

Disability Access Report

Residential Development  
87-89 Iris Street  
BEACON HILL NSW

For: Beacon Hill Development  
Ref: LP\_19044



## Executive Summary

Development application documentation for the proposed Seniors Living Development located at 87-89 Iris Street Beacon Hill, 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 The Building Code of Australia 2019 and the intent of the Disability Discrimination Act 1992, subject to the recommendations made in this report being implemented during the construction process.

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	Capable of compliance.
4.17	Laundry	Compliant
4.18	Storage	Compliant
4.19	Garbage	Compliant
<b>Common / External Areas</b>		
5.1	Pathways	Capable of compliance.
5.2	Accessible Ramps	Capable of compliance.
5.3	Lift	Capable of compliance.
5.4	Fire Egress Stairs	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.

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.

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#### Revision Summary

Date	Description	Revision
3 February 2020	Access Report	draft
27 March 2020	Access Report	1



## 1. Introduction

This Access Report considers the proposed Seniors Living Development located at 87-89 Iris Street Beacon Hill, 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.

## 2. Project Description

The proposed development provides ten (10) over three (3) levels in an apartment style. Carparking is provided at the basement level and communal outdoor spaces are scattered throughout the site.

The dwellings have been designed to reflect SEPP Schedule 3 requirements and offer wheelchair access. Five (5) dwellings are a three-bedroom, two-bathroom arrangement with open plan living areas; the other five being a two-bedroom plus study, two-bathroom arrangement with open plan living areas. Each dwelling has an external terrace area.

Lifts are provided within the development to facilitate accessibility to all areas / dwellings.

## 2. Reviewed Documentation

Documentation prepared by Playoust Churcher Architects has been reviewed as follows:

- DA A102 A Basement Floor Plan
- DA A103 A Ground Floor Plan
- DA A104 A First Floor Plan

## 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
- The Building Code of Australia 2019 (BCA) Section E3.6 – Lifts
- 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 is a complaint-based law and is administered by the Human Rights Commission
- The **DDA Premises Standards** include an **Access Code** written in the same style as the Building Code of Australia. That is, the Access Code has a number of Performance Requirements that are expressed in broad terms and references to a number of technical Deemed-to-Satisfy Provisions. The Deemed-to-Satisfy provisions refer in many cases to technical details in Australian Standards such as AS1428.1, the primary Australian Standard relating to building access for people with a disability.
- **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.
- **SEPP** Housing for Seniors and People with a Disability encourages the provision of housing for seniors and persons with a disability. It accommodates the requirements of AS1428, AS4299 and AS2890.1.
- **AS1428 – Design for Access and Mobility** requires the inclusion of a continuous accessible path of travel from the street footpaths and carparking areas to the entry and facilities within the building. It also includes requirements for doorways, stairs, toilets, etc.
  - 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. Amendment 1 of this document was released in 2010.
  - Part 2 (1992) provides enhanced and best practice requirements. While AS1428.2 is not mandatory, the inclusion of its requirements such as accessible reception counters reduce the risk of a complaint made under the DDA. AS1428.2 is referenced by the Human Rights and Equal Opportunities Commission Advisory Notes for Access to Premises that accompanies the DDA.
  - 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.
- **AS1735.12** contains requirements for passenger lifts for persons with a disability.



### 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 a suitable access pathway.

The SEPP states that a **suitable access pathway** is a path of travel by means of a sealed footpath or other similar and safe means that is suitable for access by means of an electric wheelchair, motorised cart or the like.

Further, the SEPP defines **wheelchair access** as follows (clause 3: interpretation)  
*wheelchair access, in relation to any 2 points, means a continuous path of travel between those points that can be negotiated by a person using a wheelchair.*

The overall aims of the SEPP are to:

- increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and
- make efficient use of existing infrastructure and services, and
- be of good design.

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 suitable access pathway is to be provided from the development to the transport service within the meaning of the SEPP (average gradient of 1:14 maximum).

Within the SEPP, a **suitable access pathway** 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.

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#### Compliance Summary:

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Compliant

Bus stops are located in the immediate vicinity of the site and buses offer services between Chatswood and Manly.

The 136 Bus Routes operates a daily service (including weekends and public holidays) providing access to services and facilities mentioned in the SEPP.



Figure 1 | Location of Bus Stops



Figure 2 | Bus Stops

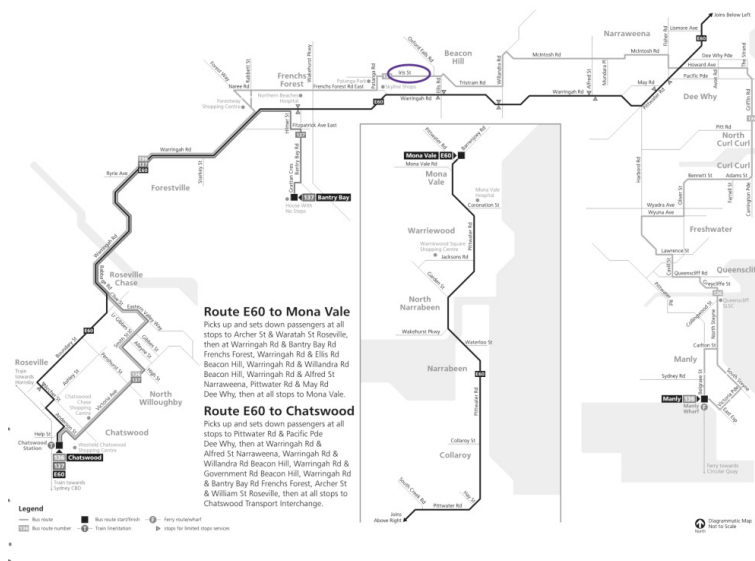


Figure 3 | Bus Route Map





### 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.

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**Compliance Summary:**

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Compliant

The proposed development meets the intent of this Clause with links to public transport.

Carparking is provided for residents at the secure basement level with an accessible path of travel to dwellings.

## 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 ten (10) dwellings on the site. They are provided as three bedroom or two bedroom plus study arrangement with two bathrooms and open plan living 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, Clause (1) and Clause (2) are applicable to this development, the common areas being lift lobbies and corridor areas. As such, 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.

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**Compliance Summary:**

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Compliant

All of the dwellings on the site are accessible to people with disabilities Ramps and walkways provide access to the ground floor level with lifts providing access to the upper levels.

Each dwelling has an accessible path of travel by way of the lift and ramps for access to the street footpath along Iris Street.

### **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.

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**Compliance Summary:**

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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.

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**Compliance Summary:**

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Compliant

Letterboxes are provided at the pedestrian entrance to the site. We note the provision of a seating area in this location. An accessible path of travel is provided from the letterboxes to the entrance of the dwellings via the accessible ramp and driveway area.

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.

*Note:*

*SEPP was released when AS2890.1 (2004) was applicable. Within AS2890.1 (2004), it is stated that for carparking for people with disabilities, AS2890.1(1993) Clause 2.4.5 should be adopted (AS2890.6 Carparking or People with Disabilities*



*was pending publication). Further, SEPP Clause 3: Interpretation specifically states AS 2890 Part 1 as the applicable standard.*

*This, and the requirement for the capability of 5% of carparking to be increased to 3800mm wide, suggests that carparking for residents should have a minimum width of 3200mm (per AS2890.1(1993) Clause 2.4.5, rather than the 4800mm required by AS2890.6.*

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**Compliance Summary:**

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Compliant

SEPP requires the provision of thirteen (13) carparking based on twenty-five (25) bedrooms. A total of eighteen (18) carparking spaces are provided, ten (10) are representative of AS2890.6, two (2) offer a width of 3200mm with the remaining six being standard carparking spaces. We consider this arrangement to be fit-for-purpose for this development/

#### **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.

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**Compliance Summary:**

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Compliant – adequate circulation areas provided.

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.

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**Compliance Summary:**

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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.

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**Compliance Summary:**

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Compliant

The main bedroom within each dwelling offers adequate circulation area. Additional requirements listed above to be implemented during preparation of the construction certificate documentation to ensure compliance.

#### **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.

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**Compliance Summary:**

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Compliant

Ensuites to Bedroom 1 within each of the dwellings are 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.

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**Compliance Summary:**

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Compliant

The toilet within the ensuite of each dwelling meets the requirements of AS4299.

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

Balconies and external paved areas must have slip resistant surfaces

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**Compliance Summary:**

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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.

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**Compliance Summary:**

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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.

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**Compliance Summary:**

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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.

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**Compliance Summary:**

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Compliant

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

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.

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**Compliance Summary:**

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Not yet compliant

Kitchens within each dwelling do not currently accommodate 1550 mm clear between surfaces.

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.

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**Compliance Summary:**

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Compliant



#### **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.

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**Compliance Summary:**

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Compliant

Two (2) lifts are provided for access between levels of the development and appears the overall lift shaft size provided will accommodate a lift car in keeping with BCA requirements.

#### **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.

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**Compliance Summary:**

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Compliant

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

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.

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**Compliance Summary:**

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Compliant

The requirement for adjustable shelving is to be implemented during preparation of the construction certificate documentation to ensure compliance.

#### **4.19 SEPP Clause 21 – Garbage**

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

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**Compliance Summary:**

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Compliant

A central garbage storage area is provided within the basement areas which is accessible from all dwellings.

## 5 External Areas Generally

The approach to the dwellings needs to be addressed when considering access for persons with a disability. The BCA has three requirements for the approach to the building for persons with a disability.

An accessible path of travel is required to the building entrance from the allotment boundary at the main points of pedestrian entry, from accessible carparking areas and from any adjacent and associated accessible building.



Figure 1 | Site Plan

### 5.1 Approach from Street Boundary at Pedestrian Entry

The BCA requires that a continuous accessible path of travel be provided from the allotment boundary at the main points of pedestrian entry to the main entrance.

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#### Compliance Summary:

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Compliant – accessible ramp provided.

### 5.2 Approach from Accessible Visitor Carparking

The BCA requires that a continuous accessible path of travel be provided from the accessible carparking areas to the main entrance.

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#### Compliance Summary:

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Compliant – lift access is provided.

### 5.3 Approach between Dwellings

The BCA requires that a continuous accessible path of travel be provided between associated accessible buildings.

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#### Compliance Summary:

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Compliant – ramps and accessways provided throughout the site to link dwellings.



#### 5.4 Pathways Generally

An accessible path of travel is required from the accessible carparking areas to the main entrance of each building / tenancy and from the allotment boundary to the main entrances. The accessible path of travel refers to a pathway which is grade restricted and provides wheelchair access as per the requirements of AS1428.

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**Compliance Summary:**

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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 appear to be 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.

#### 5.5 Lifts

Lifts are provided for access between levels. The size of the lift appears to satisfy the requirements of AS1735.12.

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**Compliance Summary:**

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Capable of compliance subject to further design development

**Recommendations:**

The following access requirements apply to the lifts. These requirements are for disabled access only and do not include requirements for stretchers.

- a. Lift is to comply with AS1735.12 and be fully automatic as required by the BCA, Clause E3.6.





- b. Minimum internal dimensions of the lift car to be 1100mm wide x 1400mm deep BCA, Clause E3.6 – for a lift that travels less than 12m.
- c. Clear opening of the lift door to be minimum 900mm.
- d. Provide a handrail complying with the provisions for a mandatory handrail in AS1735.12.
- e. All lift control buttons are to be in the accessible height range of 900-1100mm affl and have a minimum 30% luminance contrast to the background colour. This includes buttons within the lift car and at each public lift lobby. All buttons are to be provided with information in Braille and tactile formats.
- f. Auditory / voice cues are to be provided within the lift car to assist persons with a vision impairment.
- g. Series of door opening devices that will detect a 75mm diameter rod across the door opening between 50 mm and 1550mm above the floor level.
- h. Emergency hands-free communication, including a button that alerts a call centre of a problem, a light to signal that the call has been received by the call centre and a light indicating assistance is being dispatched.

## 5.6 Stairs

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

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### Compliance Summary:

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Capable of compliance

### Recommendations:

Access requirements for public access stairs are as follows and should be implemented during preparation of the construction certificate documentation 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 an internal corridor, the stair shall be set back in accordance with AS2418.1 Figure 26C/D to allow adequate space for handrail extensions and tactile indicators.
- d. 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.

- e. 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.
- f. Stair nosings shall not project beyond the face of the riser.
- g. 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.

Tactile indicators at the top and bottom of the stair to be 600-800mm deep across the width of the stair set back 300mm from the edge of the stair.

### 5.7 Accessible Ramps

Accessible ramps are provided for access from the footpath level to the dwellings and for links between the dwellings. Configuration of the ramps is generally in accordance with AS1428.1.

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#### Compliance Summary:

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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 an internal corridor, the ramp shall be set back in accordance with AS1428.1 Figure 16 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 at the top and bottom of the ramps to be 600-800mm deep across the width of the ramp and set back 300mm from the edge of the ramp (refer AS1428.4.1, Figure A1).

Tactile indicators are not required at mid-landings where the handrails are continuous.

## 5.8 Fire Egress Stairs

Stairs are provided between the basement carparking and ground floor level to enable egress in the event of a fire.

Designated fire egress stairs are not considered public access stairs and therefore are not subject to the requirements of AS1428.1 with the exception of contrasting nosing strips. These are required per AS1428.1.

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### Compliance Summary:

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Capable of compliance subject to further design development

### Recommendations:

- a. 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.
- b. Stair nosings shall not project beyond the face of the riser.
- c. Handrails in a required exit serving an area required to be accessible, are to be designed and constructed to comply with AS 1428.1, Clause 12.

We recommend the use of the staggered stair to maintain a constant height along the length of the handrail per AS1428.1 (2009), Clause 12.

## 5 Conclusion

This report demonstrates that the fundamental aims of accessibility legislation are achievable within the Residential Development located at 87-89 Iris Street Beacon Hill. 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.

In this respect, a wide range of disabilities needs consideration and a compromise reached between requirements of different disability groups. Measures need to be implemented to ensure inclusion of all users, not a particular disability group in isolation.

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.

**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.

It is estimated that one in five people in Australia have a long-term disability (Australian Bureau of Statistics – 2003). This includes physical disability, intellectual disability, and sensory impairments such as vision and hearing. It does not include those with a short-term (temporary) disability or the continuing aging population.



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