

Disability Access Report

Proposed Seniors Living  
16-26 Friend Street  
MERRYLANDS NSW

For: Crawford Architects  
Ref: LP\_19008



## Executive Summary

Development application documentation for the proposed Seniors Living Development located at 16-26 Friend Street Merrylands, has been considered against the requirements of the Building Code of Australia 2019 (BCA), Disability (Access to Premises) Standards 2010, The Disability Discrimination Act 1992 (DDA) and SEPP Housing for Seniors and People with Disabilities with regard to access for persons with a disability.

We consider that the drawings presented for assessment, for the purposes of a development application, generally comply with above mentioned legislation.

The following table summarises compliance issues.

Item No.	Description	Compliance Status
<b>SEPP Siting Requirements</b>		
3.1	Location & Access to Facilities	Compliant
3.2	Accessibility	Compliant
<b>SEPP Schedule 3</b>		
4.1	Siting Standards	Compliant
4.2	Security	To be addressed in detailed design.
4.3	Letterboxes	Capable of compliance.
4.4	Private Car Accommodation	Compliant
4.5	Accessible Entry	Compliant
4.6	Interior	Compliant
4.7	Main Bedroom	Compliant
4.8	Bathroom	Compliant
4.9	Toilet	Compliant
4.10	Surface Finishes	To be addressed in detailed design.
4.11	Door Hardware	To be addressed in detailed design.
4.12	Ancillary Items	To be addressed in detailed design.
4.13	Living and Dining Room	Compliant
4.14	Kitchen	Compliant
4.15	Access to kitchen, main bedroom & bathroom	Compliant
4.16	Lifts in multi-storey buildings	Not applicable
4.17	Laundry	Compliant
4.18	Storage	Compliant
4.19	Garbage	Compliant
<b>External Areas</b>		
5.1	Pathways	Capable of compliance.
5.2	Accessible Carparking	Capable of compliance.
5.3	Stairs	Capable of compliance.
5.4	Accessible Ramps	Capable of compliance.
5.4	Walkways	Capable of compliance.
5.4	Kerb Ramps	Capable of compliance.
5.4	Pedestrian Crossings	Capable of compliance.



Construction is to be in accordance with the recommendations made in this access report to ensure compliance. Where construction differs from the drawings, further assessment will be required to ascertain compliance.

This report is limited to items within drawings listed in this report only. Future alterations and additions to the building will render the recommendations in this report null and void as we cannot guarantee continued compliance where changes to the building fabric are made. A high level of maintenance is recommended to ensure continued compliance with access legislation.

**All dimensions quoted throughout this report and within Australian Standards are CLEAR dimensions, not structural. This needs to be considered in the preparation of the construction certificate documentation to account for wall linings and the like.**

Best practice options, as noted in the report, are not mandatory but will minimise the risk of a complaint made under the DDA.

The recommendations throughout this report reflect the professional opinion and interpretation of Lindsay Perry. This may differ from that of other consultants. We aim to provide practical, performance-based advice based on project specifics that will maximize access for persons with a disability to the built environment.

Lindsay Perry is a qualified Access Advisor, being an accredited within Australia (ACAA No. 136) and at the international level (GAATES No. BE-02-106-18). Lindsay Perry Access Pty Ltd carries public liability insurance, professional indemnity insurance and workers compensation insurance.

**LINDSAY PERRY**

B.Arch, M.Dis.Stud.

Internationally Certified Access Consultant GAATES ICAC BE-02-106-18

ACAA Accredited Access Consultant No. 136 |

Registered Architect NSW 7021

Livable Housing Assessor 20047 | Changing Places Assessor CP005



#### Revision Summary

Date	Description	Revision
15 July 2019	Disability Access Report	draft
10 November 2019	Disability Access Report	1
20 March 2020	Disability Access Report	2



## 1. Introduction

This Access Report considers the proposed Seniors Living Development located at 16-26 Friend Street Merrylands, against the requirements of the Building Code of Australia 2019 (BCA), Disability (Access to Premises) Standards 2010, The Disability Discrimination Act 1992 (DDA) and SEPP Housing for Seniors and People with Disabilities with regard to access for persons with a disability.

The project provides thirty (30) units for seniors living – twelve (12) one bedroom units and eighteen (18) two bedroom units. The proposed development is over two (2) levels with a central carparking area at the rear of the site. Each unit is provided with its individual private open space. An accessible path of travel is available to all units and facilities at the ground floor level.

Documentation prepared by Crawford Architects has been reviewed as follows:

- A001 A Cover Sheet
- A101 A Proposed Site Plan
- A200 A Ground Floor General Layout Plan
- A201 A First Floor General Layout Plan
- A301 A Elevations 1 & 2
- A302 A Elevations 3 & 4
- A303 A Elevations 5 & 6
- A304 A Elevations 7 & 8
- A305 A Elevations 9 & 10
- A500 A Unit Types
- A600 A Section A-A
- A601 A Section B-B

## 2. Legislation

Access assessment has been made against Access Legislation including:

- The Commonwealth Disability Discrimination Act 1992 (DDA)
- Disability (Access to Premises (Buildings)) Standards 2010
- Access Code for Buildings 2010
- The Building Code of Australia 2019 (BCA) Section D3 – Access for People with Disabilities
- The Building Code of Australia 2019 (BCA) Section D2 (in part) – thresholds and slip resistant
- Australian Standards AS1428.1(2009) Amendment 1, AS1428.2(1992), AS1428.4(2009) – Design for Access and Mobility
- Australian Standard AS2890.6 (2009) – Parking Facilities – Off street carparking For People with Disabilities.
- Australian Standard AS4299 – Adaptable Housing
- State Environmental Planning Policy – Housing for Seniors and Persons with a Disability 2004 (SEPP), Current Amendment – 28 February 2019



A summary of the requirements of relevant legislation follows.

- The **DDA** requires independent, equitable, dignified access to all parts of the building for all building users regardless of disability. The DDA makes it unlawful to discriminate against a person on the grounds of disability.
- The **DDA Premises Standards** include an **Access Code** written in the same style as the Building Code of Australia. That is, it has a number of Performance Requirements that are expressed in broad terms and references to a number of technical Deemed-to-Satisfy Provisions.
- **BCA 2019** for Class 2 buildings, requires access from a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.

Access for people with disabilities is also 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, individual shop, eating area, or the like.

- **AS1428 – Design for Access and Mobility**
  - Part 1 (2009) of this standard contains access requirements that are mandatory for the provision of access for persons with a disability and is referred by the BCA.
  - Part 2 (1992) provides enhanced and best practice requirements.
  - Requirements for tactile indicators are included in Part 4.1 (2009) of this standard.
- **AS4299 – Adaptable Housing** provides housing for different community groups with different needs. It involves a move away from special accommodation for persons with a disability, avoiding social dislocation and is referenced by the SEPP.
- **AS2890.6** applies to the carparking areas generally.

### 3. SEPP – Siting Requirements

The proposed development has been designed to reflect the requirements of the SEPP and the Australian Standards nominated in this document including AS1428 and AS4299. This development contains self-contained dwellings. Therefore, the requirements of SEPP Clause 26: Location and Access to Facilities, Clause 38: Accessibility are relevant.

#### 3.1 SEPP Clause 26 Location & Access to Facilities

A SEPP development must offer access to services such as shops, banks, retail services, commercial services, recreational facilities, community facilities and doctors. These facilities are to be located within 400m of the site via a pathway that provides an accessible path of travel.

For development within the Sydney Statistical Division, these services must be located at a distance no greater than 400m from the site or access to a public transport service.



The public transport service must be available both to and from the development at least once between 8am and 12pm per day and at least once between 12pm and 6pm each day from Monday to Friday (both days inclusive). The path of travel from the development to the transport service is to offer an accessible path of travel within the meaning of the SEPP (average gradient of 1:14 maximum).

Within the SEPP, an accessible path of travel is defined as a sealed pathway that has an average gradient of 1:14. Other allowable gradients include 1:12 for a length of up to 15m, 1:10 for a length of up to 5m and 1:8 for a length of up to 1.5m.

---

**Compliance Summary:**

---

Compliant

There are three (3) bus routes operating in the immediate area of the site being the 809 (Merrylands to Pemulwuy); the 810 (Merrylands to Paramatta via Pemulwuy) and the 811 (Paramatta to Merrylands via Pemulwuy). Each operates on a daily basis including Sundays and public holidays. The bus routes offers access to the services mentioned above.

The 809 bus route operates along Friend Street with bus stops located within 100m of the development site.

Bus routes 810 and 811 operate along Frances Street within 180m of the development site.

The existing footpath infrastructure provides an accessible path of travel within the meaning of the SEPP to each of these bus stops as demonstrated in the survey drawings prepared by Struterre Surveying. The path of travel has an average gradient less than 1:14.

We note that local shops are within 200m of the development site on the corner of Friend and Coleman Street. A convenience store, fruit shop, butcher and pizza shop are provided in this location.



Figure 1 | Development Site Location of Bus Stops





Figure 2 | Bus Stops to Friend Street



Figure 3 | Bus Stops to Frances Street



Figure 4 | Local Shops to Coleman Street

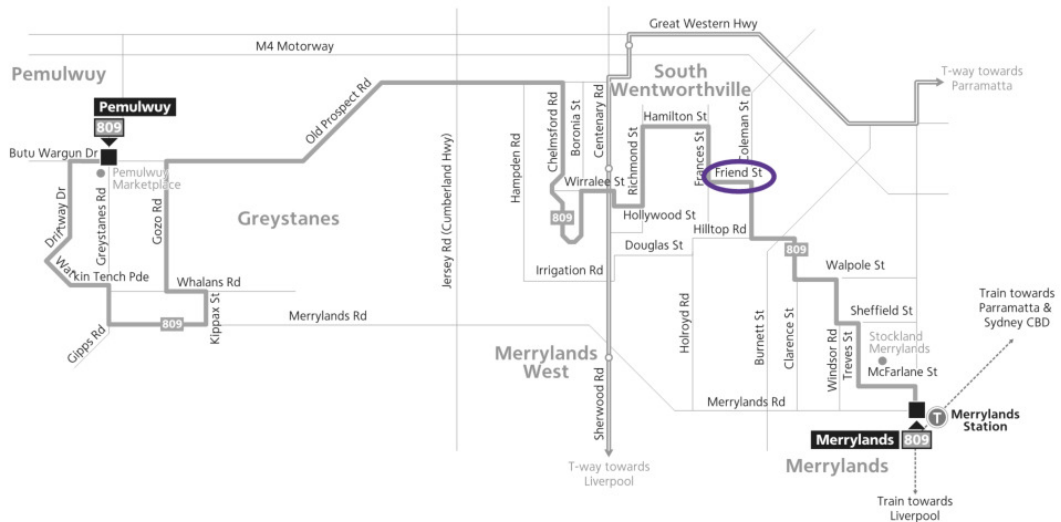


Figure 5 | Bus Route Map 809

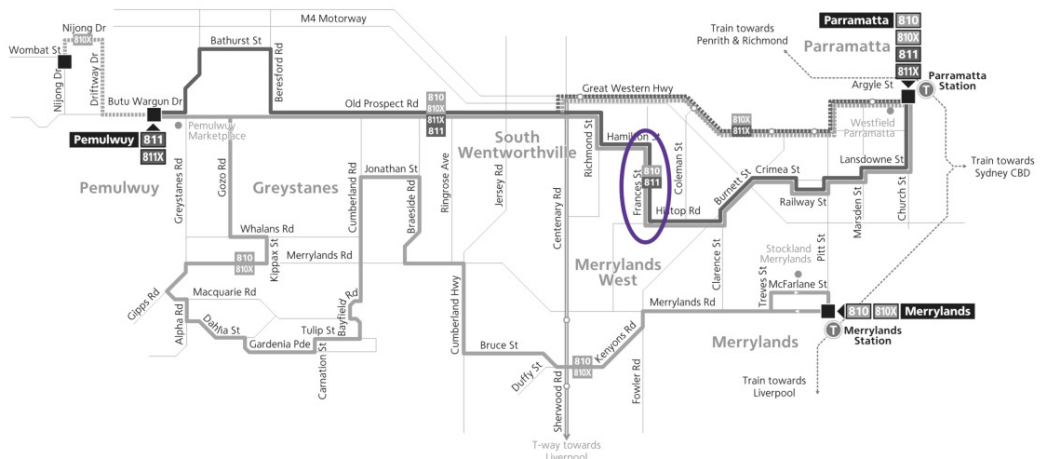


Figure 6 | Bus Route Map 810 & 811

### 3.2 SEPP Clause 38 – Accessibility

A SEPP development should have obvious and safe pedestrian links from the site that provide access to public transport services or local facilities.

A development should provide attractive, yet safe, environments for pedestrian and motorists with convenient access and parking for residents and visitors.

#### Compliance Summary:

Compliant

The proposed development meets the intent of this Clause with links to public transport and local shops via the existing footpath infrastructure. The footpaths provide obvious routes to the bus stops and are in good condition.



Carparking is provided for residents centrally within the development at the rear of the site. An accessible path of travel is provided to each of the units at the ground floor level via the common areas of the development which promotes casual surveillance.



Figure 7 | Existing Footpath to Front of Site

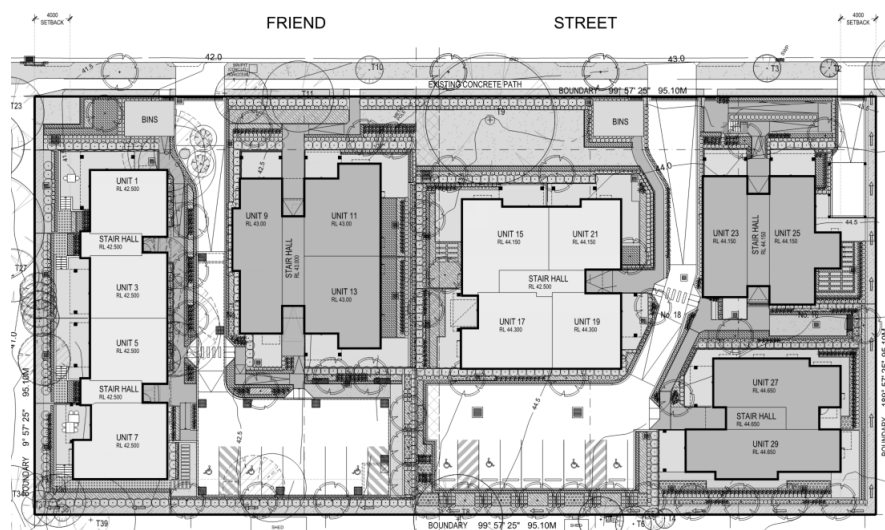


Figure 8 | Site Plan



## **4 SEPP – Schedule 3 Standards Concerning Accessibility & Usability for Self-Contained Dwellings**

The dwellings within the proposed development have been considered against SEPP-Housing for Seniors and People with Disabilities (SEPP) and the Australian Standards nominated in this document including AS1428 and AS4299.

Part 1: Self-contained dwellings - standards concerning access and usability (Clauses 1 – 21) is applicable in this instance. A “self-contained dwelling” is defined as a dwelling or part of a building (other than a hostel), whether attached to another dwelling or not, housing seniors or people with a disability, where private facilities for significant cooking, sleeping and washing are included in the dwelling or part of the building, but where clothes washing facilities or other facilities for use in connection with the dwelling or part of the building may be provided on a shared basis.

There are thirty (30) units provided on the site within two (2) “villages”. Twelve (12) one-bedroom units and eighteen (18) two bedroom units are provided. The proposed development is over two (2) levels with a central carparking area at the rear of the site. Each unit is provided with its individual private open space. An accessible path of travel is available to all units and facilities at the ground floor level.

There are eleven (11) unit types within the development – Unit Type A; Unit Type B; Unit Type B2; Unit Type B3; Unit Type B4; Unit Type B5; Unit Type C; Unit Type C 2; Unit Type D; Unit Type E; and Unit Type F. Each has been designed to reflect SEPP requirements for wheelchair access and circulation areas.

### **4.1 SEPP Schedule 3, Clause 2 – Siting Standards**

This Clause contains 3 parts regarding siting standards as follows.

- (1) wheelchair access
- (2) applies to sites where the whole site does not have a gradient of less than 1:10.
- (3) common areas

Of these parts, Clauses (1) and (3) are applicable to this development. Common areas comprise the pedestrian areas. Therefore, siting standards for this development are as follows:

#### **(1) Wheelchair Access**

Where the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous path of travel within the meaning of AS1428 to an adjoining public road.

#### **(3) Common Areas**

Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.

---

#### **Compliance Summary:**

---

Compliant



All units at the ground floor level are accessible to persons with a disability. Wheelchair access is facilitated.

An accessible path of travel is not required to units at the first floor level per SEPP Division 4, clause 41 (2) that states: *Despite the provisions of clauses 2, 7, 8, 9, 10, 11, 12, 13 and 15–20 of Schedule 3, a self-contained dwelling, or part of such a dwelling, that is located above the ground floor in a multi-storey building does not have to comply with the requirements of those provisions if the development application is made by, or by a person jointly with, a social housing provider.*

We note that the internal arrangement of all units at the first-floor level facilitates SEPP Schedule 3 requirements.

Each unit has direct access to the street footpath along Friend Street via a series of ramps and walkways throughout the site.

#### **4.2 SEPP Clause 3 – Security**

Pathway lighting is to be designed and located to avoid glare for pedestrians and adjacent dwellings. Lighting to be minimum 20 lux at ground level.

---

**Compliance Summary:**

To be addressed during detailed design.

#### **4.3 SEPP Clause 4 – Letterboxes**

Letterboxes are required to be lockable, in a central location and be accessible to persons using a wheelchair via an accessible path of travel.

---

**Compliance Summary:**

Compliant

Letterboxes are provided at each pedestrian entrance (4 off) to the site. An accessible path of travel is provided from the letterboxes to the entrance of all units at the ground floor level via a series of accessible ramps and walkways throughout the site.

**Recommendations:**

Letterboxes should be provided within the accessible height range of 900-1100mm above ground level to assist persons using a wheelchair / scooter.

#### **4.4 SEPP Clause 5 – Private Car Accommodation**

If car parking (not being for employees) is provided,

- Carparking spaces must comply with the requirements for parking for persons with a disability set out in AS2890 and,
- 5% of the total number of car parking spaces must be designed to enable the width of the spaces to be increased to 3.8m and,
- Any garage must have a power operated door.

---

**Compliance Summary:**

Compliant



Seven (7) accessible carparking spaces, in accordance with AS2890.6, have been provided within the development. This represents fifty percent of the total carparks.

SEPP Division 4, clause 50(h) states that one (1) car space for each five (5) dwellings is required where the development application is made by, or is made by a person jointly with, a social housing provider.

Therefore, for a total of thirty (30) units, the provision of seven (7) accessible carparking spaces meets this requirement.

#### **4.5 SEPP Clause 6 – Accessible Entry**

Every entrance to each residence, whether it be the front entry or not, must comply with Clauses 4.3.1 and 4.3.2 of AS4299. Clauses 4.3.1 and 4.3.2 of AS4299 require the entry door to comply with AS1428.2 – the minimum clear opening width of the doorway is to be 850mm and allow for wheelchair maneuverability (provide minimum 1550mm long area in front of the doorway).

Door hardware is to comply with AS1428. In this regard, entry door hardware is to be in the accessible height range of 900-1100mm above finished floor level. The use of lever handles is encouraged to assist persons with a manual disability such as arthritis.

---

##### **Compliance Summary:**

---

Compliant – adequate circulation areas provided for each Unit Type.

##### **Recommendations:**

Door leaf sizes of 920mm should be used which will achieve clear width of 850mm.

The requirement for door hardware should be implemented during preparation of the construction certificate documentation to ensure compliance.

#### **4.6 SEPP Clause 7 – Interior**

Widths of internal corridors and circulation at internal doorways must comply with AS1428.1.

---

##### **Compliance Summary:**

---

Compliant

#### **4.7 SEPP Clause 8 – Main Bedroom**

At least one bedroom is required to have adequate space for a wardrobe and a queen size bed with minimum 1200mm wide circulation at the foot of the bed, 1000mm between the bed and wall / wardrobe or any other obstruction. There are also requirements for locations of GPOs and telephone outlets and illumination levels.

---

##### **Compliance Summary:**

---

Compliant

The main bedroom within each unit offers adequate circulation areas for compliance with SEPP.



#### **4.8 SEPP Clause 9 – Bathroom**

At least one bathroom must be located on the entry level and have an area that complies with AS1428, slip resistant floor, shower minimum 1100x1160mm with future provision for accessible features, washbasin capable of adaption to comply with AS4299 and a wall cabinet with illumination levels as described.

---

**Compliance Summary:**

---

Compliant

The bathroom within each of the units is conducive to the requirements of an accessible bathroom, meeting the requirements of the SEPP.

The SEPP allows for future adaption of bathroom areas that reflect the individual needs of the residents.

#### **4.9 SEPP Clause 10 – Toilet**

A self contained residence is required to have a toilet on the ground (or main) floor that complies with the requirements for sanitary facilities of AS4299. That is, a visitable toilet.

---

**Compliance Summary:**

---

Compliant

The toilet within the bathroom of each unit meets the requirements of AS4299 having a circulation area in front of the pan 900x1200mm.

#### **4.10 SEPP Clause 11 – Surface Finishes**

Balconies and external paved areas must have slip resistant surfaces

---

**Compliance Summary:**

---

To be addressed during detailed design.

#### **4.11 SEPP Clause 12 – Door Hardware**

Door handles and hardware for all doors must be provided in accordance with AS4299. Door hardware is to be operable with one hand and in the height range of 900-1100mm above the floor level. The use of lever handles is encouraged to assist persons with a manual disability such as arthritis.

---

**Compliance Summary:**

---

To be addressed during detailed design.

#### **4.12 SEPP Clause 13 – Ancillary Items**

Switches such as light switches must be located within the accessible height range of 900-1100mm above the floor level as required by AS4299.

---

**Compliance Summary:**

---

To be addressed during detailed design.





#### **4.13 SEPP Clause 15 – Living and Dining Room**

Living areas within each residence are required to have circulation areas in accordance with AS4299, Clause 4.7. In this regard, an area with 2250mm diameter is required, clear of furniture.

A telephone outlet adjacent to a general power outlet and illumination level of 300 lux is also a requirement for living areas.

---

##### **Compliance Summary:**

Compliant

The open plan arrangement of living / dining areas within each of the units provides sufficient area to satisfy SEPP requirements for circulation spaces.

##### **Recommendations:**

The requirement for telephone outlet, general purpose outlet and lux levels should be implemented during preparation of the construction certificate documentation to ensure compliance.

#### **4.14 SEPP Clause 16 – Kitchen**

A kitchen in a self-contained dwelling must have:

Circulation space in accordance with AS4299, Clause 4.5.2

A width at door approaches complying with Clause 7 of this schedule

Fittings and fittings in accordance with the relevant sub clauses of AS4299, Clause 4.5.

---

##### **Compliance Summary:**

Compliant

Kitchens within each unit achieve 1550 mm clear between surfaces.

##### **Recommendations:**

Additional requirements for kitchens as listed above, should be implemented during preparation of the construction certificate documentation to ensure compliance.

#### **4.15 SEPP Clause 17 – Access to kitchen, main bedroom, bathroom and toilet**

In multi-storey residences, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.

---

##### **Compliance Summary:**

Compliant

Units are over a single level.

#### **4.16 SEPP Clause 18 – Lifts in multi-storey developments**

In a multi storey building containing self-contained dwellings, lift access must be provided to dwellings above the ground level by way of a lift complying with Clause E3.6 of the BCA.

**Not applicable to this development.**



#### 4.17 SEPP Clause 19 – Laundry

A self contained dwelling must have a laundry that has:

- A width at door approaches that complies with Clause 7 of this schedule.
- Provision for the installation of an automatic washing machine and a clothes dryer.
- A clear space in front of appliances of at least 1300mm
- Slip resistant floor
- An accessible path of travel to any clothes line.

---

**Compliance Summary:**

Compliant

Laundries are provided with adequate circulation being in a cupboard configuration.

**Recommendations:**

Requirements such as floor finish and access to clothes lines to be implemented during preparation of the construction certificate documentation to ensure compliance.

#### 4.18 SEPP Clause 20 – Storage

A self contained dwelling must be provided with a linen cupboard in accordance with AS4299, Clause 4,1,1,5. It should be at least 600mm wide that have adjustable shelving.

---

**Compliance Summary:**

To be confirmed

#### 4.19 SEPP Clause 21 – Garbage

A garbage storage area must be provided in an accessible location.

---

**Compliance Summary:**

Compliant

A central garbage storage area is provided at the front of the site within each “village.”

### 5 External Areas Generally

SEPP requires that an accessible path of travel be provided from the allotment boundary at the main points of pedestrian entry, from carparking areas, and from common areas to each unit. Within this development, access is required to all units at the ground floor level.

#### 5.1 Pathways Generally

The accessible path of travel refers to a pathway which is grade restricted and provides wheelchair access as per the requirements of AS1428.

---

**Compliance Summary:**

Capable of compliance.

**Recommendations:**

For compliance with AS1428.1, the following access requirements apply and should be implemented during preparation of the construction certificate



documentation. We confirm that the pedestrian areas are conducive to the provision of access for persons with a disability.

- a. The minimum unobstructed width of all pathways is to be 1000mm (AS1428.1, Clause 6.3). A width of 1200mm is preferred for compliance with AS1428.2.
- b. All pathways are to be constructed with no lip or step at joints between abutting surfaces (a construction tolerance of 3mm is allowable, or 5mm for bevelling edges).
- c. The maximum allowable crossfall of pathways is to be 1:40.
- d. The ground abutting the sides of the pathways should follow the grade of the pathway and extend horizontally for 600mm. We note that this is not required where there is a kerb or handrail provided to the side of the pathway.
- e. Pathways to have passing bays complying with AS1428.1 at maximum 20m intervals where a direct line of site is not available. They are required within 2m of the end of the pathway where it is not possible to continue travelling along the pathway.

A passing space shall have a minimum width of 1800 for a minimum length of 2000mm. Refer to AS1428.1, Clause 6.4.

## 5.2 Carparking

Accessible carparking is provided within the development, Overall configuration achieves compliance.

---

### Compliance Summary:

---

Compliant configuration.

### Recommendations:

Access requirements for the accessible carparking are as follows and should be addressed during preparation of the construction certificate documentation construction to ensure compliance.

- a. Accessible carparking to be a minimum of 2400mm wide with a shared area to one side of the space 2400mm wide. Circulation space can be shared between adjacent accessible carparks. For a single space, a total width of 4800mm is required.
- b. Provide a bollard to the shared circulation space as illustrated in AS2890.6, Figure 2.2.
- c. The maximum allowable crossfall of accessible carparking area to be, 1:33 (for outdoor spaces). This crossfall applies both parallel and perpendicular to the angle of parking.



- d. For covered carparking, the clear height of the accessible carparking space to be 2500mm as illustrated in AS2890.6, Figure 2.7.
- e. Designated accessible carparking is to be identified using the International Symbol for Access (ISA) –ground and vertical signage is required. Signage is to comply with AS1428.1.

### 5.3 Stairs

Stairs are provided throughout the development. AS1428.1 has access requirements for all public access stairs and is applicable in this instance.

---

#### Compliance Summary:

---

Capable of compliance

#### Recommendations:

Access requirements for stairs are as follows and should be implemented during preparation of the construction certificate documentation construction to ensure compliance.

- a. Stair construction to comply with AS1428.1, Clause 11.1.
- b. Stairs to have closed or opaque risers. Open risers cause confusion for persons with a vision impairment and may trigger conditions such as epilepsy due to light penetrating through the open risers.
- c. Where the stair intersects with the **property boundary**, the stair shall be set back in accordance with AS2418.1 Figure 26A to allow adequate space for handrail extensions and tactile indicators.
- d. Where the stair intersects with an **internal corridor / pathway**, the stair shall be set back in accordance with AS2418.1 Figure 26C/D to allow adequate space for handrail extensions and tactile indicators.
- e. Provide handrails, with extensions, to both sides of the stair (AS1428.1, Clause 11.2). Handrails to have an external diameter between 30-50mm to assist persons with a manual disability such as arthritis. Handrails should be continuous around the landings where possible.  
  
Handrails are required on both sides of the stair to cater for left and right handed disabilities. A central handrail is also an acceptable solution where adequate width is available.
- f. Stair nosings to have minimum 30% luminance contrast strip 50-75mm wide to the top of the stair tread to assist persons with a vision impairment. The strip can be set back 15mm from the edge of the riser.
- g. Stair nosings shall not project beyond the face of the riser.



- h. Provide tactile indicators at the top and bottom of the stair to comply with BCA Clause D3.8 and AS1428.4.1.

Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background colour.

#### 5.4 Accessible Ramps

Accessible ramps are provided for access throughout the site. Configuration of the ramps is generally in accordance with AS1428.1.

---

##### Compliance Summary:

---

Capable of compliance

##### Recommendations:

Access requirements for the ramps are as follows and should be addressed during preparation of the construction certificate documentation construction to ensure compliance.

- a. Ramps to comply with AS1428.1, Clause 10.3.
- b. Maximum allowable gradient of the ramp is 1:14, minimum clear width to be 1000mm and maximum length between landings to be 9m (for 1:14 gradient).
- c. Where the ramp intersects with the property boundary, the ramp shall be set back in accordance with AS1428.1 Figure 16 to allow adequate space for handrail extensions and tactile indicators.
- d. Where the ramp intersects with an internal corridor / pathway, the ramp shall be set back in accordance with AS1428.1 Figure 17 to allow adequate space for handrail extensions and tactile indicators.
- c. Provide handrails, with extensions, to both sides of the ramp to comply with AS1428.1, Clause 12. Handrails to have an external diameter between 30-50mm to assist persons with a manual disability such as arthritis. Handrails are required on both sides of the ramp to cater for left and right handed disabilities.
- d. Where ramp is not enclosed, provide kerb rails in accordance with AS1428.1. The height of kerb rails is to be less than 65mm or greater than 150mm above the finished surface level. This is to ensure that the foot plate of a wheelchair cannot become lodged on the kerb rail.
- e. Provide tactile indicators at the top and bottom of the ramps to comply with BCA Clause D3.8 and AS1428.4.1. Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background colour.  
Tactile indicators are not required at mid-landings where the handrails are continuous.





### 5.5 Walkways

Walkways are provided throughout the ground floor to facilitate access between levels. AS1428.1 defines a walkway as having a gradient of 1:20, which is provided in this instance. We note that walkways do not require the provision of handrails or tactile indicators.

---

**Compliance Summary:**

---

Compliant

**Recommendations:**

For compliance with AS1428.1, the following access requirements apply to the pedestrian areas and should be addressed during preparation of the construction certificate documentation to ensure compliance.

- a. The minimum unobstructed width of walkways is to be 1000mm (AS1428.1, Clause 6.3). A width of 1200mm is preferred for compliance with AS1428.2.
- b. Walkways are to be constructed with no lip or step at joints between abutting surfaces (a construction tolerance of 3mm is allowable, 5mm for bevelled edges -refer to Figure 6 of AS1428.1).
- c. The maximum allowable crossfall of a walkway is to be 1:40.
- d. Surface of the walkway to be slip-resistant.
- e. The ground abutting the sides of the walkway should follow the grade of the pathway and extend horizontally for 600mm. This is not required where there is a kerb or handrail provided (refer to AS1428.1 Clause 10.2).
- f. Maximum allowable gradient of the walkway is 1:20 and maximum length between landings to be 15m (for 1:20 gradient). Landings to be a minimum 1200mm in length (where there is no change in direction). For changes in direction of 180°, landings to be 1540mm in length – refer to AS1428.1(2009), Clause 10.8.

### 5.6 Kerb Ramps

Where kerb ramps are provided to pedestrian areas within the accessible path of travel, the configuration of kerb ramps is to be in accordance with AS1428.

---

**Compliance Summary:**

---

Capable of compliance

**Recommendations:**

The following access requirements apply to kerb ramps and should be addressed during preparation of the construction certificate documentation to ensure compliance.

- a. Kerb ramps to comply with AS1428(2009) Amendment 1, Clause 10.7



- b. Maximum gradient of the kerb ramps to be 1:8 and maximum length to be 1520mm (providing a maximum height of 190mm).
- c. Kerb ramps to have a non-slip surface as required by AS1428.
- d. A tooled joint should be provided between parts of the kerb ramp to assist persons with a vision impairment with orientation.
- e. Kerb ramps are to be aligned across the roadway.

### **5.7 Pedestrian Crossings**

There are marked pedestrian crossings on the site to facilitate safe pedestrian crossing of the driveway areas.

---

**Compliance Summary:**

---

Capable of compliance

**Recommendations:**

Where kerb ramps are to be provided at the roadway to provide an accessible path of travel for persons with a disability within, access requirements for the kerb ramps are as per Item 5.6 of this Access Report.



**Lindsay Perry**

B.Arch., M. Dis. Stud.  
Accredited Access Consultant  
Registered Architect NSW 7021

- ☎ 0418 909 180
- ✉ [lindsay@lpaccess.com.au](mailto:lindsay@lpaccess.com.au)
- 📍 PO Box 453,  
New Lambton NSW 2305
- 🌐 [www.lpaccess.com.au](http://www.lpaccess.com.au)

M 0418 909 180