

Adaptable Housing Compliance Schedule

52 South Street
Katoomba NSW 2780

Alterations and additions to the dwelling house to construct an attached dual occupancy and undertake a two (2) lot subdivision

26 April 2022

1 Adaptability Assessment

The following provides an assessment of the subject Development Application plan set dated 7 April 2022 against the *Schedule of features for Adaptable Housing* as included under Australian Standard AS 4299—1995 *Adaptable housing*.

As stated under the standard:

This schedule is a list of essential features to be incorporated into a housing unit for it to be termed an ‘Adaptable House’. A higher level of ‘Adaptable House’ classification may be achieved by incorporating some or all of the desirable elements. It is intended that this schedule be also used as a checklist to record the features incorporated.

Each **essential** item included in the design for this development is identified by a “Yes” below:

Item No.	Room / Item	Clause No	Essential	
			Required feature	Included
	DRAWINGS			
1	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages	2.3	✓	Yes
	SITING			
2	A level or gently sloping site with up to 1:14 gradient	3.2.2		
3	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS 1428.1	3.3.2	✓	Yes
4	Additional paths and walkways to be continuous, slip-resistant and hard- surfaced with gradients complying with AS 1428.1	3.3.2		
5	Within a residential estate development, common use facilities to be accessible	3.3.3		
6	Within a residential estate development, street names with house numbers at each intersection	3.3.3		
7	Within a residential estate development, internal roadways to be separate from pedestrian walkways	3.3.3		
	SECURITY			
8	Pathway lighting shall be positioned at low height to avoid glare and to provide min. 50 lux at ground level	3.6.1		
9	Clear line of sight from a well-lit vehicle drop-off point to safe pedestrian entry point	3.6.2		
	LETTERBOXES IN ESTATE DEVELOPMENTS			
10	Within residential estate developments, letterboxes centrally located adjacent to street entry. Lockable	3.8		
11	Letterboxes to be on hard standing area connected to accessible pathway	3.8	✓	Yes
12	Letterbox area roofed and in a well lit location	3.8		
13	Parcel rack included with letterboxes	3.8		
	PRIVATE CAR ACCOMMODATION			
14	Carparking space or garage min. area 6.0m x 3.8m	3.7.2	✓	Yes
15	Roof to car parking space	3.7.1		

Item No.	Room / Item	Clause No	Essential	
			Required feature	Included
16	Internal clearance of garage or carport 2.5m min.	3.7.2		
17	Provision for power-operated roller door to garage	3.7.2		
18	Covered access to dwelling unit	3.7.3		
19	Illumination level min. 50 lux	4.10		
	ACCESSIBLE ENTRY			
20	Accessible entry	4.3.1	✓	Yes
21	Entry protected by porch or similar	4.3.1		
22	Accessible entry to be level (i.e. max. 1:40 slope)	4.3.2	✓	Yes
23	Threshold to be low-level	4.3.2	✓	Yes
24	Landing to enable wheelchair maneuverability	4.3.2	✓	Yes
25	Accessible entry door to have 850mm min. clearance	4.3.1	✓	Yes
26	Weatherproofed entry door	4.3.3		
27	Door lever handles and hardware to AS 1428.1	4.3.4	✓	Yes
28	Provision for combined door/security door	4.3.5		
29	Potential nun. Illumination level 300 lux	4.10		
	EXTERIOR: GENERAL			
30	All external doors to be keyed alike	4.3.4		
31	Provision for security screen to exterior opening or sliding windows and doors	4.7.6		
	INTERIOR: GENERAL			
32	Internal doors to have 820mm min. clearance	4.3.3	✓	Yes
33	Internal corridors min. width of 1000mm	4.3.7	✓	Yes
34	Provision for compliance with AS 1428.1 for door approaches	4.3.7	✓	Yes
35	Window sills at max. 730mm above floor level to living and 600mm above floor level to bedroom areas	4.7.2. and 4.6.2		
	LIVING ROOM & DINING ROOM			
36	Provision of circulation space of min. 2250mm diameter	4.7.1	✓	Yes
37	Minimum 4 double GPOs	4.7.3		
38	Telephone adjacent to GPO	4.7.4	✓	Yes
39	Telephone outlet location between kitchen and living space, adjacent to GPO	4.7.4		
40	Two TV antenna outlets adjacent to GPO (positioned so viewing from dining and kitchen is achievable)	4.7.5		
41	Potential illumination level min. 300 lux	4.10	✓	Yes
	KITCHEN			
42	Minimum width 2.7m (1550mm clear between benches)	4.5.2	✓	Yes
43	Provision for circulation at doors to comply with AS 1428.1	4.5.1	✓	Yes

Item No.	Room / Item	Clause No	Essential	
			Required feature	Included
44	Provision for benches planned to include at least one worksurface of 800mm length, adjustable in height from 750mm to 850mm or replaceable. Refer to Figure 4.8	4.5.5	✓	Yes
45	Refrigerator adjacent to work surface	4.5.5	✓	Yes
46	Kitchen sink adjustable to heights from 750mm to 850mm or replaceable	4.5.6	✓	Yes
47	Kitchen sink bowl max. 150mm deep	4.5.6	✓	Yes
48	Tap set capstan or lever handles or lever mixer	4.5.6(c)	✓	Yes
49	Tap set located within 300mm of front of sink	4.5.6(c)	✓	Yes
50	Installation of thermostatic mixing valve	4.5.6(f)		
51	Cooktops to include either front or side controls with raised cross bars	4.5.7	✓	Yes
52	Cooktops to include isolating switch	4.5.7	✓	Yes
53	Worksurface min. 800mm length adjacent to cooktop at same height	4.5.7	✓	Yes
54	Oven located adjacent to an adjustable height or replaceable work surface	4.5.8	✓	Yes
55	Provision for microwave oven at height of 750mm-1200mm above floor	4.5.9		
56	Central light with second light over sink. Potential illumination level min. 300 lux with 550 lux over work surfaces	4.10		
57	Adjustable shelving: depth 600mm max. up to 800mm above floor: depth 450mm max. from 800 to 1500mm above floor, depth 300mm max. above 1500mm	4.5.10		
58	Locale handles towards the top of below bench cupboards and towards the bottom of overhead cupboards. Provide 'D' pull handles	4.5.10		
59	GPOs to comply with AS 1428.1. At least one double GPO within 300mm of front of worksurface	4.5.11	✓	Yes
60	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	4.5.11	✓	Yes
61	Slip-resistant floor surface	4.5.4	✓	Yes
	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	✓	Yes
63	Two double GPOs on wall where bedhead is likely to be	4.6.3		
64	Minimum of one GPO on opposite wall	4.6.3		
65	Telephone outlet next to bed on the side closest to door (with GPO adjacent to telephone outlet)	4.6.5		
66	TV antenna point and double GPO on opposite wall to bedhead	4.6.6		
67	2-way light switches, one located above bed. 1000mm high above floor	4.6.4		
68	Potential illumination level 300 lux	4.10		
69	Sliding doors on wardrobe with full length minor	4.6.7		
	OTHER BEDROOMS			
70	Two double GPOs on one wall. Minimum of one GPO on opposite wall	4.6.3		
71	Two-way light switch	4.6.4		
72	Telephone outlet next to double GPO	4.6.5		
73	TV antenna point adjacent to one GPO	4.6.6		

Item No.	Room / Item	Clause No	Essential	
			Required feature	Included
74	Potential illumination level 300 lux	4.10		
	BATHROOM			
75	Provision for bathroom area to comply with AS 1428.1	4.4.1	✓	Yes
76	Slip-resistant floor surface	4.4.2	✓	Yes
77	Shower recess-no hob. Minimum size 1160 x 1100 to comply with AS 1428.1. (Refer Figures 4.6 and 4-7)	4.4.4 (f)	✓	Yes
78	Shower area waterproofed to AS 3740 with floor to fall to waste	4.4.4(f)	✓	Yes
79	Recessed soap holder	4.4.4 (f)	✓	Yes
80	Shower taps positioned for easy reach to access side of shower sliding track	4.4.4	✓	Yes
81	Shower waste min. 80mm diameter	4.4.4		
82	Provision for adjustable, detachable hand held shower rose mounted on a slider grab rail or fixed hook (plumbing and wall-strengthening provision)	4.4.4(h)	✓	Yes
83	Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS 1428.1	4.4.4(h)	✓	Yes
84	Provision for additional grabrail	4.4.4(h)		
85	Provision for folding scat in shower to comply with AS 1428.1	4.4.4(h)		
86	Tap sets to be capstan or lever handles with single outlet	4.4.4(c)	✓	Yes
87	Installation of thermostatic mixing valve	4.4.4(b)		
88	Provision for washbasin with clearances to comply with AS 1428.1	4.4.4(g)	✓	Yes
89	Wall cabinet with light over or similar	4.4.4(d)		
90	Double GPO beside mirror	4.4.4(d)	✓	Yes
91	Potential illumination level 300 lux generally with 600 lux task lighting	4.10		
	TOILET			
92	Provision of either 'visitable toilet' or accessible toilet	4.4.3	✓	Yes
93	Provision to comply with AS 1428.1	4.4.1	✓	Yes
94	Location of WC pan at correct distance from fixed walls	4.4.3	✓	Yes
95	Provision for grab rail zone. (Refer Figure 4.6)	4.4.4(h)	✓	Yes
96	Slip resistant floor surface. (Vitreous tiles or similar)	4.4.2	✓	Yes
97	Recessed toilet roll holder	4.4.3		
	LAUNDRY			
98	Circulation at doors to comply with AS 1428.1	4.8	✓	Yes
99	Provision for adequate circulation space in front of or beside appliances (min. 1550mm depth)	4.8	✓	Yes
100	Provision for automatic washing machine	4.8(e)	✓	Yes
101	Provision for drier	4.8		
102	Where clothes line is provided, an accessible path of travel to this	4.8(a)	✓	Yes
103	Installation of thermostatic mixing valve	4.8(d)		

Item No.	Room / Item	Clause No	Essential	
			Required feature	Included
104	Taps positioned at side of tub	4.8(c)		
105	Double GPO	4.8(g)	✓	Yes
106	Provision of shelf for soaps and similar. 1200mm max. height	4.8(h)		
107	Potential illumination level 300 lux generally with 550 lux task lighting	4.10		
108	Slip-resistant floor surface	4.9.1	✓	Yes
	STORAGE			
109	Linen cupboard min. 600 mm wide with adjustable shelving	4.11.5		
	DOOR LOCKS			
110	Door hardware operable with one hand, located 900-1100 mm above floor	4.3.4	✓	Yes
	FLOOR COVERINGS			
111	Slip resistant surfaces —balconies and external paved areas. (Vitreous tile or similar)	4.9.1		
	ANCILLARY ITEMS			
112	Switches located 900-1100mm above floor in line with door handles	4.11.1		
113	GPOs located not less than 600mm above floor	4.11.1		
114	Electrical distribution board located inside housing unit	4.11.2		
115	Window controls located in an accessible position	4.11.4		
	GARBAGE			
116	Provision for bin in an accessible location	4.11.6		
117	Provision for external wheelchair storage	4.11.6		
118	Provision for external battery charging facility	4.11.6		
119	Guide dog accommodation	4.11.6		

2 Compliance summary

Implementation of the essential features above indicate that adaptability of the updated design and plan set has been achieved under the Adaptable Housing standard and in accordance with Blue Mountains Development Control Plan requirements.