

Ref: LMD-532PITTWATER-ACCESS REPORT
 Date: 04.05.2020
 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 10 typical lodger rooms, 2 accessible lodger rooms and an accessible common room on the lower level.
 The total floor area is 360sqm

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 Access to the accessible lodger room and common room is via a 1.0m with access path at 1:20 gradient with 1:10 step ramps. Adequate circulation space is provided at entry and exit points (1540x2070).
 5.2 Ramps, landings, kerb rails and handrails to comply with as1428.1 part 10.3
 5.3 Handrail to comply with as1428.1 part 12.
 5.4 ramp surface to slip resistant and comply with as1428.1 part 7.

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 the pedestrian entry to SOU 2
 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