



CREDWELL

Project	25-27 Easton Avenue, Sylvania
Report	Access Assessment Report
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Date	31 January 2023
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Document Control

Reference/Revision	Date	Report Type	Prepared by
C20360-Sylvania-Access-r1	08/02/2021	Access Assessment Report	Wesley Vos Senior Building Surveyor AIBS Level 1
C20360-Sylvania-Access-r2	25/03/2021	Access Assessment Report	Wesley Vos Senior Building Surveyor AIBS Level 1
			
C20360-Sylvania-Access-r3	15/06/2021	Access Assessment Report	Luis De Araujo Building Surveyor
			
C20360-Sylvania-Access-r4	23/11/2021	Access Assessment Report	Robert Briant Associate Building Surveyor – Unrestricted BDC 0048
			
C20360-Sylvania-Access-r5	9/11/2022	Access Assessment Report	Robert Briant Associate Building Surveyor – Unrestricted BDC 0048
			
C20360-Sylvania-Access-r6	31/01/2023	Access Assessment Report	Robert Briant Associate Building Surveyor – Unrestricted BDC 0048
			

1 Introduction

1.1 Development Location and Description

The development being the subject of this Report is proposed to be located at 25-27 Easton Avenue, Sylvania. The proposal consists of a multi dwelling housing development, incorporating six (6) attached dwellings (four (4) of which are two (2) storey dwellings and two (2) of which are single storey dwellings).

1.2 Objectives

The purpose of this Report is to provide an access assessment addressing:

1. all relevant clauses of the National Construction Code 2019 Volume 2 (the “NCC”) relating to the provision of access for people with a disability;
2. the Adaptable and Livable Housing requirements of The Sutherland Shire Development Control Plan 2015 (the “DCP”); and
3. the Livable Housing Design Guidelines (LHDG) – Silver Level;
4. the Universal Design Principles under the Dwelling Requirements of the Land and Housing Corporation dated September 2020 (the “Dwelling Requirements”).
5. associated Standards called up by the NCC and DCP including AS 1428.1-2009, AS 1428.4.1-2009, AS 2890.6-2009 and AS 4299-1995.

1.3 Limitations

This Report does not include, nor imply, any audit, assessment, or upgrading of the proposed development regarding the capacity or design of any electrical, fire, hydraulic or mechanical services.

This Report does not include, nor imply, any assessment of, or compliance with:

1. any development consent conditions;
2. the Liquor Licencing Act 1997;
3. the Work Health and Safety Act 2011;
4. the Swimming Pools Act 1992; and
5. requirements of Authorities including, but not limited to, WorkCover, RMS, Council, telecommunications supply authority, electricity supply authority, water supply authority, gas supply authority, and the like.

1.4 Disability Discrimination Act

The Disability Discrimination Act 1992 (Cth) (the “DDA”) is Commonwealth legislation (applies nationally). Amongst other things, it provides an avenue for an affected party to make a complaint of discrimination. Compliance with the NCC does not restrict a complaint of discrimination relating to the provision of access to and within a building from being made under the DDA. However, provided the building complies with the NCC and the Disability (Access to Premises – Building) Standards 2010, such a complaint cannot be successful.

1.5 Disability (Access to Premises - Buildings) Standards 2010

The Disability (Access to Premises – Buildings) Standards 2010 (the “Premises Standards”) was created under the DDA and is also Commonwealth legislation (applies nationally). The Premises Standards identifies buildings to which it applies before specifying construction standards that those buildings are required to comply with. In summary, the Premises Standards are applicable to a new building, a new part of a building, and an affected part of a building, and the construction standards applicable are contained within “Schedule 1 Access Code for Buildings”.

The Premises Standards provides a definition for a new building, a new part of a building, and an affected part of a building. The definition of a new building and a new part of a building is currently considered to be in line with standard dictionary definitions (unless a building or part obtained construction approvals prior to 1 May 2011). However, the term “affected part” is specific to the Premises Standards and is defined by clause 2.1(5) as follows –

- a) the principal pedestrian entrance of an existing building that contains a new part; and*
- b) any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.*

The upgrade requirements of the Premises Standards are founded on determining whether a development within an existing building results in the creation of an affected part.

As previously mentioned, the construction standards of the Premises Standards are contained within “Schedule 1 Access Code for Buildings”. It should be noted that this part of the Premises Standards was prepared in consultation with the Australian Building Codes Board (ABCB – publisher of the NCC). As such, the requirements outlined in each document are the same. Therefore, assessment of the proposed development against the relevant requirements of the NCC applicable to access for people with a disability ensures that it also complies with the Premises Standards.

The subject proposed development incorporates construction of a new building, however, this building is not a type to which the Premises Standards apply. As such, there are no requirements of the Premises Standards that need to be considered in the assessment of the subject development.

1.6 Reviewed Documentation

The assessment outlined in this Report is based on review of the documentation referenced in Annexure A of this Report.

2 National Construction Code 2019 Assessment

For the purposes of the NCC, the building is identified as being Class 1a. The NCC does not specify any disabled access requirements applicable to Class 1a buildings. As such, there are no requirements of the NCC that need to be considered in the assessment of the subject development.

3 Livable Housing & LAHC Dwelling Requirements Assessment

The proposed development incorporates construction of a multi dwelling building upon land located within an R2 zone. As such, section 8 of Sutherland Shire Development Control Plan 2015 (the "DCP") outlines the applicable requirements for the provision of livable housing (dwellings designed to Silver Standard Livable Housing Design Guidelines). Clause 8.3(1.) specifies that developments of six (6) or more dwellings is required to provide livable housing dwellings at a rate of 10%. This development includes six (6) dwellings, therefore, at least one (1) dwelling must comply with the Silver Level requirements outlined in the Livable Housing Design Guidelines.

The developer is seeking compliance with the Silver Level requirements outlined in the Livable Housing Design Guidelines for all the six (6) dwellings, however, dwelling five (5) is adaptable. This is well in excess of the minimum requirement of 10% of all dwellings, therefore, if achieved, demonstrates compliance with the DCP.

The Land & Housing Corporation (LAHC) Dwelling Requirements require all LAHC dwellings where level access is available to achieve a Silver Level rating to the interior as a baseline as detailed below. We are not aware of any enhanced requirements for this development.

Universal Design Principles

To support diverse tenants, LAHC aims for best practice in access and liveability to all new supply programs. The development brief defines the mix of liveable and adaptable dwellings (AS4299). Unless otherwise stated, apply the following:	Liveability rating	Silver standard – baseline	Apply minimum Silver rating to all new LAHC dwellings where level access is available (including ground level and dwellings serviced by a lift). For upper level dwellings without a lift, apply Silver equivalent rating to the interior.
		Gold standard – project specific	Each development may require a percentage of Gold standard dwellings as per the development brief. When improved liveable standards are sought but a Gold rating is prohibitive, apply Gold equivalent to the shower, bathroom and wet areas, and Platinum equivalent to switches / general power outlets and to tap and door hardware.
	Adaptable Dwellings	Gold standard – future adaptation	LAHC may opt to provide a percentage of 'adaptable' dwellings, to be specified in the development brief. These are designed for cost effective future conversion to Gold Standard. Apply AS 4299 Class C to adaptable dwellings.

Table 1 - Requirements from Dwelling Requirements

The following table outlines an assessment of each dwelling in the development against the Silver Level requirements outlined in the Livable Housing Design Guidelines.

The following abbreviations have been used in the table below:

CRA Compliance Readily Achievable

It is considered that, whilst there is insufficient information currently provided to determine strict compliance with the relevant clause, the proposed design can comply in its current format.

Complies The proposed design complies with the relevant clause

DNC Does Not Comply

The proposed design does not comply with the relevant clause and requires amendment.

FI Further Information

Further information is required to determine whether the proposed design satisfies the requirements of the relevant clause.

N/A Not Applicable

The relevant clause is considered not applicable to the subject proposed development.

Livable Housing Design Guidelines Assessment Table

Part	Comments	Assessment
LIVEABLE HOUSING		
Silver Level		
1 Dwelling Access	<p>A safe, continuous, step-free pathway can be provided from the front boundary of the property to the entry door of all dwellings.</p> <p>The path of travel must have a minimum clear width of 1,000mm and have:</p> <ul style="list-style-type: none"> (a) no steps; (b) an even, firm, slip-resistant surface; (c) a crossfall of not more than 1:40; (d) a maximum pathway slope of 1:14 <p>Where ramps are required, they must 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 must be no less than 1200mm in length.</p>	<p>CRA</p> <p>CRA CRA CRA</p> <p>CRA</p>
2 Dwelling entrance	<p>The entrance door to each of the Units must have a minimum clear opening width of 820mm.</p> <p>The entrance to the Units must have a level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled). Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided in accordance with Figure 1(b).</p> <p>The entrance to the Units is sheltered from the weather.</p> <p>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.</p> <p>All entrances are connected to an accessible path.</p>	<p>CRA</p> <p>CRA</p> <p>Complies</p> <p>CRA</p> <p>Complies</p>
3 Internal doors and corridors	<p>The internal doorways serving the living, dining, bedroom, bathroom, kitchen, laundry, and sanitary compartments must have a minimum clear opening width of 820mm.</p> <p>The internal corridors/passageways to the doorways referenced above must have a minimum clear width of 1,000mm*.</p>	<p>CRA</p> <p>CRA</p>
4 Toilet	<p>The toilet must:</p> <ul style="list-style-type: none"> (i) be located on the ground or entry level of the dwelling; (ii) have a minimum clear width of 900mm between the walls or obstructions in the room it is located; (iii) have a minimum 1,200mm clear circulation space forward of the toilet pan, exclusive of the swing of the door; and (iv) be located in the corner of the room if it is located in a combined toilet/bathroom – Unit 5 & 6 only. 	<p>Complies</p> <p>Complies</p> <p>Complies</p> <p>Complies</p>
5 Shower	<p>One (1) bathroom must feature a slip-resistant, hobless shower recess located in the corner of the room.</p>	<p>Complies</p>

Part	Comments	Assessment
LIVEABLE HOUSING		
	Shower screens are permitted provided they can be easily removed at a later date.	CRA
6 Reinforcement of bathroom and toilet walls.	Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet must be reinforced to provide a fixing surface for the safe installation of grabrails in accordance with the requirements of this clause.	CRA
7 Internal stairways	The stairways must feature a continuous handrail on one (1) side.	CRA

*It is noted that the corridor in Unit 6 from the garage to the hallway is not required to be 1,000 mm wide

4 Adaptable Housing Assessment

The Sutherland Shire Development Control Plan 2015 (the “DCP”) specifies the requirements applicable to the subject proposed development regarding the provision of adaptable units. The DCP specifies the following -

1. *All new multi dwelling housing must provide dwellings designed in accordance with the Australian Adaptable Housing Standard (AS4299) to Class C Certification at the following rates:*
 - *Development containing 3-5 dwellings – none.*
 - *Developments of 6 or more dwellings – 20% adaptable.*
2. *When the calculations for the number of dwellings results in a fraction, numbers $\leq .5$ should be rounded down.*

The proposed development contains six (6) dwellings, therefore, 20% of them must be adaptable (rounded down where a fraction is less than 0.5). This equates to the provision of one (1) adaptable dwelling (20% of six (6) is 1.2, which gets rounded down to one (1)) for the proposed development. Unit 5 of the proposed development is designated as the adaptable dwelling.

The DCP specifies “adaptable house class C” as the “Classification Level” applicable to the adaptable unit. This requires the design of the adaptable unit to incorporate “all essential features” only.

It should be noted that AS 4299-1995 is now more than 20 years old and the AS 1428 series of Standards has been subject to significant updates since it was published. These updates have resulted in the requirements of AS 1428.2 essentially being incorporated into what is currently referred to as AS 1428.1-2009. As such, where AS 4299-1995 references AS1428.2, this is taken as a reference to AS 1428.1-2009.

The following assessment table outlines a review of unit 5 against the “adaptable house class C” requirements of AS 4299-1995.

The following abbreviations have been used in the table below:

CRA	Compliance Readily Achievable It is considered that, whilst there is insufficient information currently provided to determine strict compliance with the relevant clause, the proposed design can comply in its current format.
Complies	The proposed design complies with the relevant clause
DNC	Does Not Comply The proposed design does not comply with the relevant clause and requires amendment.
FI	Further Information Further information is required to determine whether the proposed design satisfies the requirements of the relevant clause.
N/A	Not Applicable The relevant clause is considered not applicable to the subject proposed development.

AS 4299-1995 (adaptable house class C) Assessment Table

Room/Item		Clause	Comments	Assessment
Drawings				
1	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages	2.3	Unit 5 is proposed to be constructed in the adapted configuration and is shown as such on plan.	Complies
Siting				
3	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS1428.1	3.3.2	<p>A continuous accessible path of travel is provided from the carparking space to the dwelling.</p> <p>From the street frontage, this is provided with a 1.2 m wide hardstand path of travel on both sides of the driveway which is different from the main driveway in colour and texture, as shown on the updated site plan.</p> <p>The carport incorporates a gradient of 1:20 for the first 1,480 mm and then the required 6.0 m x 3.8m at gradient of 1:40.</p>	Complies
4	Within a residential estate development, common use facilities to be accessible	3.3.3	An accessible path and emergency vehicle access is shown as provided from the street. There are no common use facilities other than the letterboxes (see 3.8 below).	CRA
5	Landscaping	3.5	<p>The updated floor plan also shows the POS for Unit 5 part of the garden to be accessible through the outdoor concrete porch area. This is access through the sliding door at the kitchen which the internal and external floor levels are the same with the external porch floor grading away at 1:40 for water egress away from the building.</p> <p>The landscaped POS and paved areas for Unit 5 greatly exceed the minimum areas in the Sutherland DCP 2015.</p> <p>It is noted that there is a step to the bottom part of the garden for Unit 5, however the performance requirements and LAHC Dwelling Requirements checklist do not prohibit this.</p>	CRA
Letterboxes in Estate Developments				
11	Letterboxes to be on hard standing area connected to accessible pathway.	3.8	The letterbox for Unit 5 must be located on a hard standing area connected to an accessible pathway providing access to Unit 5.	CRA
Private Car Accommodation				
14	Carparking space or garage min area 6.0 m x 3.8 m	3.7.2	The garage has internal dimensions in accordance with this clause.	Complies

Room/Item		Clause	Comments	Assessment
Accessible Entry				
20	Accessible entry	4.3.1	The entry door to Unit 5 must have an unobstructed width of no less 850mm (requiring a 920mm door).	Complies
22	Accessible entry to be level (i.e. max. 1:40 slope)	4.3.2	The landing adjacent to the entry door of Unit 5 can comply with this requirement.	Complies
23	Threshold to be low-level	4.3.2	The threshold at the entry door of Unit 5 must allow for the smooth transition of a wheelchair.	Complies
24	Landing to enable wheelchair manoeuvrability	4.3.2	The landing adjacent to the entry door of Unit 5 complies with this requirement.	Complies
25	Accessible entry door to have 850mm min clearance	4.3.1	The entry door to Unit 5 must have an unobstructed width of no less 850mm (requiring a 920mm door).	Complies
27	Door lever handles and hardware to AS 1428.1	4.3.4	Door handles must comply with AS1428.1-2009.	CRA
Interior: General				
32	Internal doors to have 820 mm min clearance	4.3.3	Internal doors must have an unobstructed width of no less than 820mm (requiring 890mm doors).	Complies
33	Internal corridors min. width of 1000 mm	4.3.7	The internal corridors within Unit 5 comply with the requirements of this clause.	Complies
34	Provision for compliance with AS 1428.1 for door approaches	4.3.7	The doorways comply with the requirements of this clause.	Complies
36	Provision for circulation space of min. 2250 mm diameter	4.7.1	A circulation space of no less than 2,250mm diameter is available in the living room after the furniture has been placed.	Complies
38	Telephone adjacent to GPO	4.7.4	A telephone outlet must be provided adjacent to a GPO in the living/dining area.	CRA
41	Potential illumination level min. 300Lux	4.10	Lighting must comply with the requirements of this clause.	CRA
Kitchen				
42	Minimum width 2.7 m (1550mm clear between benches)	4.5.2	1,550mm is provided in front of the kitchen sink and appliances.	Complies
43	Provision for circulation at doors to comply with AS 1428.1	4.5.4	There is no door into the kitchen.	N/A
44	Provision for benches planned to include at least one work surface of 800 mm length, adjustable in height from 750 mm to 850 mm or replaceable. Refer to Figure 4.8	4.5.5	The amended floor plan now incorporates an 800mm work surface (bench space), that is capable of being adjusted in height from 750mm-850mm, located adjacent to the refrigerator, sink, cooktop, and oven. In total three work surface at 800 mm length is provided which satisfy the requirements.	Complies
45	Refrigerator adjacent to work surface	4.5.5	The refrigerator must be located adjacent to the work surface.	Complies
46	Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable	4.5.6	The design must allow for the removal of the cabinets under the sink and adjacent work surface.	CRA

Room/Item		Clause	Comments	Assessment
47	Kitchen sink bowl max. 150mm deep	4.5.6	The kitchen sink bowl must be a maximum of 150mm deep.	CRA
48	Tap set capstan or lever handles or lever mixer	4.5.6(e)	The kitchen tap set must be capstan, lever handles, or lever mixer	CRA
49	Tap set located within 300 mm of front of sink	4.5.6(e)	The kitchen tap set must be located within 300mm of front of sink	CRA
51	Cook tops to include either front or side controls with raised cross bars	4.5.7	The cooktop must have either front or side controls with raised cross bars	CRA
52	Cook tops to include isolating switch	4.5.7	The cooktop must be provided with an isolating switch or gas stop valve that can be easily and safely operated with the cooktop in use.	CRA
53	Work surface min. 800 mm length adjacent to cook top at same height	4.5.7	The cooktop must be located adjacent to the aforementioned work surface.	Complies
54	Oven located adjacent to an adjustable height or replaceable work surface	4.5.8	The oven must be located adjacent to the aforementioned work surface.	Complies
59	GPOs to comply with AS 1428.1. At least one double GPO within 300mm of front of work surface	4.5.11	All GPOs must comply with AS 1428.1. At least one double GPO must be located within 300mm of the front of work surface.	CRA
60	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	4.5.11	The GPO for the refrigerator must be easily reachable when the refrigerator is in its operating position.	CRA
61	Slip-resistant floor surface	4.5.4	The kitchen floor must be slip-resistant to comply with AS3661.1.	CRA
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	Either bedroom can satisfy this requirement.	Complies
Bathroom				
75	Provision for bathroom area to comply with AS 1428.1	4.4.1	The bathroom has a compartment size capable of being fitted out in accordance with clause 15 of AS1428.1-2009.	CRA
76	Slip-resistant floor surface	4.4.2	The bathroom floors must be slip-resistant to comply with AS3661.1.	CRA
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)	The shower must be hob-less.	CRA
78	Shower area waterproofed to AS 3740 with floor to fall to waste	4.4.4(f)	The bathroom must be waterproofed in accordance with AS 3740.	CRA

Room/Item		Clause	Comments	Assessment
79	Recessed soap holder	4.4.4(f)	The soap holder must be recessed.	CRA
80	Shower taps positioned for easy reach to access side of shower sliding track	4.4.4(f)	The shower head and taps must be located in accordance with AS 1428.1-2009.	CRA
82	Provision for adjustable, detachable hand-held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall – strengthening provision)	4.4.4(h)	Provisioning must be made for an adjustable, detachable hand-held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall – strengthening provision).	CRA
83	Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS 1428.1	4.4.4(h)	Provisioning must be made for a grabrail in the shower.	CRA
86	Tap sets to be capstan or lever handles with single outlet	4.4.4(c)	The bathroom taps must be capstan or lever handles with a single outlet.	CRA
88	Provision for washbasin with clearances to comply with AS 1428.1	4.4.4(g)	The washbasin and associated clear spaces must comply with AS 1428.1-2009.	CRA
90	Double GPO beside mirror	4.4.4(d)	A double GPO must be provided beside the mirror.	CRA
Toilet – “Visitable”				
92	Provision of either ‘visitable toilet’ or accessible toilet	4.4.3	The unit will be provided with an accessible toilet.	Complies
93	Provision to comply with AS1428.1	4.4.1	The bathroom area must comply with clause 15 of AS1428.1-2009.	CRA
94	Location of WC pan at correct distance from fixed walls	4.4.3	The WC Pan must be located at the correct distances from the walls in accordance with AS1428.1-2009.	CRA
95	Provision for grab rail zone. (Refer Figure 4.6)	4.4.4(h)	Provisioning must be made for a grabrail for the WC pan.	CRA
96	Slip resistant floor surface. (Vitreous tiles or similar)	4.4.2	The bathroom floor must be slip-resistant to comply with AS3661.1.	CRA
Laundry				
99	Provision for adequate circulation space in front of or beside appliances (min. 1550 mm depth)	4.8	A minimum 1,550mm circulation space is provided in front of the laundry appliances.	Complies
100	Provision for automatic washing machine	4.8(e)	Space for an automatic washing machine is provided.	Complies
102	Where a clothesline is provided, an accessible path of travel to this	4.8(a)	The updated floor plan incorporates an external clothes line with compliant circulation space under.	Complies
105	Double GPO	4.8(g)	A double GPO must be provided in the laundry.	CRA
108	Slip-resistant floor surface	4.9.1	The laundry floor must be slip-resistant to comply with AS3661.1.	CRA
Door Locks				
110	Door hardware operable with one hand, located 900–1100mm above floor	4.3.4	All door hardware must be operable with one (1) hand and located 900–1,100mm above the finished floor level.	CRA

Annexure A - Reviewed Documentation

This Report is based on a review of the documentation listed below.

Architectural drawings prepared by Carter Williamson, Reference: 20289 LAHC-S			
Drawing Number	Revision	Date	Title
01-01	G	10/11/22	EXISTING SITE ANALYSIS
10-00	E	9/03/21	CONTEXT PLAN
10-02	E	10/11/22	PLAN: DEMOLITION
10-10	F	10/11/22	PLAN: SITE PLAN
10-11	U	10/01/23	PLAN: GROUND FLOOR
10-12	O	10/01/23	PLAN: FIRST FLOOR
10-13	I	10/11/22	PLAN: ROOF
10-20	G	10/11/22	AREA CALCULATIONS
20-01	M	10/11/22	SECTIONS A & B
20-02	K	10/01/23	SECTIONS C & D
30-01	M	10/01/23	ELEVATIONS: FRONT & REAR
30-02	L	10/01/23	ELEVATIONS: EAST & WEST
30-03	I	10/01/23	ELEVATIONS: INTERNAL DRIVEWAY