lachlan_miles_design
22b Marlin Cct Hat Head NSW 2440
0265677556. admin@mileswinter.com
abn 29274584366

Ref:	LMD-532PITTWATER-ACCESS REPORT
Date:	19.02.2021
Project:	**532 Pittwater Rd, North Manly**

ACCESS REPORT

The access report is to accompany a development application for a BCA class three type c constructed boarding house. This report should be read in conjunction with D-S-04 SITE ACCESSIBILITY PLAN.

1.0 Description of the development

1.1	The boarding house contains 9 typical lodger rooms, 1 accessible lodger room and an accessible common room on the lower level.
	The total floor area is 307sqm

2.0 Design standards and certification:

2.1	The building has been designed in accordance with the BCA (NCC), the DDA 1992 and relevant Australian standards.

3.0 Accessible sole occupancy unit – lodgers 1 & 2

3.1	BCA Part D3.1 General Building Access Requirement
3.2	920 doors. AS1428 door circulation
3.3	AS1428.1 shower circulation
3.4	AS1428.1 wc circulation
3.5	AS1428.1 basin circulation
3.6	AS1428.1 door circulation
3.7	Fall to waste - provide 1:50-1:60 fall within shower recess
3.8	Provide 1:70 - 1:80 fall to balance of bathroom floor
3.9	Non-slip tiles throughout.
3.10	Grab rails & shower on raiL to as1428.1
3.11	All fixture heights to as1428.1
3.12	Level transition to deck

4.0 Common room

4.1	D3.3 Parts of buildings to be accessible
4.2	920 doors. AS1428 door circulation
4.3	1540x2070 space for 180 degree wheelchair turning.

5.0 Access ramp and pedestrian pathway

5.1	Max 1:20 access paths – no ramps are proposed
5.2	level firm adjacent surfaces or path kerbs.
5.3	max 35mm threshold ramp at doorways to sou1 and common room

6.0 Parking

6.1	D3.5 Accessible car parking
6.2	AS2890.6 disabled parking space. 5.4m x 2.4 with 5.4 x 2.4 circulation adjacent. The circulation space, or 'shared zone' forms access to bicycle and motorcycle parking.
6.3	Max 1:50 gradient

7.0 Signage

7.1	Signage and lighting to comply with BCA and as 1428.1

End of document