



Disability Access Report

Affordable Rental Housing
26 Russell Street
EAST GOSFORD NSW

For: Active Edge Constructions
Ref: LP_20148



Executive Summary

Development application documentation for the proposed Affordable Rental Housing Development located at 26 Russell Street East Gosford, has been reviewed against the requirements of the Building Code of Australia 2019 and The Disability Discrimination Act 1992 regarding access for people with a disability. The requirements of the Disability (Access to Premises) Standards 2010 have also been addressed.

We consider that the drawings presented for assessment, for the purposes of a development application, generally comply with the above-mentioned statutory requirements. The following table summarises compliance status.

Item No.	Description	Compliance Status
Access and Approach		
5.1	Allotment Boundary to Entrance	Compliant
5.2	Pathways Generally	Compliant
5.3	Entrances	Compliant
Interior		
6.1	Extent of Access Generally	Compliant
6.2	Circulation Areas	Compliant
6.3	Doorways	Compliant
6.4	Access to Upper Level	Compliant
6.5	Exempt Areas	Compliant
6.6	Floor Finishes	To be addressed during detailed design
6.7	Controls	To be addressed during detailed design
6.8	Visual Indication to Glazing	To be addressed during detailed design
6.9	Tactile Indicators	To be addressed during detailed design
6.10	Signage	To be addressed during detailed design
6.11	Thresholds	To be addressed during detailed design
6.12	Slip Resistance	To be addressed during detailed design
6.13	Stairs	Capable of Compliance
Accessible (Ground Floor) Units		
7.1	Doorways	
7.2	Circulation Spaces	
7.3	Bathroom	
7.4	Bedroom	To be addressed during detailed design
7.5	Kitchen	To be addressed during detailed design
7.6	Floor Finishes	To be addressed during detailed design
7.7	Carpet	To be addressed during detailed design
7.8	Controls	To be addressed during detailed design
7.9	Robe	To be addressed during detailed design



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
24 August 2020	DA Disability Access Report	draft
11 September 2020	DA Disability Access Report	1



1. Project Background

This Access Report considers the proposed Affordable Rental Housing Development located at 26 Russell Street East Gosford, against the requirements of the Building Code of Australia 2019 and The Disability Discrimination Act 1992 regarding access for people with a disability. The requirements of the Disability (Access to Premises) Standards 2010 have also been addressed.

The project is an Affordable Rental Development comprising with (8) self-contained units over two (2) levels. Four (4) units are provided at each level, the ground floor (entrance level) units being design as accessible units.

The four units at the upper level are a walk-up arrangement. Stairs are provided within the central circulation spine.

2. Reviewed Documentation

Documentation prepared by Jamie Harris Building Design has been reviewed as follows:

- | | |
|---------------------------|--------------------------------|
| — DA Plans Sheet 1 of 10 | Cover Page |
| — DA Plans Sheet 2 of 10 | WHS Notes |
| — DA Plans Sheet 3 of 10 | Demolition & Tree Removal Plan |
| — DA Plans Sheet 4 of 10 | Site Works Plan |
| — DA Plans Sheet 5 of 10 | Landscape Plan |
| — DA Plans Sheet 6 of 10 | Floor Plans |
| — DA Plans Sheet 7 of 10 | Elevations |
| — DA Plans Sheet 8 of 10 | Sections, Details, Notes |
| — DA Plans Sheet 9 of 10 | Site Analysis Plan |
| — DA Plans Sheet 10 of 10 | Shadow Diagrams |

3. Council Requirements

The site lies within the Central Coast Council local government area. Gosford City Council DCP 2013 Part 3.3 – Multi-Dwelling Housing & Residential Flat Buildings is applicable to this site. Requirements for housing choice include the provision of adaptable and accessible housing within development containing ten (10) or more dwellings. Therefore, it is not applicable to this development. Regardless, we note that the four ground floor units have been designed as accessible units.

4. 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 D2.14 / D2.15 / D2.17 – landings, thresholds and slip resistance
 - Section D3 – Access for People with Disabilities
 - Section F2.4 – Accessible Sanitary Facilities
- Australian Standards AS1428.1(2009) Amendment 1, AS1428.2(1992), AS1428.4(2009) – Design for Access and Mobility



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 **Disability (Access to Premises - buildings) Standards 2010** (the Premises Standards) commenced on 1 May 2011. Any application for a building approval for a new building or upgrade of an existing building on or after that date triggers the application of the Premises Standards.

The Premises Standards include an **Access Code** written in the same style as the Building Code of Australia. It has a number of Performance Requirements that are expressed in broad terms and references a number of technical Deemed-to-Satisfy Provisions.

- **The Building Code of Australia (BCA)** is contained within the National Construction Code (NCC) and provides the minimum necessary requirements for safety, health, amenity and sustainability in the design and construction of new buildings (and new building work in existing buildings) throughout Australia. the BCA is a performance based code and compliance can be met through satisfying the deemed-to-satisfy provisions or by meeting the prescribed performance requirements..
- **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.

Where a ramp complying with AS 1428.1 or a passenger lift is installed—

- a) to the entrance doorway of each sole-occupancy unit; and
- b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp.

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.

5. Access and Approach

The approach to the building needs to be considered 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.

In this instance, the approach to the building has been considered as follows:

- from the allotment boundary at the pedestrian entrance along Russell Street to the building entrance;

There is no requirement for the provision of accessible car parking within this development, being of a residential nature.

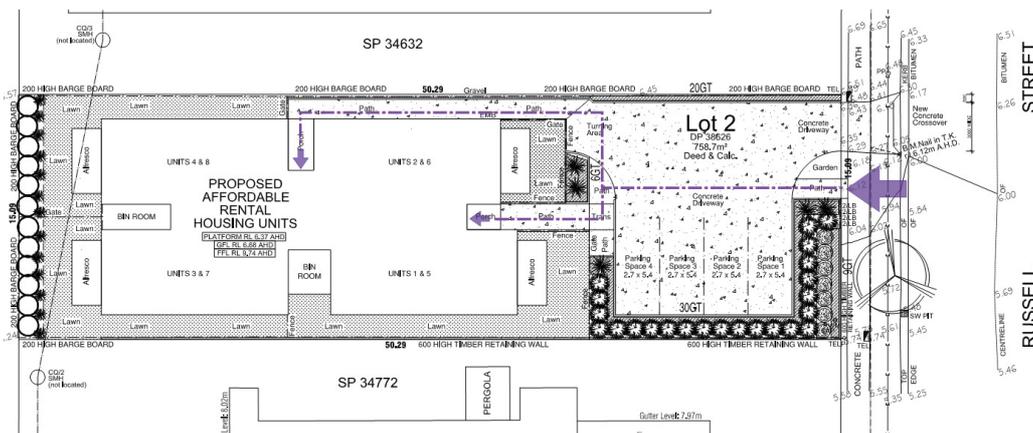


Figure 2 | Overall Site Plan

5.1 Approach from Street Boundary

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.

Compliance Summary:

Compliant

Landscape plan indicates that pedestrian areas are level, providing an accessible path of travel between Russell Street and the building entrance.

5.2 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

Landscape plan indicates that pedestrian areas are level. Pathway widths are in excess of 1500mm.

**Recommendations:**

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

- a. The minimum unobstructed width of all pathways is to be 1000mm (AS1428.1, Clause 6.3). A width of 1200mm is preferred per 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 bevelled 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.

5.3 Entrances

In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and not less than 50% of all pedestrian entrances including the principal pedestrian entrance.

Compliance Summary:

Capable of compliance

There are two (2) entrances to the building and both are provided within single swinging doorways (Door D01 & D05). 920mm door leafs are nominated – this will achieve complying clear opening widths. Adequate circulation areas are provided at each doorway for compliance.

Recommendations:

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

- a. Entrances to comply with AS1428.1(2009), Clause 13 as part of the accessible path of travel.
- b. Doors are to have a minimum clear opening width of 850mm to comply AS1428.1(2009), Clause 13.2 as part of the accessible path of travel.
- c. Door thresholds to be level to provide seamless entry as part of the accessible path of travel. Maximum allowable construction tolerance is 3mm, 5mm where beveled edges are provided between surfaces.
- d. Door to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1(2009), Clause 13.5)
- e. For glass doors, provide decals to assist persons with a vision impairment. Decals to be solid and have a minimum 30% luminance contrast to the background colour and be not less than 75mm high located within the height range of 900-1100mm above the finished floor level.



6 Interior

The interior areas subject to accessibility requirements include the residential common areas being the entry foyers, hallway and bin rooms. The following requirements do not extend to individual units.

6.1 Extent of Access Generally – BCA

Access for people with disabilities is required 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; and 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, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunch room, lounge room, or the like.

Compliance Summary:

Compliant

An accessible path of travel is available to the doorway of each sole occupancy unit at the ground floor level.

6.2 Circulation Areas

BCA (Clause D3.3) requires the provision of turning spaces and passing areas to corridors to enable wheelchair circulation throughout a building.

Turning spaces 1540mm wide by 2070mm long are required within 2m of the end of corridors to enable a wheelchair to turn through 90° and passing areas 1800mm wide by 2000mm long are required every 20m along a corridor unless there is a clear line of sight.

Compliance Summary:

Compliant

The minimum width of the corridor areas is 1560mm.

6.3 Doorways Generally

AS1428 has requirements for doorways within the accessible path of travel to enable independent access for people using a wheelchair.

Compliance Summary:

Compliant

920mm door leafs are nominated to doorways – this will achieve complying clear opening widths. Adequate circulation areas are provided at each doorway for compliance.

Recommendations:

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



- a. Doorways within the accessible path of travel to have a minimum clear opening width of 850mm (AS1428.1(2009), Clause 13.2). We recommend the use of a 920 leaf door as a minimum to achieve adequate clear width.
- b. All doorways within the accessible path of travel to have complying circulation areas as illustrated in AS1428.1(2009), Figure 31. Circulation areas to have a maximum crossfall of 1:40.
- c. Doorways to have minimum 30% luminance contrast as described in AS1428.1(2009), Clause 13.1.
- d. Doors to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1(2009), Clause 13.5). Door handles and related hardware shall be able to be unlocked and opened with one hand per AS1428.1 (2009), Clause 13.5.1. The handles shall enable a person who cannot grip to operate the door without their hand slipping from the handle. We recommend the use of lever handles.
- e. Doorways to have operational forces per AS1428.1 (2009), Clause 13.5.2. A maximum allowable force of 20N is required to operate the door.

6.4 Access to Mezzanine / Upper Level

The development is provided over two levels with a walk-up arrangement (stairs) to the upper level units. An accessible path of travel is available to the doorway of individual units at the ground floor (entry) level per BCA requirements.

Compliance Summary:

Compliant

There is no BCA requirement for access of the upper level of the development in this instance.

6.5 Exempt Areas

BCA Clause D3.4 does not require access for people with disabilities to areas that would be inappropriate due to the particular use of the area or would pose a health and safety risk. This includes the path of travel to these areas.

6.6 Floor Finishes

All floor finishes are to be flush to provide an accessible path of travel throughout the different areas of the building. Maximum allowable construction tolerance is 3mm (5mm for bevelled edges) as part of the accessible path of travel. Refer to AS1428.1(2009), Clause 7.2 for further details. This should be implemented during construction to ensure compliance.

Compliance Summary:

To be addressed during detailed design stages.



6.7 Controls

Controls such as light switches, GPOs, alarm keypads, card swipes, intercoms, etc are to be located within the accessible height range of 900-1100mm above the floor level and not within 500mm of an internal corner to comply with AS1428.1(2009), Clause 14. This should be implemented during construction to ensure compliance.

Compliance Summary:

To be addressed during detailed design stage.

6.8 Visual Indication to Glazing

Provide decals to all full height glazing that can be mistaken for a doorway to assist persons with a vision impairment. Decals to be solid and have a minimum 30% luminance contrast to the background colour and be not less than 75mm high located within the height range of 900-1100mm above the finished floor level. Decals are to be solid. AS1428.1, Clause 6.6.

Compliance Summary:

To be addressed during detailed design stage.

6.9 Tactile Indicators

For a building that is required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching a stairway (other than a fire isolated stair); an escalator; a moving walkway; a ramp (other than a fire isolated ramp, step ramp, kerb ramp or swimming pool ramp); and in the absence of a suitable barrier, an overhead obstruction less than 2m above the floor level or an accessway, meeting a vehicular way if there is no kerb or kerb ramp (BCA D3.8).

The use of tactile indicators should be minimized through good design.

Tactile indicators are generally required to be 600-800mm deep across the width of the hazard and set back 300mm from the edge of the hazard (refer AS1428.4.1, Figure A1). Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background color (45% for discrete tactile indicators and 60% for discrete two-tone tactile indicators).

Compliance Summary:

To be addressed during detailed design stage.

We note that tactile indicators are provided at the top and bottom of each stair. As the stairs are “open under” tactile indicators will be required to warn of the overhead obstruction less than 2m above the floor level unless an alternative suitable barrier is provided.



6.10 Signage

Signage to identify sanitary facilities, hearing augmentation and required exits are to be provided in accordance with BCA Clause D3.6. This includes provision of the International Symbol for Access or International Symbol for Deafness as appropriate. Signage to comply with AS1428.1 (2009), Clause 8.

Compliance Summary:

To be addressed during detailed design stage.

Recommendations:

Signage to include information in Braille and tactile signage formats as outlined within BCA Specification D3.6.

- a. Braille and tactile components of the sign to be located not less than 1200mm and not higher than 1600mm affl.
- b. For signage identifying an exit, "exit" and the level must be stated on the sign. It must be located at the latch side of the doorway with the leading edge of the sign 50-300mm from the architrave. Where this is not possible, the sign can be located on the door.

6.11 Thresholds

The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless in a building required to be accessible by Part D3, the doorway opens to a road or open space; and is provided with a threshold ramp or step ramp in accordance with AS 1428.1.

Compliance Summary:

To be addressed during detailed design stages.

6.12 Slip Resistance

The BCA defines the following slip resistance requirements for stairs and ramps:

Application	Surface Conditions	
	Dry	Wet
Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or Landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

Compliance Summary:

To be addressed during detailed design stage.



6.13 Stairs

Stairs are provided centrally within the building for access to the upper level units. AS1428.1 has access requirements for all stairs other than fire isolated egress stairs and is applicable in this instance.

Compliance Summary:

Capable of compliance

Recommendations:

Access requirements for public access stairs are as follows and should be addressed during preparation of the construction certificate documentation 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 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. For discrete tactile indicators, 45% luminance contrast is required (60% where two-tone indicators are used).

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.



7 Accessible (Ground Floor) Units

The ground floor units are documented as accessible units. The following access requirements apply accessible units and should be addressed during preparation of the construction certificate documentation to ensure compliance.

7.1 Doorways

Doorways within the accessible units (including the entrance door) should comply with the requirements of AS1428.1 as a part of the accessible path of travel.

Compliance Summary:

Compliant

920mm door leafs are nominated to doorways – this will achieve complying clear opening widths. Adequate circulation areas are provided at each doorway for compliance.

Recommendations:

Access requirements for doorways within the accessible path of travel are as follows.

- a. Doorways within the accessible path of travel to have a minimum clear opening width of 850mm (AS1428.1(2009), Clause 13.2).
- b. All doorways within the accessible path of travel to have complying circulation areas as illustrated in AS1428.1(2009), Figure 31. Circulation areas to have a maximum crossfall of 1:40.
- c. Doors to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1(2009), Clause 13.5)
- d. Doorways to have operational forces per AS1428.1 (2009), Clause 13.5.2. A maximum allowable force of 20N is required to operate the door.

7.2 Circulation Areas

It is best practice to provide circulation areas within the accessible units for wheelchair access. A minimum 1540mm wide circulation at the foot of the bed (for compliance with AS1428.2, Clause 6.1) is recommended.

7.3 Bathroom

Bathroom within the accessible apartment should comply with the requirements of AS1428.1.

Compliance Summary:

Capable of compliance

The overall rooms dimensions and set-out of fixtures is in accordance with current accessibility requirements.

Recommendations:

Access requirements for bathrooms within the accessible units are as follows.



- a. Bathroom to comply with AS1428.1(2009), Clause 15 including set-out of fittings and fixtures, circulation areas and doorways.

Crucial dimensions for the toilet are 450mm from centreline of pan to side wall, 800mm from front of pan to rear wall and a seat height of 470mm.

A minimum clear dimension of 1400mm is required from the toilet pan to any other fixture (see figure 43).

For the basin, a minimum dimension of 425mm is required from the centreline of the basin to the side wall and height of basin to be between 800 and 830mm.

Grabrails to be provided at the side and rear of the toilet in compliance with AS1428.1 at a height of 800mm.

The minimum dimensions of the accessible showers to be 1160 x 1000mm. A folding seat, at a height of 470mm is to be provided. All taps to be located within the height range of 900-1100mm above the finished floor level.

Circulation space in front of the shower is to be provided as illustrated in AS1428.1, Figure 47 – generally a space 1600x1250 is required dependent on arrangement of fixtures.

Shower to be fitted within grabrails and tapware as outlined in AS1428.1.

- b. Taps to have lever handles, sensor plates or similar controls. For lever taps, a minimum 50mm clearance to be provided to adjacent surfaces.
- c. Toilet seat shall be of the full round type, be securely fixed in position when in use and have fixings that create lateral stability. They should be load rated to 150kg, have a minimum 30% luminance contrast to the background colour (eg pan, wall or floor) and remain in the upright position when fully raised.
- d. Provide a backrest to accessible toilets to comply with AS1428.1, Clause 15.2.4.
- e. Doorways to have a minimum clear opening width of 850mm to comply AS1428.1(2009), Clause 13.2 as part of the accessible path of travel. Adequate circulation area at the latch side of the doorway is required to allow independent access to the facility – for details refer to AS1428.1, Figure 31.
- f. Door hardware to be located within the accessible height range of 900-1100mm above the finished floor level. The use of lever handles is encouraged to assist persons with a manual disability such as arthritis.
- g. Controls such as light switches to be in the accessible height range of 900-1100mm above the finished floor level to comply with AS1428.1(2009), Clause 14. Controls should be located not less than 500mm to a corner.



7.4 Kitchenette – Best Practice Recommendation

Requirements for kitchens are provided with AS1428.2, Appendix A. Recommendations for the dimensioning, layout and arrangement of kitchens are offered to maximize usability for persons with a disability. Some key principles are as follows:

- a. The height of benches should be between 700-850mm affl. We note that no height will suit all users. We recommend a height of 850mm as per AS1428.2, Clause 24.1.1. At least one work surface should provide a clear width opening beneath the surface of not less than 820mm to allow for the frontal approach of a person using a wheelchair.
- b. Clearance in front of the bench of 1540mm is encouraged to facilitate a 180° turn by a wheelchair
- c. Shelves and cupboards should be installed in accordance with AS1428.2, Clause 24.2. The most usable height range for persons using a wheelchair is 230-1350mm affl.
- d. Acceptable hardware for cupboards includes touch latches and D shaped pull handles.
- e. A shallow sink should be provided. Optimum bowl depth is 150mm with clearances under as per requirements for handbasins.

7.5 Robes – Best Practice Recommendation

Robes within the accessible units to have hanging rods provided at 1350mm affl.

7.6 Floor Finishes

All floor finishes are to be flush to provide an accessible path of travel throughout the different areas of the building. Maximum allowable construction tolerance is 3mm (5mm for bevelled edges) as part of the accessible path of travel. Refer to AS1428.1(2009), Clause 7.2 for further details. This should be implemented during construction to ensure compliance.

7.7 Carpet

AS1428.1 has access requirements for carpet. Where carpet is used as the floor surface, pile height should not exceed 4mm. Exposed edges will be fastened to the floor surface. Carpet trims shall have a vertical face not more than 3mm high.

BCA states that clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm.

7.8 Controls

Controls such as light switches, GPOs, alarm keypads, card swipes, intercoms, etc are to be located within the accessible height range of 900-1100mm above the floor level to comply with AS1428.1(2009), Clause 14. This should be implemented during construction to ensure compliance.



8 Conclusion

This report demonstrates that the fundamental aims of accessibility legislation are achievable within the proposed Affordable Rental Housing Development located at 26 Russell Street East Gosford. 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.



lindsay perry access

Lindsay Perry

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

- ☎ 0418 909 180
- ✉ lindsay@lpaccess.com.au
- 📍 PO Box 453,
New Lambton NSW 2305
- 🌐 www.lpaccess.com.au