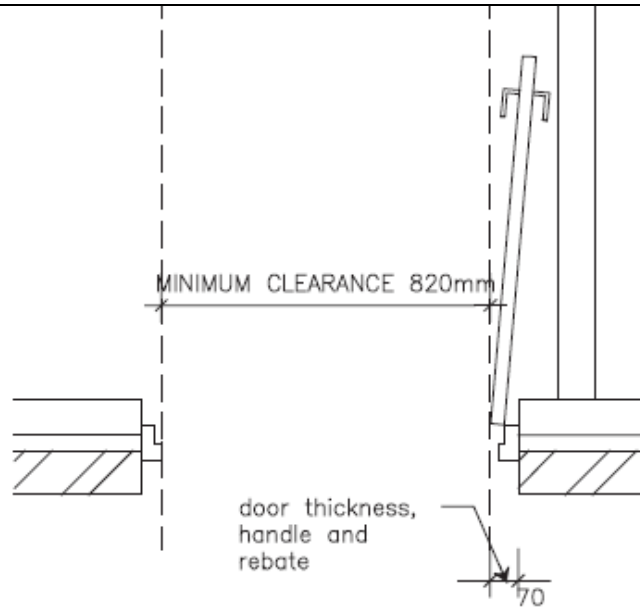


Figure 2(a) Silver level clear door opening

Figure 46

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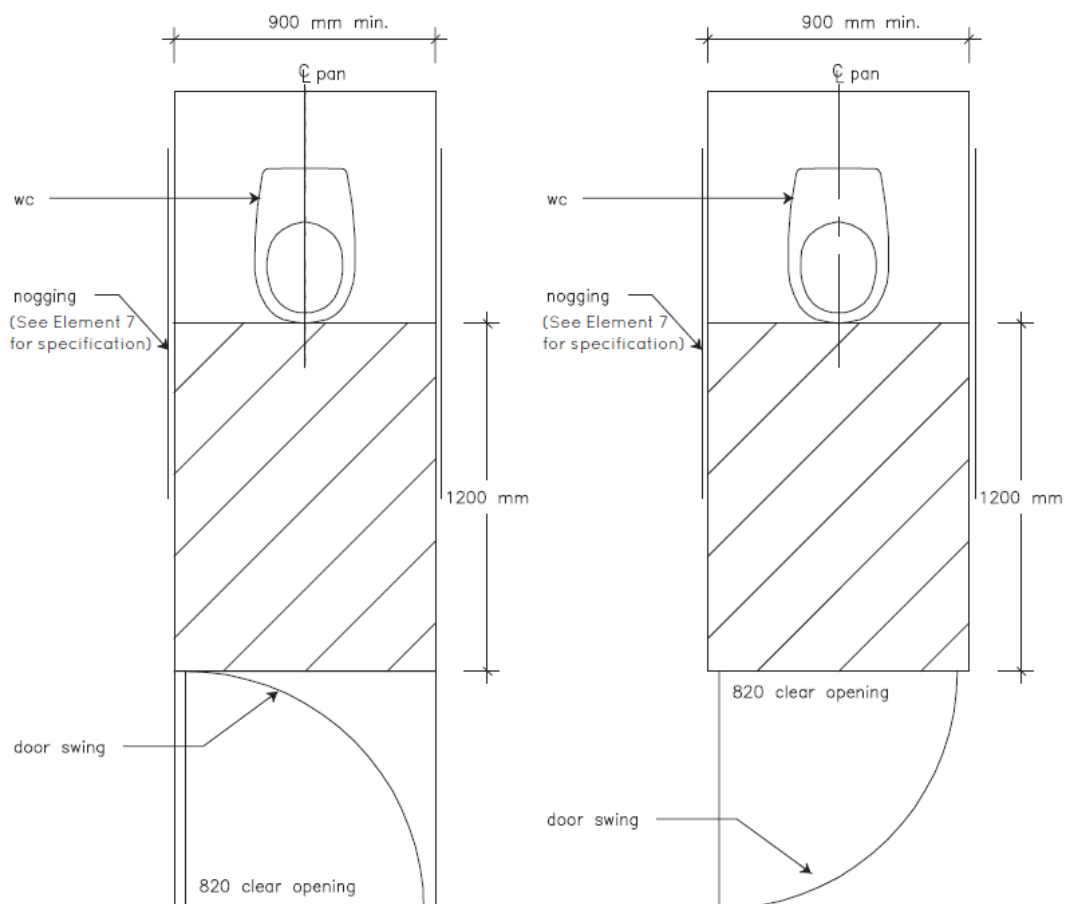


Figure 43 SAI Global Ltd License 1704-c045-2

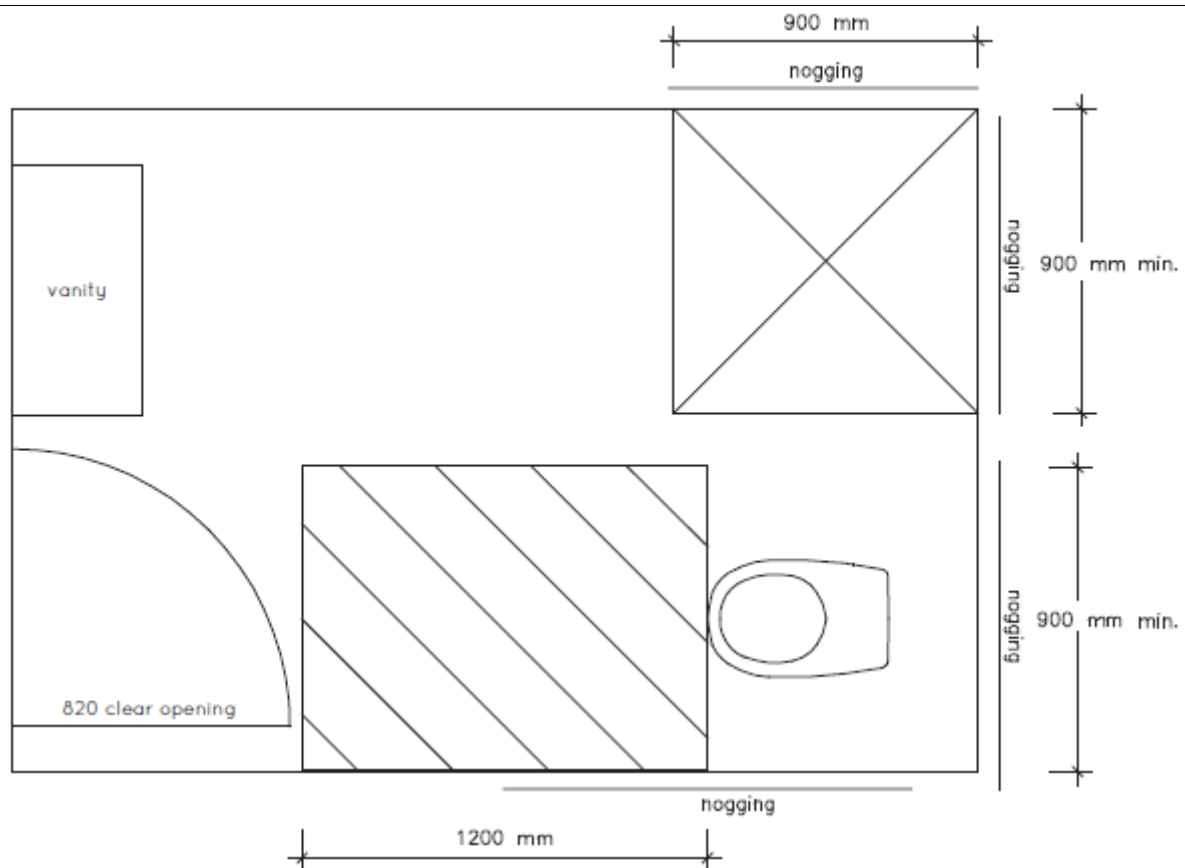


Figure 3(b) Silver level ground (or entry) level toilet layout and space requirements in a combined bathroom.

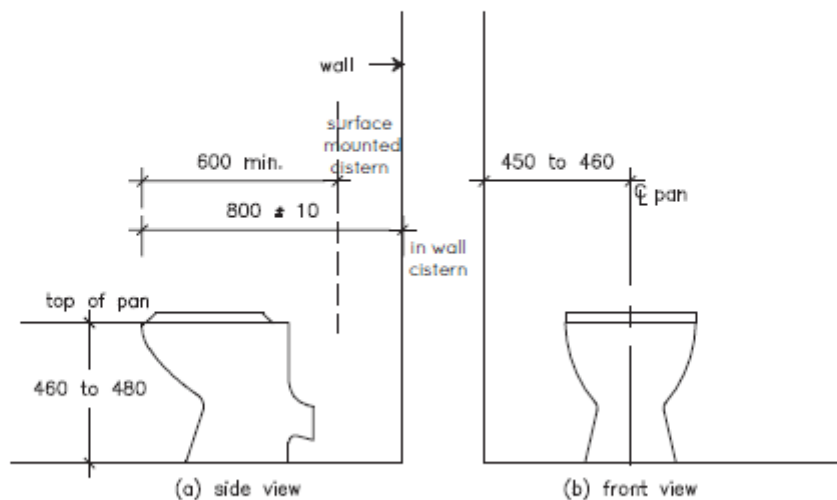


Figure 48

SAI Global Ltd License 1704-c045-2

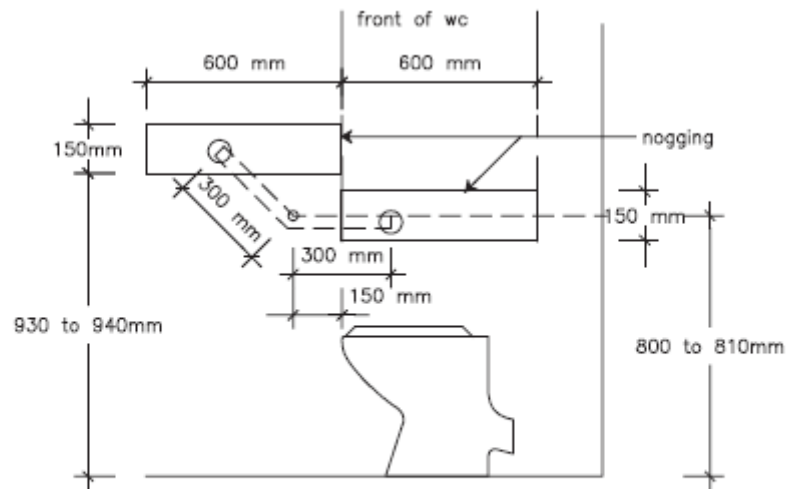


Figure 6(a) Toilet – Location of noggings

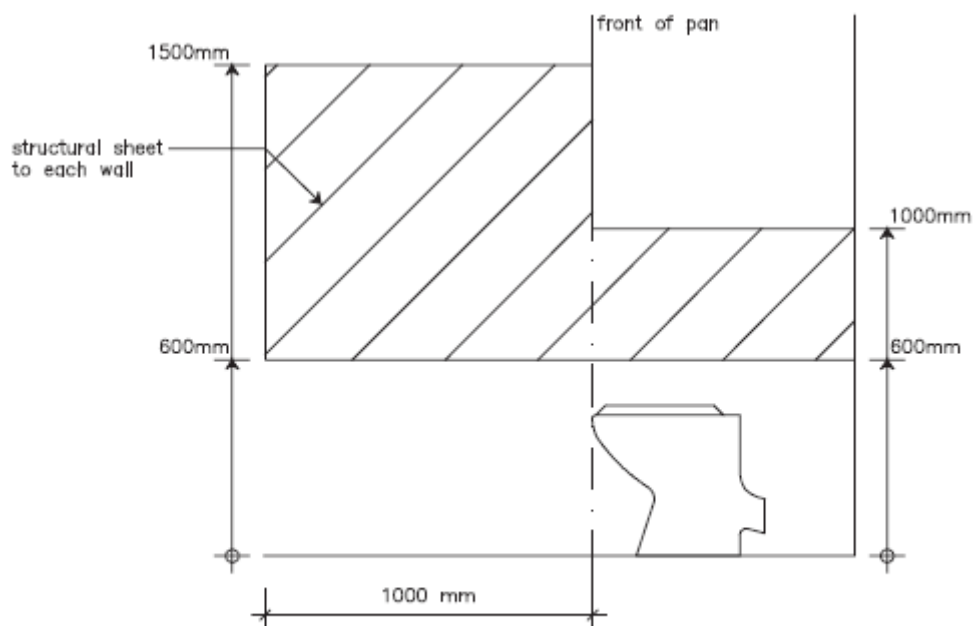


Figure 6(b) Toilet – Location of sheeting

Figure 49

SAI Global Ltd License 1704-c045-2

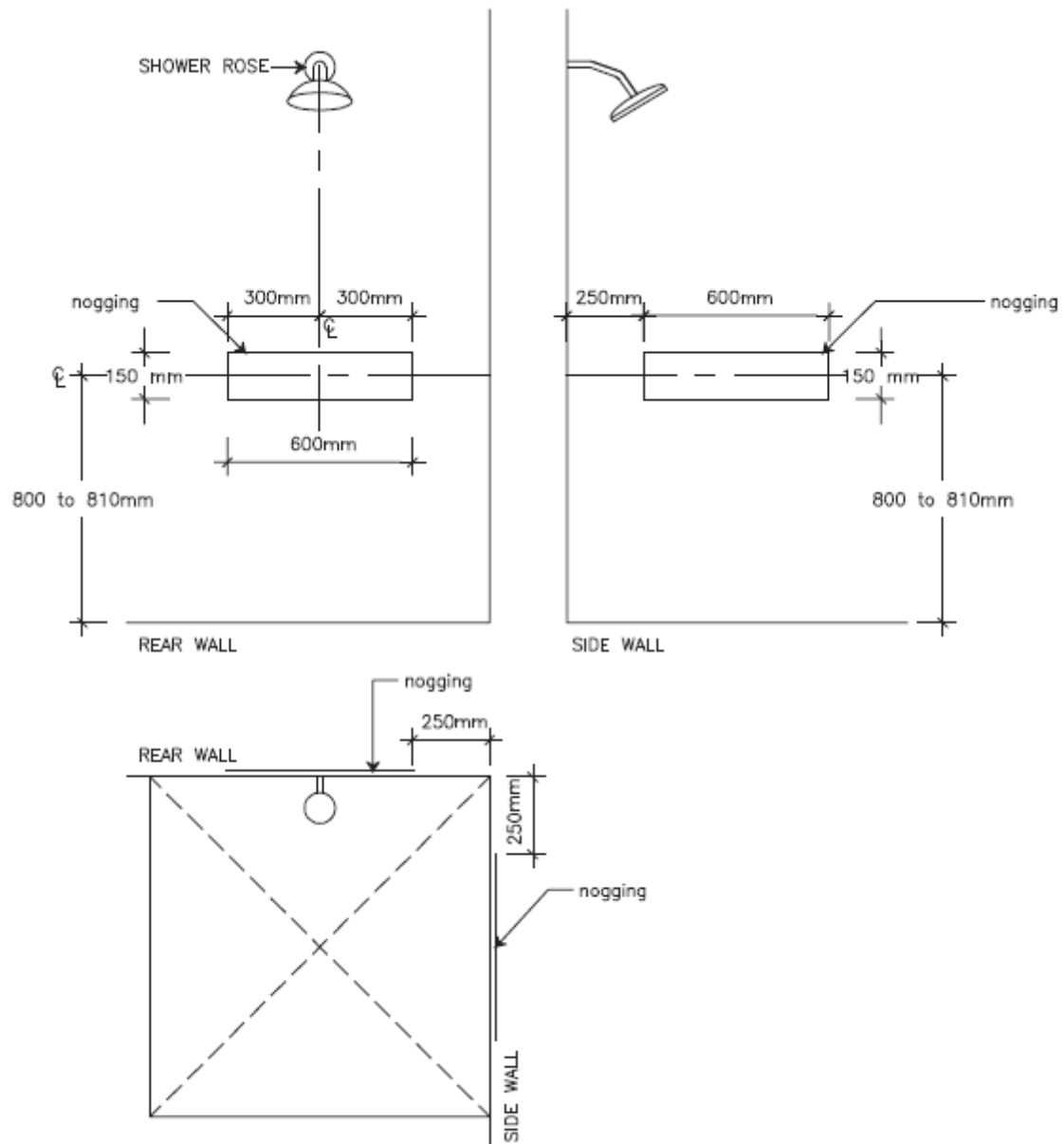


Figure 8(a) Shower recess – Location of noggings

Figure 44

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SEPP 65 LIVABLE HOUSING – References

The Livable units below are to be read in conjunction with each section of the SEPP 65 Part 4Q1

TYPICAL LIVABLE UNITS 1107, 1108, 1207, 1208, 1307, 1308, 1407, 1408, 1507, 1508, 1607, 1608, 1707, 1708, 1807, 1808, 1907, 1908, 2007, 2008, 2107, 2108, 2207, 2208, 2307, 2308, 2407, 2408, 2507, 2508, 2607, 2608, 2707, 2708, 2807, 2808, 2907, 2908, 3007, 3008, 3107, 3108, 3207, 3208, 3307, 3308, 3407, 3408, 3507, 3508, 3607, 3608, 3707, 3708, 3807, 3808, 3907, 3908.

Silver Standard

50

Silver Standard Livable Housing Unit - 1 Bed

1:50

DKO Issue A Floor Plans 28.11.2019