



2. Dwelling Access, Entry, Letterboxes and Waste Disposal

Components

2.1 Continuous Accessible Path of Travel – Spatial Planning

<input checked="" type="checkbox"/>	Ref.	Provision	Reason	Value
<input type="checkbox"/>	2.1.1	a. Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling. This provision does not apply where the average ground slope of the ground where the path would feature is steeper than 1:14		LHA Platinum
<input type="checkbox"/>	2.1.2	Where a ramp is part of the pathway, level landings of min. 1200mm (length) exclusive of the door/gate swing that opens into them, must be provided at the head and foot of the ramp		LHA Platinum
<input type="checkbox"/>	2.1.3	Provide a safe, continuous step-free pathway from the front boundary of the property to any dwelling entry door	Provides the same opportunity to enter the dwelling to people using wheeled mobility aids, as those who do not	

KEY



Social Inclusion



Affordability



Physical Independence



Amenity



Homelike

Value Colour Code: **Highly Desirable** | Desirable

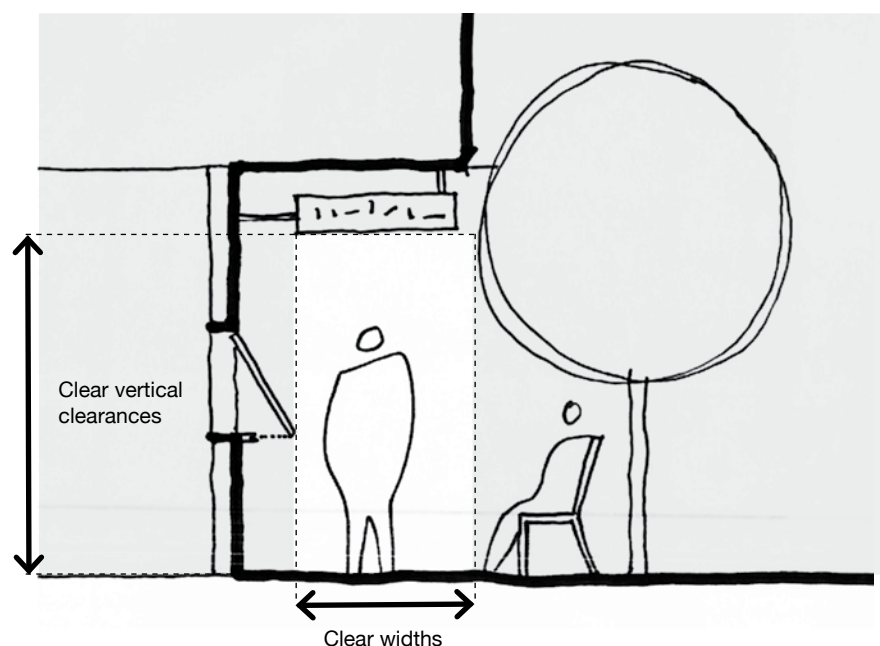
2.2 Continuous Accessible Path of Travel – Construction and Detailing

☑	Ref.	Provision	Reason	Value
		The path of travel referred to in (a) should have a min. clear width of 1200mm and have:		LHA Platinum
<input type="checkbox"/>	2.2.1	No steps		
<input type="checkbox"/>	2.2.2	An even, firm, slip-resistant surface		
<input type="checkbox"/>	2.2.3	Maximum crossfall of 1:40		
<input type="checkbox"/>	2.2.4	Maximum pathway slope of 1:14		
<input type="checkbox"/>	2.2.5	Where ramps are required they should have landings provided at a max. distance of 9m (1:14 ramp) and 15m (ramps steeper than 1:20). Landings should be maximum 1200mm (L)		
Where ramps are required:				
<input type="checkbox"/>	2.2.6	Use appropriate materials and fittings to provide residential appearance	Supports residential look and feel	🏠
<input type="checkbox"/>	2.2.7	Allow for the installation of future handrails to both or either side	Supports an ambulant person, who may have arm strength on one side only	♿ \$
<input type="checkbox"/>	2.2.8	Min. vertical clearance along all paths of travel to dwelling entry doors, as per AS 1428.1 (2009)	Prevents possible obstruction which may obstruct a person using a wheeled mobility device, or cause property damage	♿ \$
<input type="checkbox"/>	2.2.9	In multi-residential contexts – an appropriate wayfinding system	Supports safe and intuitive access to the dwelling, particularly for people with cognitive and memory impairment [Wayfinding]	♿

See also Part C, Section 8 – Floor and Ground Surfaces, and Part B, Section 13 – Landscaping for Civil Engineering Within an Accessible Pathway

Brief Development Vertical Clearance

- AS 1428.1 (2009) highlights possible obstructions that should be kept free of paths of travel:
- Vegetation
- Signs, seating, awning windows, etc
- Services (switchboards, gas, hot water, A/C units, etc.)



 Brief Development

Path of Travel Width

- 1500mm – allows for multiple persons to travel past each other e.g. a person using a wheeled mobility device and a person who is ambulant
- 1800mm – better allows for multiple persons using wheeled mobility devices to pass one another comfortably

External paths with features that enhance ease of use, including grabrails on both sides, gentle inclines, ample viewlines and straight lines. Photo provided by Royal Rehab.



2.3 Dwelling Access Gates and Entry Doors – Spatial Planning

<input checked="" type="checkbox"/>	Ref.	Provision	Reason	Value
<input checked="" type="checkbox"/>		The dwelling should provide an entrance door with:		LHA Platinum
<input type="checkbox"/>	2.3.1	Min. clear opening width of 900mm		LHA Platinum
<input type="checkbox"/>	2.3.2	Step-free transition – which may be: <ul style="list-style-type: none"> • Level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled) • Entrance ramp – where threshold exceeds 5mm and is less than 56mm • Step ramp – where there is a change in height of max. 190mm. Any step ramp should provide: <ul style="list-style-type: none"> • Max. gradient 1:10 • Min. clear width of 1200mm (note: width should reflect the pathway width) • Max. length of 1900mm 		LHA Platinum
<input type="checkbox"/>	2.3.3	Reasonable shelter from the weather		LHA Platinum
<input type="checkbox"/>	2.3.4	A level landing area of at least 1500mm x 1500mm should be provided at the level (step-free) entrance door. A level landing area at the entrance door should be provided on the arrival side (i.e. the external side of the door) to allow a person to safely stand then open a door		LHA Platinum
<input type="checkbox"/>	2.3.5	The entrance must incorporate waterproofing and termite management requirements as specified in the NCC		LHA Platinum
<input type="checkbox"/>	2.3.6	950mm clear opening width to all habitable rooms		SDA High Support
<input type="checkbox"/>	2.3.7	External doors and outdoor private areas to be accessible by wheelchair Note: NDIS Minimum Requirements do not specifically define what is needed to achieve this requirement. The suggestions below support the intent of the requirement and may be incorporated to meet it		SDA High Support
<input type="checkbox"/>	2.3.8	Level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled)		Supports SDA
<input type="checkbox"/>	2.3.9	Latchside clearance as per AS1428.1 (2009) Figure 31 to doors/gates		Supports SDA



Ramped off-street private entries to ground floor dwellings, Hunter Housing Project.



Letterboxes located at an accessible height, Mission Australia (Victoria) housing, MSM Architects.




<input checked="" type="checkbox"/>	Ref.	Provision	Reason	Value
<input type="checkbox"/>	2.3.10	All entry doors to feature the LHA Platinum provisions outlined above.	Provides the same opportunity to enter the dwelling to people using wheeled mobility aids, as those who do not	
<input type="checkbox"/>	2.3.11	In multi-residential contexts – stagger dwelling entries which face one another	Prevents direct sightlines by neighbours and enhances privacy to dwelling	
<input type="checkbox"/>	2.3.12	Side window or peep hole at height for seated user (where no intercom provided)	Allows occupant to view visitors approaching front door	

See Part C, Section 4 for construction and detailing of doors.

2.4 Letterboxes

<input checked="" type="checkbox"/>	Ref.	Provision	Reason	Value
<input type="checkbox"/>	2.4.1	1.5 x 1.5m level landing forward of each	Supports people using wheeled mobility aids	
<input type="checkbox"/>	2.4.2	Offset min. 600mm from an internal corner	Allows access for a seated user, approaching from either side [Multi-sided approach]	
<input type="checkbox"/>	2.4.3	Located between 900 and 1100mm AFFL	Allows access for a seated person, with reduced bending and/or reach	
<input type="checkbox"/>	2.4.4	Locate undercover	Supports health and safety	
<input type="checkbox"/>	2.4.5	Capacity to unlock/open without physical key (e.g. pushbutton/swipe)	Improves independent control for person with limited dexterity [Dexterity]	
<input type="checkbox"/>	2.4.6	Numbering with raised (tactile) surface	Supports independent use by person with vision impairment [Sensory cues]	

2.5 External Waste Disposal

<input checked="" type="checkbox"/>	Ref.	Provision	Reason	Value
<input type="checkbox"/>	2.5.1	Locate waste disposal to enable easy access from a CAPT	Enhances independent access for people using wheeled mobility devices	
<input type="checkbox"/>	2.5.2	Apartment contexts – bin chute centred between 700 and 1100mm AFFL, with low-effort, non-projecting door	Enhances independent access for a seated user, with reduced strength [Assistive products]	
<input type="checkbox"/>	2.5.3	Offset waste disposal min. 600mm from any internal corner	Enhances independent access for people using wheeled mobility devices [Multi-sided approach]	
<input type="checkbox"/>	2.5.4	Minimise distance from accessible dwelling to recycling and waste disposal	Enhances independent access for people with reduced strength and/or mobility	