

Access Report - Development Application Penrith (Hargrave) Apartments 38,40 Orth St and 1,3,5 Hargrave St, Kingswood 2750

5892



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Access Report - Development Application

Project Title

Project: Hargrave Apartments, 1-5 Hargrave Street & 38-40 Orth Street, Kingswood

Project Number

5892

Date

9/09/2016

Prepared For

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Revision History

Rev #	Author	Date	QA Reviewer	Date
R1	S.Schulze	9/09/2016	G.Wooller	9/09/2016

Introduction

Architecture & Access has been commissioned to provide access consulting services for the development application stage of the proposed residential development at 1-5 Hargrave Street & Orth Street, Kingswood, NSW.

The proposed development consists of mixed use development, as follows:

- Three Basement Car Park Levels
- Ground Level: Commercial Tenancy & Apartments
- Level 1- 5: Apartments
- Level 6: Rooftop Communal Open Space and Apartments

There are a total of 121 apartments, ranging between 1, 2 and 3 bedrooms, of which 49 are designed as Adaptable Housing. A ground floor commercial tenancy fronts Hargave Street.

Documentation Reviewed

The report is based on drawings received via email on 8/09/2016:

- DA-100-H Basement Level Three Plan
- DA-101-I Basement Level Two Plan
- DA-102-I Basement Level One Plan
- DA-103-F Ground Floor Plan
- DA-104-C First Floor Plan
- DA-105-F Second Floor to Fifth Floor Plan
- DA-106-D Sixth Floor Plan
- DA-107-C Ground Floor Plan - Adaptable Mode
- DA-108-C First Floor Plan - Adaptable Mode
- DA-109-C Second Floor to Fifth Floor Plan - Adaptable Mode
- DA-110-C Sixth Floor Plan - Adaptable Mode
- DA-X-B Adaptable Toilet Diagram

Purpose of Report

The purpose of this report is to provide the client and design team with an access evaluation of the proposed plans. The report will provide comment on and advice regarding elements within the design relating to compliance with BCA requirement, local authority requirements (SEPP65, Penrith Development Control Plan 2014) and others that may leave the building owner, tenants or the design team exposed to a potential claim under the Disability Discrimination Act (DDA).

Where details are not available at this stage of development, notes and dimensions are to be added to the drawings to ensure the design intent is achieved as the planning is progressed. Details of these notes and dimensions are provided in the in the report below.

It is essential the objectives of safe, dignified and equitable access are met for all users of the building.

Legislative Requirements

The Disability Discrimination Act. (DDA) 1992

The DDA is Commonwealth legislation which was enacted in 1993. It aims to eliminate discrimination against people on the grounds of disability in many areas, including the following:

- Work;
- Accommodation;
- Education;
- The provision of goods and services; and
- Access to premises.

Whilst Section 23 of the DDA stipulates that it is unlawful to discriminate, it does not provide information on how to design, construct or manage buildings in a way that is not discriminatory.

The Disability (Access to Premises - Buildings) Standard. (DAPS) 2010

The DAPS purpose is to define how to provide dignified and equitable access for people with disabilities which meets the intent of the DDA. This provides greater access for people with disabilities as well as greater certainty for building owners and developers that their obligations under the DDA have been met.

Access is required to be provided to all levels of buildings and all facilities and services operating from them, unless to do so would impose an unjustifiable hardship or the purpose of an area is unsuitable for a person with a disability or poses a health and safety risk for that person.

National Construction Code/Building Code of Australia (NCC/BCA)

The requirements of the DAPS were included in the National Construction Code/Building Code of Australia (NCC/BCA) in 2011 and apply to all new buildings and those undergoing building works which require a building permit.

Australian Standards for Disability Access

The Australian Standards referenced by the NCC/BCA provide many of the technical details on the construction of accessible buildings.

The following reference documents have been used in the preparation of this report:

- Disability Discrimination Act (DDA) 1992.
- Disability (Access to Premises – Buildings) Standards 2010.
- Guideline on the Application of the Premises Standards Version 2 (2013), produced by Human Rights & Equal Opportunities Commission.
- National Construction Code / Building Code of Australia (NCC/BCA), as it applies to disability access in new buildings or buildings undergoing significant refurbishment or alteration.
- AS 1428.1 – 2009 Design for access and mobility – General requirements for access – New building work (including Amendment 1 – 2010), referenced by the NCC and therefore includes mandatory requirements which impact on new building design.
- AS 1428.2 – 1992 Design for access and mobility – Enhanced and additional requirements. Whilst not mandatory, it is recommended as it contains preferred requirements for providing improved access for people with disabilities including fitout.
- AS 1428.4.1 – 2009 Design for access and mobility – Means to assist the orientation of people with vision impairment – Tactile ground surface indicators, also referenced by the NCC and includes mandatory requirements.
- AS 1428.1 – 2001 Design for access and mobility – General requirements for access – New building work, as referenced by the DAPS for existing buildings.
- AS 2890.1 – 1993 Parking facilities Off-street parking.
- AS / NZS 2890.6 – 2009 Parking facilities Off-street parking for people with disabilities.
- AS 1735.12 – 1999 Lifts, escalators and moving walks – Facilities for persons with disabilities.
- AS 1288 – 2006 Glass in Buildings – Selection and installation.
- AS 1428.5 – 2010 Design for access and mobility – Communication for people who are deaf or hearing impaired.
- AS 4299 - 1999 Adaptable Housing
- NSW SEPP65
- Livable Housing Design Guidelines

Class 2 Residential Apartment Buildings

NCC/BCA Requirements

Access from a pedestrian entrance to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level is required.

Where a ramp complying with AS 1428.1 or a passenger lift is installed, access is required to the following areas located on those levels:

- (a) to the entrance doorway of each sole-occupancy unit; and
- (b) to and within rooms or spaces for use in common by the residents.

Access is required to and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, shop, eating area, or the like. If sanitary facilities are provided in common areas, not less than one unisex accessible facility is required, including showering facility if provided.

Local Municipal Requirements

Many local council's require a percentage of residential units within new developments to provide the following levels of accessibility.

Adaptable Accommodation - not less than 10% of dwellings

An adaptable home is designed to be easily converted into an accessible residence in the future with minimal financial cost, work or time, in accordance with AS4299:1995. Adaptable accommodation includes an accessible entrance, provision of sufficient space to manoeuvre a wheelchair in the living area, bedroom and bathroom after adaption.

To obtain certification, drawings showing the housing unit in its pre- and post-adapted stages are commonly required.

Universal Design

Meaning a design that is usable by all people (especially people with disability and frail older people) by meeting the seven performance criteria of universal housing design. Features include discernible and accessible paths of travel to dwelling entries; entry level living, kitchen and toilet; adequate circulation for wheelchair users; doors and corridors to suit wheelchair use; door furniture and other controls in reachable locations; reinforced walls to support future installation of assistive devices. For the purposes of this report, this is being judged against the requirements of the LHA Livable Housing Design Guidelines, as called up through the SEPP 65 and the Apartment Design Guide.

Standard Access Notes & Dimensions

Minimum dimensions recommended to be added to drawings

1. Dimensions of accessible car parking spaces and shared zones, including overhead clearances.
2. Critical dimensions of ramps, landings, corridors, including required passing & turning spaces.

Standard access notes recommended to be added to drawings

1. Accessible car space and shared space to comply with AS2890.6:2009, including size of space (5400x2400mm) and bollard, located 750-850mm in from the shared space entrance.
2. Vertical clearance to be 2200mm between entrance/exit of car park and accessible car spaces. 2500mm to be provided within accessible car spaces and shared space, in compliance with AS2890.6:2009.
3. Crossfall within accessible car spaces and shared spaces to not exceed 1:33 (for asphalt) or 1:40 (for concrete) in both directions.
4. Signage and linemarking of accessible car spaces and shared spaces to be in accordance with AS2890.6:2009, including white on blue international symbol of access and yellow linemarking.
5. Kerb ramps to be provided in accordance with AS1428.1:2009, including maximum gradient of 1:8 and length of 1520mm.
6. Gradient of paths to be maximum 1:20 with level landings as required by AS1428.1:2009 or a ramp must be provided.
7. All paths of travel to be minimum 1000mm wide. Crossfalls on paths of travel, ramps and walkways to be maximum 1:40 as required by AS1428.1:2009.
8. Paths and floor surfaces shall be slip resistant. Abutments of surfaces on a path of travel shall have no lip or step greater than 5mm and be rounded or bevelled. Joints between pavers to be no wider than 12mm and in compliance with AS1428.1:2009.
9. Drainage grates located on a path of travel to have openings or slots no larger than 13x150mm. The longer dimension of the opening is to be transverse to the direction of travel, as required by AS1428.1:2009.
10. Tactile ground surface indicators to be provided where a pedestrian path intersects with a roadway at the same grade. Indicators are to be setback 300mm from the roadway for a depth of 600-800mm, in a colour which provides a luminance contrast with the background surface, as required by AS1428.4.1:2009.
11. Obstructions such as bins, seats, bike racks, light poles, trees and planters are to be provided away from the building line and outside the path of travel.
12. Level landings at doors to have a maximum crossfall of 1:40. Landing dimensions are to be provided in accordance with AS1428.1:2009. Level transition to be provided at door threshold or threshold ramps in accordance with AS1428.1:2009 with maximum rise of 35mm, gradient of 1:8 and length of 280mm.
13. Door, door frame or adjacent wall to provide a minimum 30% luminance contrast between two of these surfaces.
14. Doors to provide a minimum 850mm clear opening width and door circulation space in accordance with AS1428.1:2009.
15. Door furniture to be located between 900 – 1100mm AFFL. Lever and pull handles to be 'D' profile as required by AS1428.1:2009. Push buttons, intercoms and all door controls to be located 900-1200mm AFL, not within 500mm of an internal corner and as required by AS1428.1:2009.
16. Where door closers are installed, the maximum force to open is not to exceed 20N.
17. Visual indicators in accordance with AS1428.1:2009 to be provided to all glazed doors, sidelights and windows capable of being mistaken for an opening.
18. Ramp gradients, level landings, handrails and kerbrails to be provided in accordance with AS1428.1:2009.
19. Tactile ground surface indicators to be provided at top and bottom of ramps and stairs (excluding fire stairs) in compliance with AS1428.4.1:2009.

20. Stairs to be provided in accordance with AS1428.1:2009, including contrast nosing to treads and handrails with compliant profile and extensions on both sides of the stair.
21. Fire isolated stairs to be provided with contrast nosings to treads and at least one handrail with compliant profile in accordance with NCC/BCA D3.3 (a)(iii) and AS1428.1:2009.
22. Lift car to have minimum car size of 1400mm deep x 1100mm wide, or 1400x1600mm for lifts which travel greater than 12m, with fitout in accordance with NCC/BCA E3.6. Lift landing buttons to be 900-1200mm AFL, not within 500mm of an internal corner and as required by AS1735.12:1999.
23. ~~Tactile ground surface indicators to be provided on escalators in compliance with AS1428.4.1:2009.~~
24. ~~Size, fitout and circulation spaces of Unisex Accessible WC shall be provided in compliance with AS1428.1:2009.~~
25. ~~Size, fitout and circulation spaces of WC cubicles for people with ambulant disabilities to comply with AS1428.1:2009.~~
26. ~~Accessible seating spaces to be provided in locations, numbers and dimensions, as required by NCC/BCA Table D3.9 and AS1428.1:2009.~~
27. ~~Hearing augmentation systems to be provided in accordance with NCC/BCA Clause D3.7. Associated raised tactile and Braille signage shall be provided in accordance with NCC/BCA D3.6 and Specification D3.6.~~
28. ~~Raised tactile and Braille signage to all sanitary facilities to be provided in accordance with NCC/BCA D3.6 and Specification D3.6. Signs to be positioned at a height of 1200-1600mm AFL on the wall to the latchside of the door and as required by AS1428.1:2009.~~
29. Raised tactile and Braille signage to be provided at exit doors to paths of egress, as required by BCA E4.5. Signage shall comply with D3.6(a)(ii) identifying the exit and the level of the building.
30. All light switches & GPOs to be located in accordance with AS1428.1:2009. All light switches to be between 900-1100mm AFFL, GPOs in unisex accessible WCs to be located between 600-1100mm AFFL and no closer than 500mm to internal corners. Switches to be 30mm rocker switches in unisex accessible WCs.
31. Lighting levels to comply with AS1428.1 Clause 17.1, i.e. uniform and in accordance with AS1680.0 to provide for safe movement within buildings.
32. Carpet pile height is to be 11mm maximum in compliance with NCC/BCA D3.3.
33. ~~Access to swimming pools with a perimeter greater than 40m to be provided in accordance with NCC/BCA D3.10 and Specification D3.10.~~
34. ~~All internal fitouts to be by tenants and shall not compromise the minimum requirements for disability access.~~
35. ~~Kitchenette fitout to provide access under bench and sink in accordance with AS1428.2 or be capable of easy modification if required to accommodate wheelchair access.~~
36. Emergency warning information systems to be provided in accordance with NCC/BCA.

Standard Access Notes for Adaptable Apartments

Standard access notes to be added to drawings

37. Accessible car space is to be 5400x3800mm and in compliance with AS4299:1995.
38. Entrance door to provide a minimum clear opening of 850mm, as required by AS1428.1:2009.
39. Entrance door landing is to be 1550mm as required by AS4299 or door circulation spaces in compliance with AS1428.1:2009.

40. Internal doors to provide a minimum clear opening of 820mm, as required by AS4299 Clause 4.3.7 OR provide doors with clear opening of minimum 850mm as required by AS1428.1:2009.
41. Door circulation spaces to be provided in accordance with AS1428.1:2009, after adaption.
42. A telephone outlet is to be provided in the living/dining room and adjacent to a GPO.
43. Kitchen benches and laundry appliances to be provided with 1550mm circulation space in front of them.
44. Kitchen layout to provide minimum 800mm long bench space and open bench space beside cooktop, oven & refrigerator.
45. Kitchen sink features & fitout, cooktop & oven features to comply with AS4299 Clause 4.5.6/ 4.5.7.
46. Double GPO to be provided within 300mm of the front of the kitchen bench and adjacent to mirror in bathroom.
47. Sufficient capacity in electrical wiring to allow future illumination levels to be minimum 300 lux.
48. Letterbox to be provided adjacent to an accessible path of travel, on a level landing of minimum 1540x2070mm and the operative parts at 700-1200mm above ground level.
49. Appropriate wall supports to be provided to allow future installation of grabrails and all fixtures required by AS1428.1:2009.
50. Floor waste to accommodate future hobless shower.

Compliance Statement

After review of the Development Application documentation, Architecture & Access hereby state in principle that, to the best of knowledge and the information provided, the documentation indicates that compliance with the intent of the Disability Discrimination Act, the requirements of the Disability (Access to Premises – Buildings) Standards and the National Construction Code, including its referenced Australian Standards for disability access, can be achieved within areas of the site and buildings required to be accessible.

This advice shall not be considered as relieving any other party of their responsibilities, liabilities or contractual obligations, inclusive of identified defects and client acceptances.

The building is required to be built in accordance with the drawings and the notes on the drawings (and within this report) to achieve compliance with the requirements of the Disability (Access to Premises – Buildings) Standards and the National Construction Code and its referenced Australian Standards for disability access. Any amendments to the drawings or the notes on the reviewed drawing set may lead to non-compliances and this report may no longer be valid.

Generally the requirements of SEPP 65 and the Penrith DCP 2014 (C1, 1.2.6 Maximising Access and Adaptability) have been met, in that Adaptable Dwellings have been provided for 40% of the total dwellings (well in excess of the typical minimum required 10%) and this same 40% will also achieve Livable Housing Design Guidelines - Silver Level (again in excess of the minimum 20% called up by SEPP 65 and the Apartment Design Guide).

These items and further details of compliance can be found in the review comments below.

Review Comments





The areas of the development where compliance has been achieved and areas which require review are identified in the remainder of this report.

The section numbers refer to Architecture & Access's standard report format. Please note, all numbers may not appear in this report as sections which are not relevant to this project have been deleted. A full list of the sections in the standard report format are listed at the end of this report.

Items 1.0 - 19.0 are areas where compliance with the requirements of the National Construction Code and its referenced Australian Standards is required. Additional non-mandated recommendations are also included under each area.

Items 20.0 - 24.0 are items where there are no mandatory requirements but are recommended to more closely meet the intent of the DDA.

The following colour codes and letters have been used:

Colour	Icon	Initial	Comments
Red		H (High)	Items which are mandatory under the DAPS and NCC/BCA and a high priority. Revision and/or detailing will be required during detailed documentation.
Amber		M (Medium)	Items which are not mandatory but are Architecture & Access' professional opinion. These are recommended to more closely meet the intent of the DDA and are a medium priority.
Green		R (Recommend)	Further comments or recommendations.
Blue		X (Exemption, Concession or Departure)	Areas where access is not being provided. They are either exempt under D3.4 or are an agreed departure from fully compliant access requirements.
Clear			Compliance is achieved, or can be achieved with the addition of detail/notes as applicable.

1.0 Parking & Drop Off Zones



1.1	Car Parks & Drop-off zone		
	Issue	Action	Rating
.1	Dedicated parking spaces for people with disabilities are provided with size in compliance with AS2890.6, and in close proximity to the building lift entry.	Compliance can be achieved if constructed according to the documentation.	
.2	12 Adaptable (3800 x 5400mm) dedicated parking spaces are indicated, and 1 x Residential accessible parking spaces (in accordance with AS2890.6:2009), therefore providing a total 13 adaptable/accessible parking spaces for the Residential apartments. An additional Visitor Accessible parking space is also indicated in the same area as	Compliance can be achieved if constructed according to the documentation. Number of adaptable and accessible parking spaces meets the number required to match the minimum number of required adaptable dwellings (ie. minimum 13 dwellings). NB:For parking requirements, we support provision of a mix of AS4299 Adaptable housing parking, and AS2890.6 Accessible	

	other visitor and commercial tenancy parking spaces.	Parking, as per Practice Note PN01 prepared by ACAA.	
.3	Vertical clearance is not specifically detailed however a floor to floor height of 3m is indicated between levels. Finished floor to floor heights should make compliance achievable.	Compliance will be achieved provided min. 2200mm between the entrance/exit of the car park & the dedicated spaces and min 2500mm within the spaces according to AS2890.6. Fig 2.7. Recommended to provide dimensions & note on drawing.	
.4	A Drop-off zone (Porte Cochere) is indicated on the Orth Street side of the building. Limited details at this stage.	Compliance can be achieved with further detailing of levels, and if at grade with pedestrian path, provision of tactile ground surface indicators 300mm back from edge of vehicle path (as per AS/NZS1428.4.1:2009).	

2.0 External Paths of Travel

2.1	External Paths of Travel		
	Issue	Action	Rating
.1	A continuous accessible path of travel is achievable from the property boundary to the apartment building entries. Levels currently indicate gradients of approximately 1:20 leading up/down to the building on each side but are steeper immediately in front of the door.	Compliance can be achieved with further detailing of the levels during detailed documentation.	

3.0 Entrances

3.1	Entrances		
	Issue	Action	Rating
.1	Entrances are generally indicated as accessible.	Compliance can be achieved if constructed according to the documentation and notes to be added.	
.2	Size of entry door openings are noted to have 850mm clearance.	Compliance can be achieved if constructed according to the documentation.	
.3	Levels leading up to the entry doors indicate steeper than allowable gradient for door landings.	Landing at doorway is not to exceed 1:40, with a maximum 35mm high/1:8 gradient threshold ramp at the door. Compliance is capable of being achieved with revision of detail during further design and documentation.	
.4	Entry doors are indicated with potential letter box location within the required latchside door circulation space.	Compliance can be achieved if minimum 530mm latchside clearance is maintained or the entry doors are automated.	

4.0 Doors

4.1	Doors		
	Issue	Action	Rating
.1	Doors scale approximately 850mm compliant clear open width, to unit entry, master bed room & accessible/adapatable toilet/shower.	Provide notes on drawings or door schedule detailing 850mm min clear opening. Compliance can then be achieved if constructed according to the documentation.	

7.0 Internal Paths of Travel

7.1	Internal Paths of Travel		
	Issue	Action	Rating
.1	A continuous accessible path of travel is provided from the building entry to all areas of the building required to be accessible.	Compliance can be achieved if constructed according to the documentation.	
.2	Turning space at the end of corridors dimensioned at 2070 x 1540mm, compliant with AS1428.1:2009.	Compliance can be achieved if constructed according to the documentation. Recommended to introduce building tolerances.	

8.0 Walkways & Ramps

8.1	Ramps		
	Issue	Action	Rating
.1	Ramp gradient details provide 1:14 at the Sixth Floor Raised Deck area, capable of achieving compliance.	Compliance is achieved. Consider introduction of building tolerance. Further development in detailed documentation stage required.	
.2	Ramp landings - distance between landings and size of landings scale to comply with AS1428.1:2009.	Compliance can be achieved if constructed in accordance with the drawings and notes of this report.	
.3	No details of handrails, kerbrails or tactile ground surface indicators (TGSIs) at this stage	Compliance can be achieved provided further design details of handrails, kerbrails and TGSIs during detailed documentation. Recommended to be provide note on drawing specifying compliance with AS1428.4.1:2009.	
.4	Walkway gradients (not steeper than 1:20) are indicated at Hargrave St and Orth St (Ground Level), however become steeper near entry door (see entry comments).	Compliance will be achieve with further details during ongoing design and documentation.	

9.0 Stairs

9.1	Stairs Fire		
	Issue	Action	Rating
.1	Fire stair handrail profile & contrast nosing have limited details but are capable of achieving compliance.	Compliance can be achieved . Provide document note on drawings at detail document stage handrails with compliant profile and contrast nosings in compliance with NCC/BCA D3.3 (a)(iii) and AS1428.1:2009.	

10.0 Lifts & Escalators

10.1	Lifts		
	Issue	Action	Rating
.1	4 x passenger lifts are indicated. Details are limited as this stage, but scale at approximately 1400 x 2300mm.	Compliance can be achieved. Recommended to provided on drawings specifying lift car size and fitout to be provided according to NCC/BCA & AS1735.12.	

18.0 Sole Occupancy Units

18.1	Sole Occupancy Units - Adaptable		
	Issue	Action	Rating
.1	49 apartments of 121 apartments all provide Adaptable Housing design in accordance with AS4299. Achieving 40% of dwellings as adaptable. These same apartments achieve Livable Housing Design Guidelines (LHDG) Silver Level in the pre-adapted state, and at least Gold Level in the post-adapted state.	No action required as exceeds requirements for minimum 10% adaptable dwellings and 20% LHDG Silver Level.	
.2	Thresholds at sliding doors to balcony - no details at this stage, but advised to be level, with no hob.	Detail level thresholds or compliant threshold ramps during ongoing design and documentation.	
.3	Internal door clear opening to entry, main bedroom, a bath room/ ensuite and living areas provide 850mm clear opening.	Recommended to add note to drawing specifying 850mm clear opening to Adaptable/Livable apartment doors throughout Ensuite/bathroom door will need to be swung out of the room to achieve LHDG Silver level clearances in front of the pan.	
.4	Door controls - No details at this stage.	Recommended to provide notes on drawings specifying compliance with AS1428.1:2009.	
.5	Living Rooms are indicated with circulation space for wheelchair use clear of furniture.	Compliance can be achieved. No further action required.	

.6	Master bedrooms are indicated with at least 1000mm circulation space around the queen size bed, and 1550mm clearance in front of the wardrobe.	Compliance can be achieved. No further action required.	
.7	Kitchen provides 1550 circulation space.	Compliance can be achieved if constructed in accordance with the drawings.	
.8	Letterboxes to be located in an area with level hardstand and required circulation and operative component heights.	Provide details at design documentation stage that provide boxes within reach ranges. Compliance can be achieved at design documentation stage.	
18.2	Sole Occupancy Adaptable Apartments Bathroom Facilities		
	Issue	Action	Rating
.9	Minimum one bathroom in each adaptable apartment has a layout that complies with AS1428.1:2009 indicated after adaption.	Compliance can be achieved if constructed according to the documentation. Recommended to add notes to the drawing as per this report to detail compliance and reinforcing of walls.	
.10	Extensions of adaptable bathrooms in to laundry and storage areas require pre plumbed fittings.	Recommend to detail location of plumbing services within the laundry and storage areas to ensure adaptability is achieved without relocation of plumbing services.	
.11	Adaptable apartment in southeast corner of building (Levels 2-6) is indicated with pan and shower in adapted bathroom layout at opposite end of room to pre-adapted state.	During detailed documentation, mirror adapted bathroom layout for these apartments so that location of pan and shower plumbing services do not need to be moved.	

21.0 Street Furniture

21.1	Common Area Furniture		
	Issue	Action	Rating
.1	Rooftop Raised Deck Communal Open Space lacks details of furniture.	Recommend a percentage of furniture be provided for persons with disabilities AS1428.2:1992	

Standard Access Report Numbers & Items

Notes and items have only been included in this report which are relevant to the project building. A full list of the items used in Architecture & Access's standard report are listed below.

- 1.0 Parking & Drop Off Zones.
- 2.0 External Paths of Travel.
- 3.0 Entrances.
- 4.0 Doors.
- 5.0 Door Controls.
- 6.0 Glazing & Visual Indicators.
- 7.0 Internal Paths of Travel.
- 8.0 Walkways & Ramps.
- 9.0 Stairs.
- 10.0 Lifts & Escalators.
- 11.0 Unisex Accessible Sanitary Facilities.
- 12.0 Ambulant Sanitary Cubicles.
- 13.0 Auditorium & Assembly Areas.
- 14.0 Hearing Augmentation.
- 15.0 Signage.
- 16.0 Switches, GPOs & Lighting.
- 17.0 Floor Finishes.
- 18.0 Sole Occupancy Units.
- 19.0 Swimming Pools.
- 20.0 Site Specific Areas.
- 21.0 Street Furniture
- 22.0 Joinery, Furniture & Fittings.
- 23.0 Food & Beverage Areas.
- 24.0 Emergency Evacuation.