

4 July 2025

Polytec Australia Development Pty Ltd
Suite 2903, 1 Market Street
Sydney NSW 2000
Attention: Mr Kenny Ji

c/- PBD Architects
Hector Valderrama

Dear Hector,

Mixed Use Development
629-639 Pacific Highway
CHATSWOOD NSW
Access for People with Disabilities

Please find following commentary regarding the driveway crossfalls

1. Background

The project entails the construction of a twenty-seven (27) storey mixed use development comprising fifty-three (53) apartments, three, retail tenancies, up to four (4) commercial tenancies and five (5) levels of basement parking.

This statement is provided to confirm that the design of the accessway on Hammond Lane provides a compliant accessible path of travel.

2. Reviewed Documentation

Documentation prepared by PBD Architects has been reviewed as follows:

dwg no.	drawing name	revision
DA106	Ground Floor	5

3. 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 National Construction Code Building Code of Australia Volume 1 2022, Amendment 1 (BCA)
 - Part D3 D15 Landings (Slip Resistance)
 - Part D4 – Access for People with Disabilities
- Australian Standard AS1428.1 (2009) Amendment 1 & 2, – Design for Access and Mobility

4. Commentary

Hammond Lane on the eastern side of this development site will include and provide a north south pedestrian link.

Accessway at Planter

With the Council requested changes to the plans, a planter is proposed to be provided between the building line and the site boundary. The design shows that an area located at the mid-point of the planter that is an AS1428.1 compliant wheelchair passing area.

AS1428.1 Clause 6.4 Passing space for wheelchairs specifies that a passing space for 2 persons using wheelchairs requires that the area have a minimum width of 1800mm and a minimum length of 2000mm.

Accessway over driveway

The pedestrian accessway over the driveway into the basement is shown to have a gradient of 1:40 in the direction of travel. It is shown to achieve compliance with AS1428.1 Clause 10.1(d) with crossfalls no steeper than 1:40 (measured perpendicular to the direction of travel). A path width exceeding the AS1428.1 minimum 1000mm path width is provided. Being 1800mm the accessway provides sufficient room for 2 persons using wheelchairs to travel in opposite directions along the full width of the driveway.

With the drop offs provided for the driveway on either side of the accessway along Hammond Lane, it is recommended that the accessway be visually highlighted. This could be either a contrasting paving material or a painted treatment similar to the markings used for a pedestrian crossing; note slip resistance will be required if a painted option is adopted. This can be developed during detailed design.

5. Conclusion

This statement demonstrates that the fundamental aims of accessibility legislation are achievable within the modifications listed above to the proposed development. Spatial planning and general arrangements of facilities will offer inclusion for all building users.

Disability is often defined as any limitation, restriction or impairment which restricts everyday activities and has lasted or is likely to last for at least 6 months. Disabilities can be very varied. They can be physical, cognitive, intellectual, mental, sensory, or developmental. They can be present at birth or can occur during a person's lifetime. They can also be permanent or temporary. In Australia, almost one in five people – 4.3 million – have a disability with one in three having severe or profound core activity limitation.

Equity and dignity are important aspects in the provision of access to buildings for all users. With respect to people with a disability, equity and dignity are sometimes overlooked in the



construction of new buildings or refurbishment works. The design approach needs to maintain a high level of equity for people with disabilities and meet the performance requirements of the BCA. The performance requirements adopt two main concepts in the provision of access for people with a disability being **to the degree necessary** and **safe movement**. Both of these concepts need to be achieved within the context of equitable and dignified access.

Please contact the undersigned if you wish to discuss this accessibility statement in further detail.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Jane Bryce', with a long horizontal stroke extending to the right.

JANE BRYCE

Access Consultant (ACAA Accreditation No. 200)

Livable Housing Assessor 20286 | LHDS Assessor LHDS024

NDIS SDA Assessor SDA00041

Changing Places Assessor CP008



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