



Morris Goding
Access Consulting

Taylor Construction Group

11-13 Mannix Parade,
Warwick Farm

Access Review – DA 3

11 August 2020



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1. Executive Summary

This Access Review Report is a key element in the design development of the proposed residential development by the NSW Land and Housing Corporation (LAHC) located at 11-13 Mannix Parade, Warwick Farm, and an appropriate response to the AS1428 series, Building Code of Australia (BCA), Premises Standards and ultimately the Commonwealth Disability Discrimination Act (DDA).

Morris Goding Access Consulting has prepared the Access Report to provide advice and strategies to maximise reasonable provisions of access for people with disabilities. The aim of the review is to ensure that the accessibility provisions comply with the relevant statutory requirements, and consideration of a higher degree of accessibility to meet the intent of the DDA of inclusive, dignified and equitable access.

2. Introduction

2.1 Background

Morris Goding Access Consulting has been engaged to provide an accessibility design review of the proposed residential development.

The development comprises of a basement car park and seven levels of apartments above ranging 1-2 bedroom units.

There is a total of 45 apartments and 5 apartments are designed as adaptable units and the remainder will be designed to Livable Housing Design Guideline varying from silver, gold and platinum level for different elements within the guideline to satisfy LAHC's requirements.

The development falls under Class 2 Residential BCA classification.

The general building access for Class 2 are:

- From an accessible pedestrian entrance to the entrance doorway of each sole-occupancy unit.
- To and within 1 of each type of room for use in common by the residents.

The requirements of this review is to:

- Review supplied drawings of the proposed development;
- Provide a report that will analyse the provisions of disability design of the development, and
- Recommend solutions that will ensure the design complies with the Disability Discrimination Act (DDA), Building Code of Australia (BCA), and relevant Australian Standards.

2.2 Objectives

This report seeks to ensure compliance with statutory requirements, and in addition, considers enhanced benchmark requirements set by the project. It considers the building user groups and attempts to deliver equality, independence and functional access for people with disability; inclusive of:

- People with a mobility impairment (ambulant and wheelchair);
- People with a sensory impairment (hearing and vision); and
- People with a dexterity impairment.

The report seeks to provide compliance with the Disability Discrimination Act. In doing so, it attempts to eliminate, as far as possible, discrimination against persons on the ground of disability.

2.3 Limitations

This report is limited to the accessibility provisions of the building in general. It does not provide comment on detailed design issues such as the internals of accessible toilets, ambulant toilets, fit-out, lift specification, slip resistant floor finishes, door schedules, hardware and controls, glazing, luminance contrast, stair nosing, TGSIs, handrail design, signage etc. that will be included in construction documentation.

2.4 Statutory and Other Requirements

The relevant statutory and other project specific requirements are:

- Federal Disability Discrimination Act (DDA).
- Disability (Access to Premises – Buildings) Standards 2010.
- Building Code of Australia (BCA) 2019.
- AS 1428.1:2009 – General Requirement for Access.
- AS 1428.4.1:2009 – Tactile Ground Surface Indicators.
- AS 2890.6:2009 – Parking for People with Disabilities.
- AS 1735.12:1999 – Lift Facilities for Persons with Disabilities.
- Liverpool Local Council DCP – adaptable housing requirements.
- Livable Housing Design Guidelines, 4th edition 2017.
- Planning Framework (Land & Housing Corporation).
- Principal's Project Requirements.
- Specifications – Room Data – Minimum Inclusions

Additional advisory standards not currently referenced, and other relevant guidelines considered include:

- Guide to the BCA 2019.
- AS1428.2:1992 Enhanced and Additional requirements.
- Universal Design Principles.
- Premises Standard Guideline V2 2013.

3. General Access Planning Considerations

The Disability Discrimination Act 1992 (DDA) is a legislative law that protects the rights of all people. The Act makes disability discrimination unlawful and promotes equal rights, equal opportunity and equal access for people with disabilities. The Australian Human Right Commission is the governing body who control and enforce DDA compliance.

Nevertheless, building elements that provide insufficient accessible provisions for people with disabilities remain subject to the DDA. The improvement of non-compliant building elements and areas to meet current access requirements will mitigate the risk of a DDA complaint be made against the building owner.

Since the 1st of May 2011, the Commonwealth's Disability (Access to Premises – Buildings) Standards 2010 (DDA Premises Standards) apply to all new building works and to affected parts of existing buildings.

The requirements of the DDA Premises Standards (DDA Access Code) are mirrored in the access provisions of the BCA. New building work and affected parts must comply with the DDA Premises Standards and AS1428.1:2009 in the same manner as they would comply with the BCA by meeting deemed-to-satisfy provisions or by adopting an alternative solution that achieves the relevant performance requirements.

By utilising AS 1428 suite of Standards, the overall aim is to provide continuous accessible paths of travel to connect the proposed development to and through public domain areas and between associated accessible buildings in accordance with the DDA Access Code.

MGAC supports the use and consideration of universal design (UD) principles into the design to maximise access for all people. We will assist the design team to incorporate UD principles where possible within the project, while still meeting mandatory compliance requirements.

Universal design principles consider the needs of a broad range of people including older people, families with children and pushing prams, people from other cultures and language groups, visitors in transit and people with disability. By considering the diversity of users, the design will embed access into and within it, so that benefits can be maximised, without adding on specialised 'accessible' features that can be costly, visually unappealing and may perpetuate exclusion and potential stigma.

The seven key Universal design principles to consider in the on-going design include:

- Principle 1 Equitable use
- Principle 2 Flexibility in use
- Principle 3 Simple and intuitive use
- Principle 4 Perceptible information
- Principle 5 Tolerance for error
- Principle 6 Low physical effort
- Principle 7 Size and space for approach and use.

4. Ingress & Egress

4.1 External Linkages

The BCA and the Premises Standards have requirements for external approaches. The key requirements are:

An accessible path of travel is required to be provided:

- From the main pedestrian entry points at the allotment boundary to all building entrances.
- From accessible car parking spaces to the building entrance.

(Note: Livable Housing Gold requires 1100mm clear path widths from the front boundary to the entry door.)

Assessment:

Capable of achieving compliance.

Accessible path from the front boundary to the building entrance is provided via a 1:14 ramp.

Accessible paths from the adaptable carparking bays to the building entrance via passenger lifts are also provided.

Confirm all details at subsequent design stages.

4.2 Entrances

The BCA and the Premises Standards have requirements for building entrances. The key requirements are:

- Access through no less than 50% of all entrances, including the principal pedestrian entrance.
- For buildings greater than 500msq, a non-accessible entrance must be located less than 50m from an accessible entrance.
- Doors to have a minimum 850mm clear opening width and compliant door circulation spaces.

Assessment:

Capable of achieving compliance.

The main outward single swing entry door appear appropriate (ensure grate at entry meets AS 1428.1 requirements). The secondary door leading to Communal Open Space appear appropriate also.

Confirm all details at subsequent design stages.

4.3 Emergency Egress

The BCA and the Premises Standards have requirements for fire isolated stairs. The key requirements are:

- At least one continuous handrail at a consistent height compliant with AS1428.1, Clause 12.

Note that handrails will not comply (without vertical or raked sections) unless treads are offset at intermediate landings; or landing depth is increased. This detail should be considered at early design stages to avoid non-compliance at the construction phase.

- Compliant nosing strip with appropriate luminance contrast.

Assessment:

Capable of achieving compliance.

Nosing strips and handrail details is not provided at this early stage of the design process.

Confirm all details at subsequent design stages.

Advisory:

Currently there are no mandatory requirements for the provision of fire egress for people with disability and remains an important issue and concern. We recommend consideration for an allocated wheelchair footprint (800 x 1300mm) within the fire isolated stairway, additionally, consideration of an accessible egress strategy with emergency evacuation plan is recommended.

5. Paths of Travel

5.1 Circulation Areas

The BCA and the Premises Standards have requirements for accessible paths of travel. The key requirements are:

- A minimum of 1000mm clear path width be provided along an accessible path.
- A 1500 x 1500mm turning space be provided for a wheelchair to make a 90 degree turn.
- A 1540 x 2070mm turning spaces be provided for a wheelchair to make a 180 degree turn within 2m of an end of corridor and at maximum 20m intervals along an access path.
- 1800 x 2000 passing spaces be provided at maximum 20m intervals when a direct line of sight is not available.
- Accessible doors to have a minimum of 850mm clear opening width to the active leaf and appropriate door circulation areas.

(Note: LAHC requires 1800mm clear corridor path widths.)

Assessment:

Capable of achieving compliance.

Ensure construction tolerance, skirting etc. is considered to the common area circulation spaces and to all minimum dimensions. Refer marked plans.

Confirm all details at subsequent design stages.

5.2 Passenger Lifts

The BCA and the Premises Standards have requirements for passenger lifts. The key requirements are:

- A minimum of 1100 x 1400mm lift car size for lifts travelling less than 12m.
- A minimum of 1400 x 1600mm lift car size for lifts travelling more than 12m.
- Lift access features be complaint with BCA E3.6 and AS 1735.12.

Assessment:

Capable of achieving compliance.

Two lifts are provided with a lift car size greater than 1400 x 1600mm.

Confirm all details at subsequent design stages.

5.3 Ramps

The BCA and the Premises Standards have requirements for ramp access. The key requirements are:

- A maximum grade of 1:14 and landings at maximum 9m intervals
- Handrails, handrail extensions and kerb rails on both sides.
- Landing lengths of 1200mm or 1500mm.
- Tactile indicators at the top and bottom of ramp.
- Ramps are required to set back 900mm from the allotment boundary to ensure handrail extensions and tactile indicators do not encroach into the transverse path of travel.

Assessment:

Capable of achieving compliance.

Confirm details at subsequent design stages.

6. Amenities and Facilities

6.1 Common Areas

The BCA and the Premises Standards have access requirements for common use areas. The key requirements are:

- For Class 2, access is required to at least 1 common use facility.
- Accessibility to common use courtyards and common areas within buildings.
- Mailboxes and garbage rooms within residential buildings with appropriate accessibility provision.
- Wheelchair access is required to any external and outdoor terrace areas including roof terraces.

Assessment:

Capable of achieving compliance.

Ensure common areas such as mailboxes, garbage rooms and outdoor recreational areas are accessible within the meaning of AS 1428.1.

Ensure 1000mm wide path to Communal Garden is provided. Refer marked plans.

Confirm all details at subsequent design stages.

6.2 Signage

The BCA and the Premises Standards have signage requirements. The key requirements are:

- Braille and tactile signage be provided at required fire exits on all levels.
- Ensure all signage is detectable with raised symbols and 30% luminance contrast to its background, and in turn, contrasts with the background wall surface.
- Signage to be located on the wall, adjacent to latch side of the door, between 1200 - 1600mm AFFL (or for single line of tactile text: located between 1250 - 1350mm AFFL).

Assessment:

Capable of achieving compliance.

Exit signage details is not yet provided at this early stage of the design process.

Confirm all details at subsequent design stages.

6.3 Accessible Car Parking Spaces

The BCA, Premises Standards and Adaptable Housing have requirements for the provision of accessible car parking spaces. The key requirements are:

- Class 2 adaptable: An adaptable car parking space for each adaptable unit. These car parking spaces to be 3800mm wide or per accessible car parking requirements.

- A standard accessible car parking space requires a 2400 x 5400mm parking bay and shared area.
- A minimum of 2500mm height clearance is required for the accessible parking spaces.
- A minimum of 2200mm vertical clearance is required from the entry and exits to the adaptable parking spaces.

Assessment:

Capable of achieving compliance.

5 adaptable carparking spaces are provided as per requirement: 3 adaptable car parking spaces achieves 3800mm clear width, 2 adaptable car parking spaces are provided as accessible car bays.

Further review required to the accessible carparking shared space noted on marked plans.

Confirm all details at subsequent design stages.

7. Project Specific Requirements

The following are extracts from:

- Planning Framework (Land & Housing Corporation).
- Principal's Project Requirements.
- Specifications – Room Data – Minimum Inclusions.
- Bankstown DCP 2015.
- Livable Housing Design Guidelines (4th edition).

Refer to the specific guideline for detailed requirements.

Project Requirements	
Adaptable	<ul style="list-style-type: none"> • 10% designed to be adaptable by LAHC. • Refer Item 8 Adaptable units for further assessment details.
Livable	<ul style="list-style-type: none"> • 20% designed to be livable housing silver by SEPP 65. • Livable housing to be of silver, some gold and some platinum level by LAHC. • Refer Item 9 Livable Housing for further assessment details.
Circulation – Common areas	Minimum 1800mm wide corridors are required.
Unit Entry door size	Minimum 900mm clear door width to all adaptable and livable units.
Unit internal doors size	Minimum 850mm clear door width to all adaptable and livable units.
Balcony doors	Nursing sill threshold to be provided.

Assessment:

The design layout can achieve the above requirements.

All internal layout to adaptable and livable apartments to be confirmed at detail design stages.

Confirm all details at subsequent design stages.

8. Adaptable Units

8.1 Adaptable Unit Provision

The concept of adaptable housing is to design units with provisions in place from the outset (pre-adaption) so they can be easily adapted to meet changing needs of residents in the future (post-adaption) in accordance with AS4299.

LAHC and Council requires 10% of the total apartments to be provided as Adaptable apartments. These adaptable apartments are to be designed to AS4299 Class C requirements.

Assessment:

There are a total of 43 units proposed. 10% or 5 adaptable units has been provided meeting requirements.

8.2 Adaptable Unit Design

The following are required at the pre-adaptable stage:

- The entry door requires a minimum of 850mm clear door width and appropriate door circulation spaces. **Note:** LAHC requires 900mm clear door width to entry doors.
- A clear circulation space of 1550mm diameter between kitchen benches.
- An adequate size bathroom to achieve a compliant shower, toilet pan and basin with required circulation spaces. Capped off service can be provided for the relocation of basin at post adaptation. The shower recess will require review during design development.
- A clear circulation space of 2250mm diameter between furniture in the living room.
- The main bedroom to achieve a minimum of 1000mm clear space both sides of a queen size bed and a 1540 x 2070mm space at the base of bed or similar configuration.
- A clear circulation space of 1550mm diameter in front or beside laundry appliances.
- All doors to achieve 850mm clear opening width from the outset and easily achievable latch side clearances at post adaptation, compliant with AS1428.1:2009.

Assessment:

Pre-adaptable and post-adaptable layouts are provided. Refer marked plans for further comments and requirements. All internal layout to adaptable apartments to be confirmed at detail design stages.

Confirm all details at subsequent design stages.

9. Livable Housing

9.1 Livable Housing Provision

SEPP 65 requires 20% of the total apartments to be designed to Liveable Housing Design Guideline's Silver Level.

Note that LAHC requires all other non-adaptable units to be livable units and have higher silver, gold and platinum level requirements and additional Elements.

Assessment:

There are a total of 43 units proposed and 38 units has been provided exceeding minimum SEPP 65 requirements.

9.2 Livable Housing Design

The following are extracts from the guideline to meet LAHC requirements.

Refer to the LHA Guideline for detailed requirements:

Livable Housing Requirements		
Element 1 Dwelling Access (Note Clause C does not apply to basement car parking spaces)	Gold	1. Step free (boundary to entry). 2. 1100mm clear path (slip resistant, 1:14 max with appropriate landing, 1:40 crossfalls).
Element 2 Dwelling Entry	Gold	1. Entry door 850mm (900mm required from LAHC). 2. 1350 x 1350mm landing external side
Element 3 Internal door and corridors	Silver	1. 820mm internal doors (level transition) (850mm required from LAHC). 2. 1000mm corridors.
Element 4 Toilet	Silver	1. 900 x 1200mm circulation forward of toilet pan. 2. Toilet pan located in corner.
Element 5 Shower	Gold	1. Slip resistant, hobless, shower screen easily removable. 2. Shower located in corner. 3. 900 x 900mm shower recess. 4. Provide a clear space 1200 x 1200mm forward of shower recess entry as per figure 5a.
Element 6 Reinforcement of Bathroom & Toilet Walls	Silver	1. Toilet walls to be reinforced with noggings or sheeting per requirements. Shower walls to be reinforced with noggings or sheeting per requirements. 2. Bath walls to be reinforced with noggings or sheeting per requirements.
Element 8	Gold	1. 1200mm clear space between benches and appliances (exc handles).

Kitchen Space		<ol style="list-style-type: none"> Slip resistant floor. Floor finishes to extend under kitchen cabinetry (provide note if advised by 3rd party for fixed furniture that can't extend flooring under).
Element 9 Laundry Space	Gold	<ol style="list-style-type: none"> 1200mm clear space between benches and appliances (excluding handles). 600mm depth for appliance space. Slip resistant floor. Floor finishes to extend under laundry cabinetry (provide note if advised by 3rd party for fixed furniture that can't extend flooring under).
Element 10 Bedroom Space	Gold	<ol style="list-style-type: none"> 10 msq exclusive of wardrobes, skirting and wall lining. Minimum 1000mm path at least one side of bed.
Element 11 Switches & Power points	Platinum	<ol style="list-style-type: none"> Light switches consistent location 900-1100mm AFFL horizontally aligned with the door handle at entrance to a room. Power point minimum 300mm AFFL. Rocket action, toggle or push pad of 35mm width.
Element 12 Door & Tap Hardware	Platinum	<ol style="list-style-type: none"> Door hardware at 900-1100mm AFFL. D-pull handle to door to AS1428.1-2009 requirements. Lever or capstan style tap to basins, sinks and tubs.

Assessment:

Capable of achieving compliance.

Ensure all housing elements above are provided and confirm all details at subsequent design stages.

Ensure construction tolerance is considered for all minimum dimensions including skirting requirements by LAHC.

10. Conclusion

MGAC has reviewed the proposed development. The drawings indicate that access requirements can readily be achieved subject to the recommendations noted in the marked plans and within this report being addressed during subsequent design stages.

It is advised that MGAC will work with the project team as the scheme progresses to ensure appropriate outcomes are achieved through the developmental design stages and during the construction phase.

11. Marked Plans



MGAC Review:
11/08/2020

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NSW Land and Housing Corporation

LEGEND	AWING	DP	DOWN PIPE	K	KITCHEN
AIN	BATHROOM	FCL	FINISHED CEILING LEVEL	L1, 2..	LIFT NO.1, 2, ETC.
B1, 2..	BEDROOM 1, BEDROOM 2	FEK	FIRE EXTINGUISHER	L	LIVING
BAL	BALUSTRADE	PFL	FINISHED FLOOR LEVEL	LY	LAUNDRY
BWIC	BICYCLE WICK	PH	FIRE HYDRANT	S	STORAGE
BY	BALCONY RAIN WATER OUTLET	PIP	FIRE INDICATOR PANEL	SCN	SCREEN
CBL	BALCONY	H	HYDRAULIC	SSL	STRUCTURAL SLAB LEVEL
	RETRACTABLE CLOTHES DRYING LINE	HWU	HOT WATER UNIT	ST, 01	STAIR NO.1, 2, ETC.

Rev J Date 10/07/20 Approved by VS Issue Name For Information

Project Title
Mannix Parade Warwick Farm
11-13 Mannix Parade, Warwick Farm, NSW 2170 Australia
Drawing Title
GA Plans
Basement 1

Scale
1:100 @A1, 50% @A3
Status
LAHC Review
Project No.
19010
Dwg No.
A-110-007
Drawn by
BP, MM
Rev
J

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notwithstanding to the Architect, Nicholas Turner 6885, APR 88 904 094 811

LEGEND
A/N
B1, 2
BAL
BND
BRWC
BY
CBL

AWING
BATHROOM
BEDROOM 1, BEDROOM 2
BALUSTRADE
BICYCLE RACK
BALCONY RAIN WATER OUTLET
BALCONY
RETRACTABLE CLOTHES DRYING LINE

DP
FCL
FEX
FFL
FPI
FIP
H
HWU

DOWN PIPE
FINISHED CEILING LEVEL
FIRE EXTINGUISHER
FINISHED FLOOR LEVEL
FIRE HYDRANT
FIRE INDICATOR PANEL
HYDRAULIC
HOT WATER UNIT

K
L1, 2
LY
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SCN
SS
ST, 1

KITCHEN
LIFT NO. 1, 2, ETC.
LIVING
LAUNDRY
STORAGE
SCREEN
STRUCTURAL SLAB LEVEL
STAIR NO. 1, 2, ETC.

Rev
K
Date
24/07/20
Approved by
VS
Issue Name
For Information

Project Title
Mannix Parade Warwick Farm
11-13 Mannix Parade, Warwick Farm, NSW 2170 Australia
Drawing Title
GA Plans
Level 01 - 03

Scale
1:100 @A1, 50% @A3
Status
LAHC Review

Project No.
19010
Dwg No.
A-110-010

Drawn by
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Rev
J

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11/08/2020

Confirm all dimensions at DD stage.

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LEGEND
AWN
B.L.
BAL
BRN
BY
CBL
AWNING
BATHROOM
BEDROOM 1, BEDROOM 2
BALUSTRADE
BICYCLE RACK
BALCONY RAIN WATER OUTLET
BALCONY
RETRACTABLE CLOTHES DRYING LINE

DP
FCL
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DOWN PIPE
FINISHED CEILING LEVEL
FIRE EXTINGUISHER
FINISHED FLOOR LEVEL
FIRE HYDRANT
FIRE INDICATOR PANEL
HYDRAULIC
HOT WATER UNIT

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KITCHEN
LIFT NO.1, 2, ETC.
LIVING
LAUNDRY
STORAGE
SCREEN
STRUCTURAL SLAB LEVEL
STAIR NO.1, 2, ETC.

Rev
K
Date
24/07/20
Approved by
VS
Issue Name
For Information

Project Title
Mannix Parade Warwick Farm
11-13 Mannix Parade, Warwick Farm, NSW 2170 Australia
Drawing Title
GA Plans
Level 04

Scale
1:100 @A1, 50% @A3
Status
LAHC Review

Project No.
19010
Dwg No.
A-110-040

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LEGEND					
AIN	AWING	DP	DOWN PIPE	K	KITCHEN
B1, 2	BATHROOM	FCL	FINISHED CEILING LEVEL	L1, 2	LIFT NO 1, 2, ETC.
BAL	BEDROOM 1, BEDROOM 2	FEK	FIRE EXTINGUISHER	L	LIVING
BWOC	BALUSTRADE	FFL	FINISHED FLOOR LEVEL	LY	LAUNDRY
BY	BICYCLE RACK	FI	FIRE HYDRANT	SCN	SCREEN
CBL	BALCONY RAIN WATER OUTLET	FP	FIRE INDICATOR PANEL	SSL	STRUCTURAL SLAB LEVEL
	BALCONY	HW	HYDRAULIC	ST 01	STAIR NO 1, 2, ETC.
	RETRACTABLE CLOTHES DRYING LINE		HOT WATER UNIT		

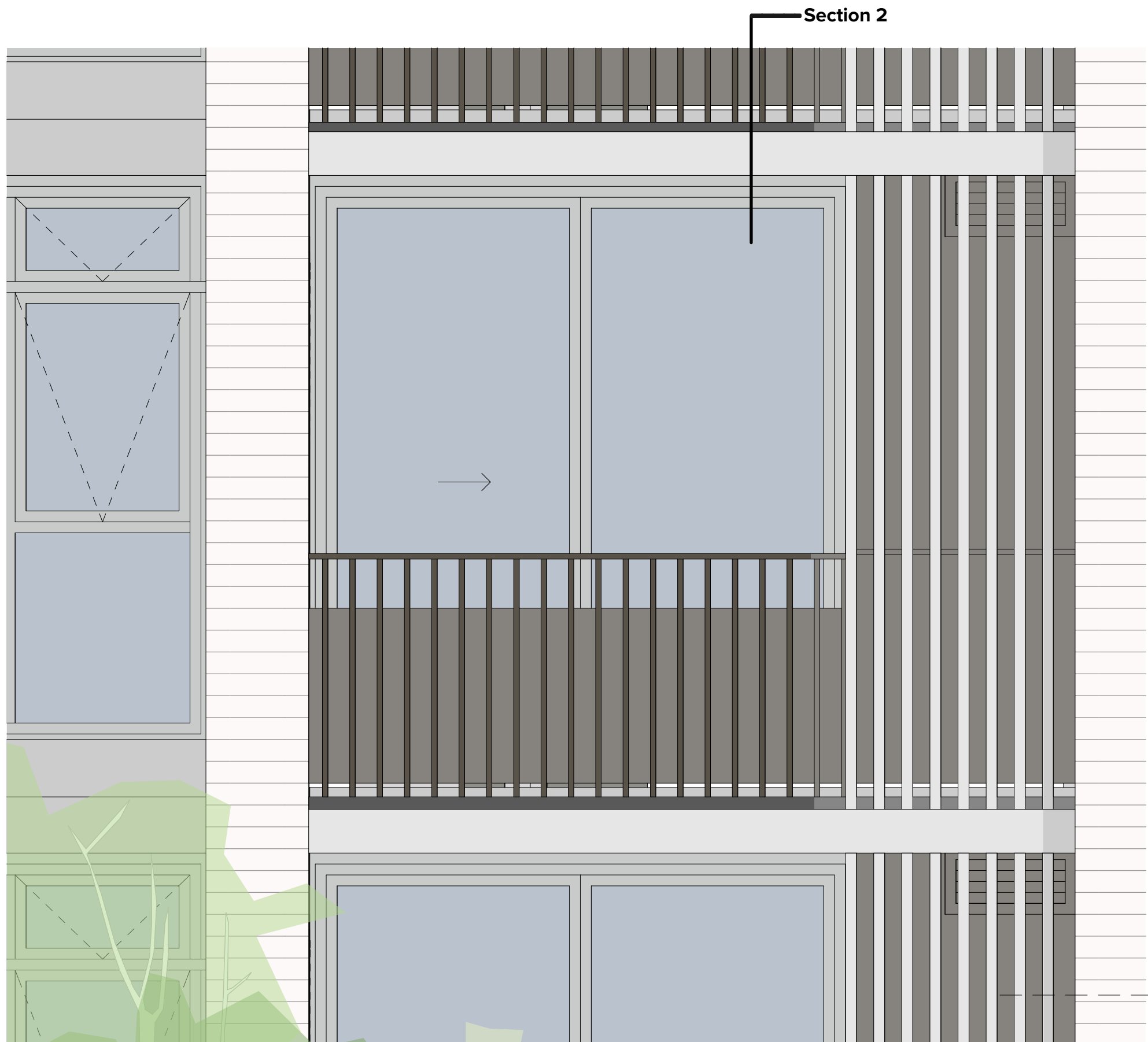
Rev	Date	Approved by	Issue Name
K	24/07/20	VS	For Information

Project Title
Mannix Parade Warwick Farm
11-13 Mannix Parade, Warwick Farm, NSW 2170 Australia
Drawing Title
GA Plans
Level 05

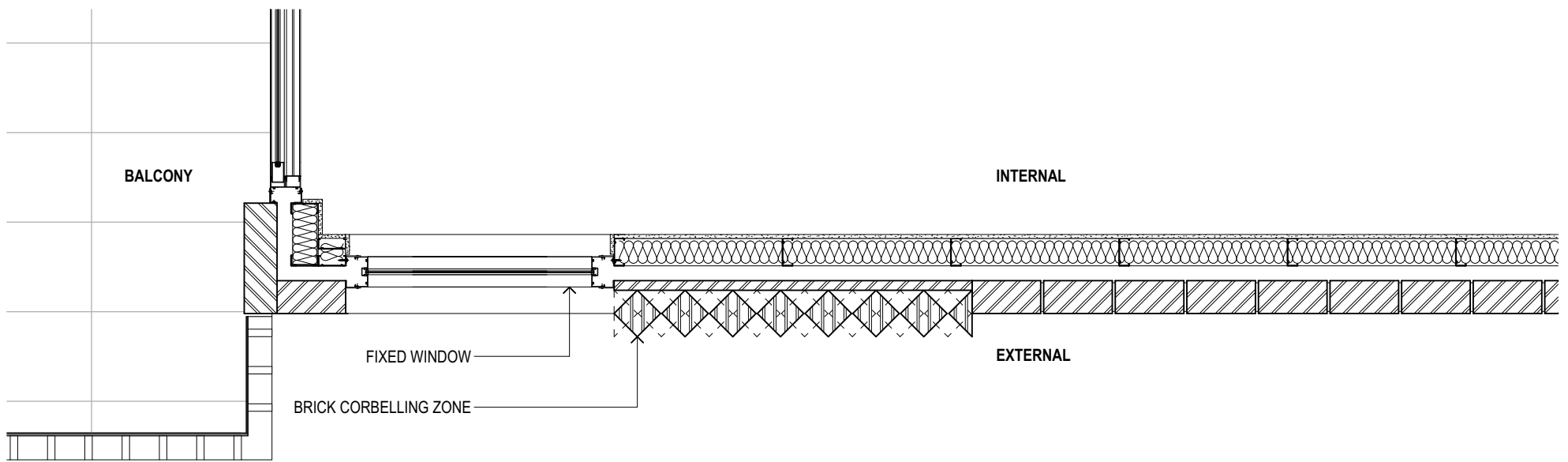
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Status LAHC Review	Dwg No. A-110-050	Rev J	

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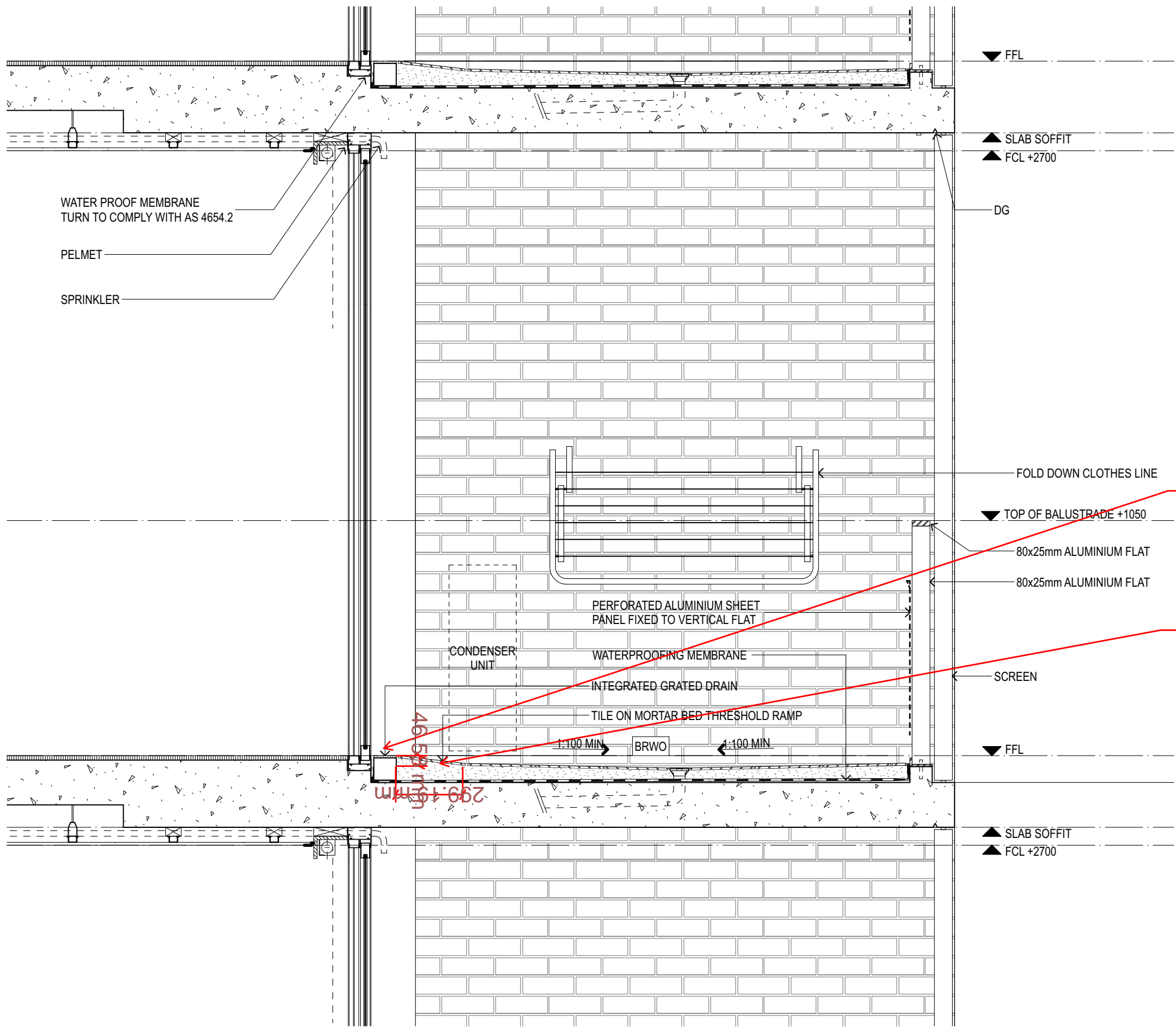
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turnerstudio.com.au



1 Balcony/ Balustrade Plan Detail 1:20



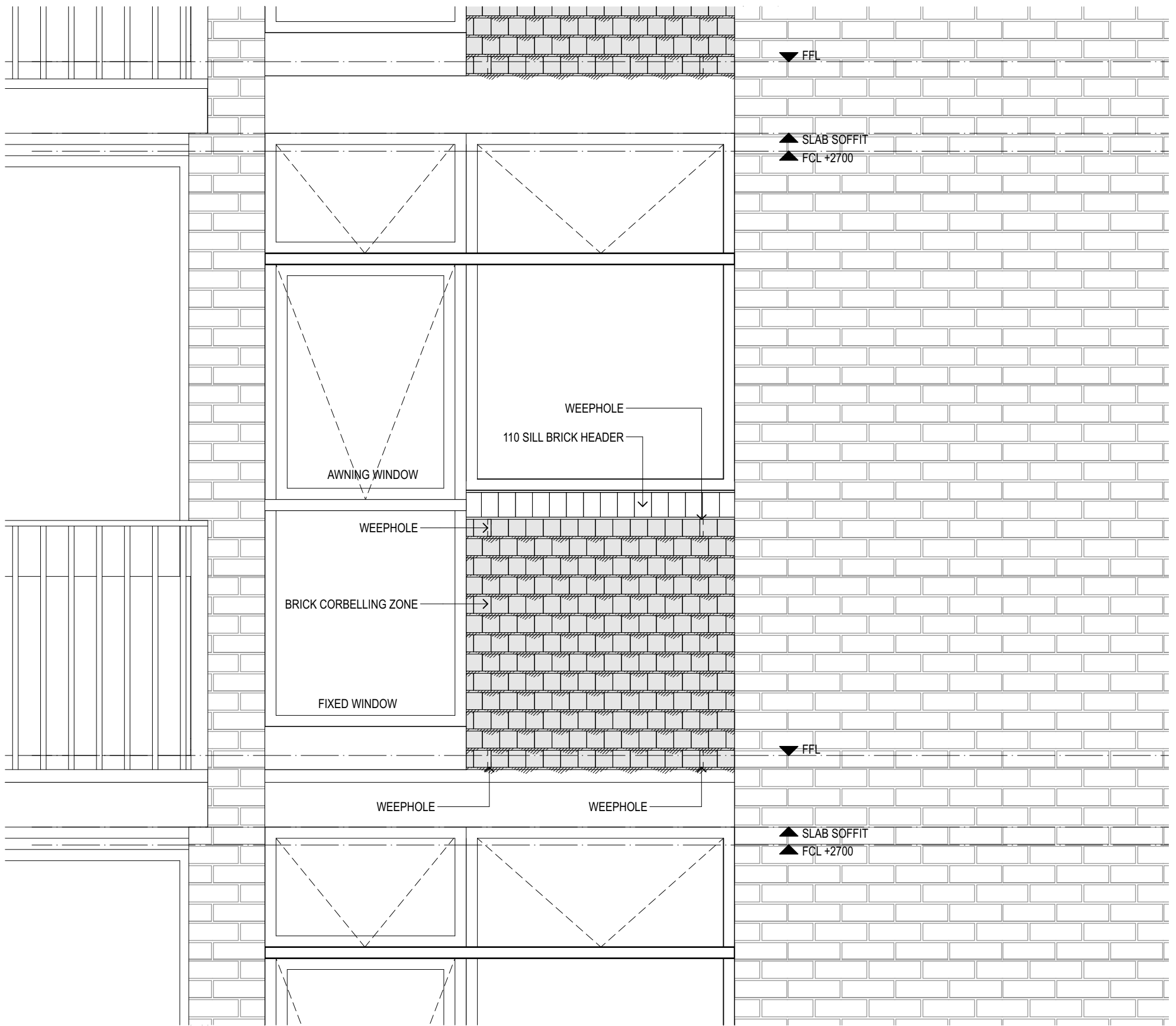
3 Brick Corbelling Plan Detail 1:20



2 Balcony/ Balustrade Section Detail 1:20

General note:
Grated drain to comply with AS 1428.1 (2009) Clause 7.5.

Threshold ramp to be 1:8 (max rise of 35mm and max length of 280mm) and located within 20mm of the door leaf. Currently not per AS 1428.1 (2009) Clause 10.5.



4 Brick Corbelling Elevation 1:20

MGAC Review:
11/08/2020

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CLIENT
NSW Land and Housing Corporation

Rev J Date 10/07/20 Approved by VS Issue Name For information

Project Title
Mannix Parade Warwick Farm
11-13 Mannix Parade, Warwick Farm, NSW 2170 Australia

Scale
1:20 @A1, 50% @A3
Status
LAHC Review

Project No.
19010
Dwg No.
A-410-030

Drawn by
NK
Rev
J
North

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notified Architect Nicholas Turner 6885, ABN 58 584 094 811

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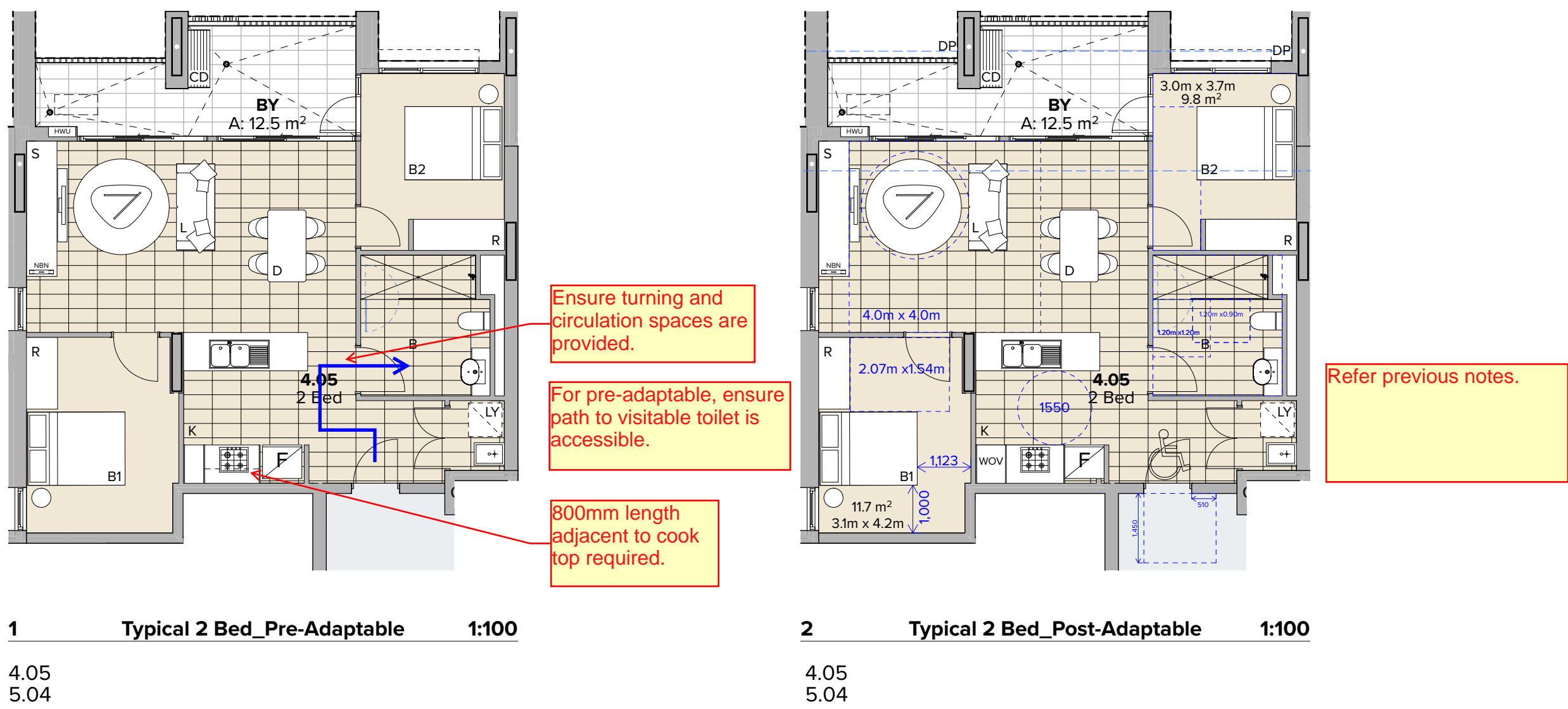
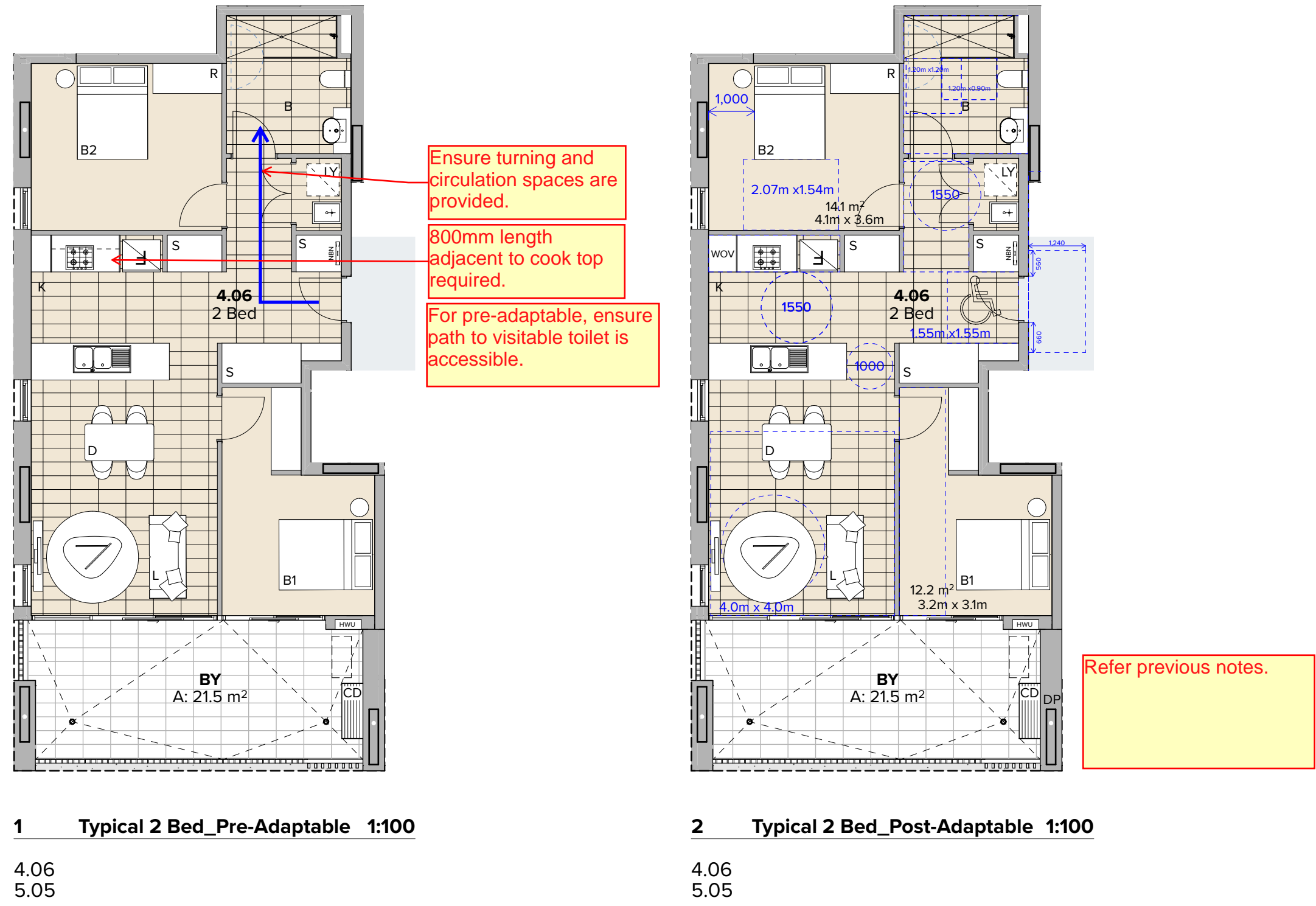
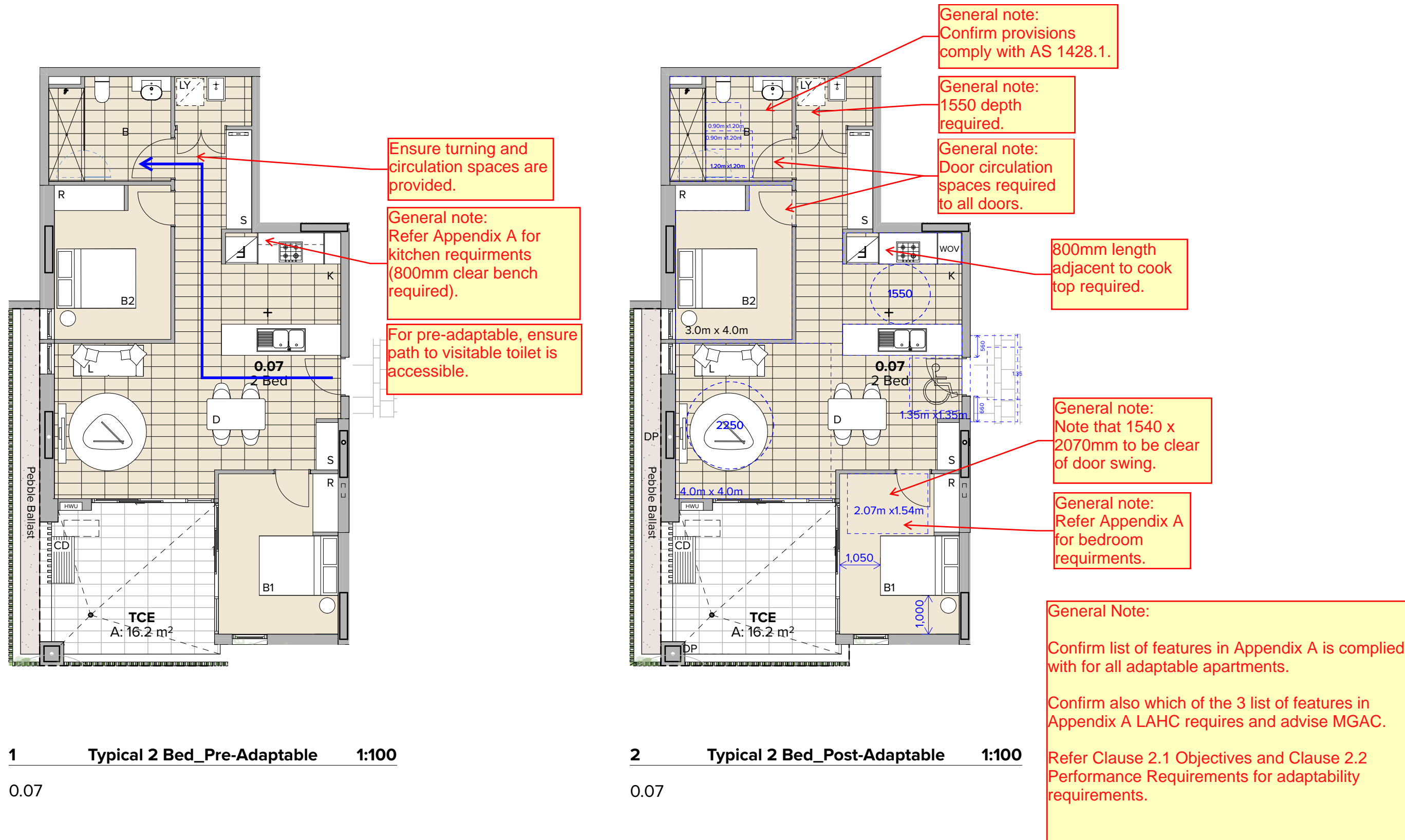
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Drawing Title
Details
Balustrade/Brick Corbelling Details

Adaptable Apartments

In all residential flat building developments containing 10 dwellings or more, a minimum of 10% of all apartments are to be designed to be capable of adaptation for access by people with all levels of mobility. Dwellings must be designed in accordance with Australian Adaptable Housing Standard (AS 4299:1995), which includes pre-adaptable design details to ensure visitability is achieved

Total number of apartments: 45
Total number of adaptable apartments: 5
Percentage of adaptable apartments: 11%



MGAC Review:
11/08/2020

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CLIENT
NSW Land and Housing Corporation

Rev J Date 10/07/20 Approved by VS Issue Name For information

Project Title
Mannix Parade Warwick Farm
11-13 Mannix Parade, Warwick Farm, NSW 2170 Australia

Scale
1:100 @A1, 50% @A3
Status
LAHC Review

Project No.
19010
Dwg No.
A-790-010
Drawn by
NK
Rev
J

Drawing Title
Adaptable Apartment Layouts
Typical Adaptable Apartment Layouts 01

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