

**Bills St, Hawthorn TYPICAL 1 BED, TYPICAL 2 BEDS, TYPICAL 3 BEDS - NORTH-SOUTH ORIENTATION and TYPICAL 3 BEDS - EAST-WEST ORIENTATION**

**Element 1. DWELLING ACCESS**

**PERFORMANCE STATEMENT**

There is a safe, continuous, step-free pathway from the street entrance and/or parking area to a dwelling entrance that is level.

PERFORMANCE CRITERIA		Achieved?	Notes
SILVER	a. Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling. This provision does not apply where the average slope of the ground where the path would feature is steeper than 1:14.	✓	
	b. The path of travel referred to in (a) should have a minimum clear width of 1000mm and have:	✓	
	i. no steps;	✓	
	ii. an even, firm, slip resistant surface;	X	TBC
	iii. a crossfall of not more than 1:40;	X	TBC
	iv. a maximum pathway slope of 1:14	X	TBC
	Where ramps are required, they should have 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 1200mm in length.	X	TBC
	c. The path of travel referred to in (a) may be provided via an associated car parking space for the dwelling. Where a car parking space is relied upon as the safe and continuous pathway to the dwelling entrance, the space should incorporate:	N/A	
	i. minimum dimensions of at least 3200mm (width) x 5400mm (length);	N/A	
	ii. an even, firm and slip resistant surface; and	N/A	
	iii. a level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen).	N/A	
	d. 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:	N/A	
	i. a maximum gradient of 1:10	N/A	
	ii. a minimum clear width of 1000mm (please note: width should reflect the pathway width)	N/A	
	iii. a maximum length of 1900mm	N/A	

PERFORMANCE CRITERIA		Achieved?	Notes
	e. Where a ramp is part of the pathway, 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.	X	TBC
	Note: The width of the landing will be determined by the adjoining pathway. If the landing directly adjoins the doorway please refer to Element 2 for dimensional requirements.		

## Element 2. DWELLING ENTRANCE

### PERFORMANCE STATEMENT

There is at least one level (step-free) entrance into the dwelling to enable home occupants to easily enter and exit the dwelling.

PERFORMANCE CRITERIA		Achieved?	Notes
SILVER	a. The dwelling should provide an entrance door with		
	i. a minimum clear opening width of 820mm (see Figure 2(a));	✓	Dwelling entry doors noted 850mm
	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	✓	Ensure level transition.
	iii. reasonable shelter from the weather.	✓	Indoors.
	b. A level landing area of at least 1200mm x 1200mm should be provided at the level (step free) entrance door. A level landing area at the entrance door should be provided on the arrival side of the door (i.e. the external side of the door) to allow a person to safely stand and then open the door.	✓	External corridor widths sufficient.
	c. Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided (see Figure 1(b)).	N/A	
	d. The level (step-free) entrance should be connected to the safe and continuous pathway as specified in Element 1.	✓	

Note: The entrance must incorporate waterproofing and termite management requirements as specified in the NCC.

### Element 3. INTERNAL DOORS & CORRIDORS

#### PERFORMANCE STATEMENT

Internal doors and corridors facilitate comfortable and unimpeded movement between spaces.

PERFORMANCE CRITERIA		Achieved?	Notes
SILVER	a. Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide:		
	i. a minimum clear opening width of 820mm (see Figure 2(a)); and	✓	Bedroom and bathroom doors noted 850mm
	ii. a level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled).	✓	Ensure level transition.
	b. Internal corridors/passageways to the doorways referred to in (a) should provide a minimum clear width of 1000mm.	✓	Min 1220mm provided.
	Note: Corridor widths should be measured as described in Clause 6.3 of AS 1428.1 – 2009		

### Element 4. TOILET

#### PERFORMANCE STATEMENT

The ground (or entry) level has a toilet to support easy access for home occupants and visitors.

PERFORMANCE CRITERIA		Achieved?	Notes
SILVER	a. Dwellings should have a toilet on the ground (or entry) level that provides:		
	i. a minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and	✓	Identified on all 4 layouts.
	ii. a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door in accordance with Figure 3(a).	✓	Identified on all 4 layouts.
	iii. The toilet pan should be located in the corner of the room to enable installation of grabrails at a future date. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.	✓	

## Element 5. SHOWER

### PERFORMANCE STATEMENT

The bathroom and shower is designed for easy and independent access for all home occupants.

PERFORMANCE CRITERIA		Achieved?	Notes
SILVER	a. One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date.	✓	Confirm hobless design.
	b. The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.	✓	
	For hobless specification please see Australian Standard AS3740-3.6. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.		

## Element 6. REINFORCEMENT OF BATHROOM & TOILET WALLS

### PERFORMANCE STATEMENT

The bathroom and toilet walls are built to enable grabrails to be safely and economically installed.

PERFORMANCE CRITERIA		Achieved?	Notes
SILVER	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 grabrails.	X	TBC
	b. The walls around the toilet are to be reinforced by installing:		
	i. noggings with a thickness of at least 25mm in accordance with Figure 6(a); or	X	TBC
	ii. sheeting with a thickness of at least 12mm in accordance with Figure 6(b).	X	TBC
	c. The walls around the bath are to be reinforced by installing:		
	i. noggings with a thickness of at least 25mm in accordance with Figure 7(a); or	N/A	
	ii. sheeting with a thickness of at least 12mm in accordance with Figure 7(b).	N/A	
	d. The walls around the hobless shower recess are to be reinforced by installing:		
	i. noggings with a thickness of at least 25mm in accordance with Figure 8(a); or	X	TBC
	ii. sheeting with a thickness of at least 12mm in accordance with Figure 8(b).	X	TBC

Element 7. INTERNAL STAIRWAYS

PERFORMANCE STATEMENT

Where installed, stairways are designed to reduce the likelihood of injury and also enable safe pathway.

PERFORMANCE CRITERIA		Achieved?	Notes
SILVER	a. Stairways in dwellings must feature:		
	i. a continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	No internal stairs within dwellings
	Note This is a requirement for all new homes under the NCC. Homes built prior to 2014 may benefit from this element.		