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Access Review Report for **1 Station Lane, Penrith, NSW**

Prepared by

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1. Introduction

Loka Consulting Engineers Pty Ltd has been engaged by Antoine J. Saouma Architect to provide accessibility assessment for the proposed residential flat building development located at 1 Station Lane, Penrith, NSW.

An accessibility assessment report has been based on the following drawings prepared by Antoine J. Saouma Architect:

No	Title	Drawing No.	Revision	Date
1	Lower Basement Plan	01	A	May 2018
2	Upper Basement Plan	02	A	May 2018
3	Ground Floor Plan	03	A	May 2018
4	Level 1 Plan	04	A	May 2018
5	Level 2 Plan	05	A	May 2018
6	Level 3 Plan	06	A	May 2018
7	Level 4 Plan	07	A	May 2018
8	Level 5 Plan	08	A	May 2018
9	Adaptable Units	19	A	May 2018

2. Purpose of the Report

The purpose of this report is to provide an accessibility review of the subject development to ascertain whether the development is consistent with access and adaptable housing requirements for a proposed residential flat building development.

3. Assessment Criteria

The assessment based on the following legislation, planning instruments and standards pertaining to access for people with disabilities:

- 1- Australian Standard AS4299 (1995) Adaptable housing

For those instances of "Deemed to Satisfy (DTS) non-compliance", a detailed analysis and commentary is provided. Where items are nominated as 'Compliance Achievable" it is considered that the existing plans are capable of achieving compliance subject to implementation of the requirements in the construction phase of the development.

4. Proposed Development

4.1. Development summary

- The development proposes a residential flat building consisting 2 basement levels, 1 ground level, and 5 upper levels.
- Both basement levels will be used primarily as car parking. There will be a sum of 14 car parking spaces in total, which include 2 accessible parking spaces
- The accessible parking spaces include minimum 2400mm wide spaces adjoining 2400mm wide shared areas.
- The development proposes 2 principal site entrances from Station Lane.
- The development proposes 2 units (3, 7) to be Category C of Adaptable Housing (AS 4299).

4.2. Building Details

- Class 2 – the residential flat building
- Class 7a – the car parking

5. Australian Standard AS4299 (1995) Adaptable housing

The following assessment summarises the compliance status of the design documentation with reference to AS4299:

Item	Requirement	Compliance	Comments/ Recommendation
DRAWINGS	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages	Yes Further detailing at CC stage	Pre and post adaptation plans are provided for U3 & U7.
SITING	A continuous accessible path of from street frontage and vehicle parking to entry complying with AS 1428.1	Yes Further detailing at CC stage	There is a continuous accessible path from the 2-basement accessible car parking spaces to the adaptable units via the lift. There is also a continuous accessible path from Station Lane into the building and the 2 adaptable units via the lift.

LETTERBOXES IN ESTATE DEVELOPMENTS	Letter boxes to be on hard standing area connected to accessible pathway	Yes Further detailing at CC stage	There are letterboxes connected to the accessible entry at ground floor.
PRIVATE CAR ACCOMMODATION	Car parking space or garage min. area 6.0 m * 3.8 m 5.4 * 3.8 if sheltered	Yes Further detailing at CC stage	Accessible car parking spaces comply with AS2890.6. This is also acceptable.
ACCESSIBLE ENTRY	Accessible entry Accessible entry to be level (i.e. max. 1:40 slope) Threshold to be low-level Landing to enable wheelchair manoeuvrability Accessible entry door to have 850 mm min. clearance Door lever handles and hardware to AS 1428.1	Yes Further detailing at CC stage	There are accessible entrances. Ensure accessible entrances are level or at max. 1:40 slope. Ensure the threshold to be low-level. There are landings to enable wheelchair manoeuvrability. Both building entry doors on ground floor and both unit entry doors have 780mm clear width. 850mm proposed at CC stage Ensure door lever handles and hardware comply with AS 1428.1.
INTERIOR: GENERAL	Internal doors to have 820 mm min. clearance Internal corridors min. width of 1000 mm Provision for compliance with AS 1428.1 for door approaches	Yes Further detailing at CC stage	All internal doors have 780mm clear width. 820mm (850mm for accessible rooms) proposed at CC stage. All internal corridors have min. 1000 mm clear width.
LIVING ROOM & DINING ROOM	Provision for circulation space of min. 2250 mm diameter	Yes Further detailing at CC stage	Provision shall be made for circulation space to enable a 360° wheelchair turn after the furniture has been placed (an area of min. 2250 mm diameter).

	Telephone adjacent to GPO		Provide telephone adjacent to GPO. Ensure potential illumination level to be min.300 lux.
	Potential illumination level min. 300 lux		
KITCHEN	Minimum width 2.7 m (1550 mm clear between benches)	Yes Further detailing at CC stage	All adaptable kitchens have min. 2.7 m width.
	Provision for circulation at doors to comply with AS 1428.1		There are no doors in all adaptable kitchens.
	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		All adaptable kitchens must comply with the followings:
	Refrigerator adjacent to work surface		Kitchen legs must be adjustable that allow the kitchen to be lowered providing at least one work surface of 800 mm length, adjustable in height between 750-850 mm. Work surface must be adjacent to refrigerator, and oven. It must also be min. 800 mm adjacent to cooktop at same height.
	Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable		Kitchen sink must be adjustable to heights between 750-850 mm or replaceable and the sink bowl must be max. 150 mm deep.
	Kitchen sink bowl max. 150 mm deep		
	Tap set capstan or lever handles or lever mixer		Tap set must be located within 300 mm of front of sink and its type to be capstan or lever handles or lever mixer.
	Tap set located within 300 mm of front of sink		
	Cooktops to include isolating switch side controls with raised cross bars		Cooktops must include either front or side controls with raised cross bars and isolating switch.
	Cooktops to include isolating switch		
	Work surface min. 800 mm length adjacent to cooktop at same height		
Oven located adjacent to an adjustable height or replaceable work	GPOs must comply with AS 1428.1 and at least one double GPO is to be provided within 300 mm of		

	<p>surface</p> <p>GPOs to comply with AS 1428.1. At least one double GPO within 300 mm of front of work surface</p> <p>GPO for refrigerator to be easily reachable when the refrigerator is in its operating position</p> <p>Slip-resistant floor surface</p>		<p>front of work surface. GPO for refrigerator must be easily reachable when the refrigerator is in its operating position.</p> <p>Ensure the floor surface is slip-resistant.</p>
MAIN BEDROOM	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2	Yes Further detailing at CC stage	Circulation spaces comply with AS1428.1 and bedroom comply with AS1428.2.
BATHROOM	<p>Provision for bathroom area to comply with AS 1428.1</p> <p>Slip-resistant floor surface</p> <p>Shower recess - no hob. Minimum size 1160*1100 to comply with AS 1428.1. (Refer Figures 4.6 and 4.7)</p> <p>Shower area waterproofed to AS 3740 with floor to fall to waste</p> <p>Recessed soap holder</p> <p>Shower taps positioned for easy reach to access side of shower sliding track</p> <p>Provision for adjustable, detachable hand held shower rose mounted on a slider grab rail or fixed hook (plumbing and wall - strengthening</p>	Further detailing at CC stage	<p>Toilet pan location is relocated for post-adaptation.</p> <p>Corresponding plumbing facilities are proposed to be capped off in pre-adaptation stage.</p> <p>Basin is overlapping with toilet pan circulation space. Bathroom layout complying with AS1428.1 is proposed at CC stage.</p> <p>Hobless shower is proposed at CC stage.</p> <p>Bathroom must have a firm, slip-resistant surface with a texture that is traversable by a wheelchair.</p> <p>Shower recesses for all adaptable units are too small.</p> <p>Shower area must be waterproofed to AS 3740 with floor to fall to waste.</p>

	<p>provision)</p> <p>Provision for grab rail in shower (Refer to Figure 4.7) to comply with AS 1428.1</p> <p>Tap sets to be capstan or lever handles with single outlet</p> <p>Provision for washbasin with clearances to comply with AS 1428.1</p> <p>Double GPO beside mirror</p>		<p>Soap holder must be recessed.</p> <p>Shower taps must be positioned for easy reach to access side of shower sliding track.</p> <p>The shower must have strengthened walls at grab rail locations, and adjustable, detachable hand-held shower rose mounted on a slider grab rail or fixed hook.</p> <p>Type of tap sets must be capstan or lever handles with single outlet.</p> <p>Washbasin must be installed according to AS 1428.1</p> <p>The bathroom plumbing must be in the same position as pre and post adaptation.</p> <p>A double GPO must be provided beside the mirror.</p>
TOILET	<p>Provision of either 'visit able toilet' or accessible toilet</p> <p>Provision to comply with AS 1428.1</p> <p>Location of WC pan at correct distance from fixed walls</p> <p>Provision for grab rail zone. (Refer Figure 4.6)</p> <p>Slip resistant floor surface. (Vitreous tiles or similar)</p>	Further detailing at CC stage	<p>Strengthened walls must be provided at grab rail locations.</p> <p>The floor surface is slip-resistant.</p>
LAUNDRY	<p>Circulation at doors to comply with AS 1428.1</p> <p>Provision for adequate circulation space in front of or beside appliances (m in. 1550 mm depth)</p> <p>Provision for</p>	Yes Further detailing at CC stage	<p>There is 1550mm circulation space in front of the appliances.</p> <p>Provide automatic washing machine.</p> <p>There is no clothes line.</p> <p>A double GPO must be</p>

	<p>automatic washing machine</p> <p>Where clothes line is provided, an accessible path of travel to this</p> <p>Double GPO</p> <p>Slip-resistant floor surface</p>		<p>provided.</p> <p>These features are required for pre and post adaptation.</p> <p>Ensure the floor surface is slip-resistant.</p>
GARBAGE		<p>Yes</p> <p>Further detailing at CC stage</p>	<p>There is 1550mm circulation space in front of the garbage chute.</p>
DOOR LOCKS	<p>Door hardware operable with one hand, located 900–1100 mm above floor</p>	<p>Yes</p> <p>Further detailing at CC stage</p>	<p>D-lever type doors handles must be provided at a height between 900-1100mm from the ground surface with sufficient grasping clearance.</p>