
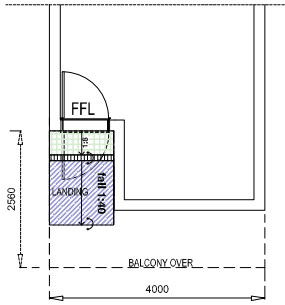


CASE STUDY DIAGRAMS AND TABLE

INDEX:

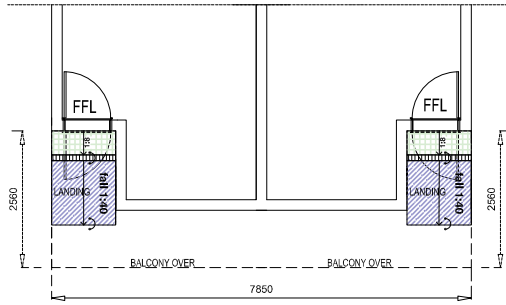
- SHEET 1. CASE STUDY HOUSE TYPES: SMALL LOT
- SHEET 2. CASE STUDY HOUSE TYPES: STANDARD LOT
- SHEET 3. MAXIMUM RAMP LENGTHS SECTIONAL DIAGRAM, THRESHOLD/SILL SECTION & PLAN
- SHEET 4. RAMP PLAN DIAGRAM TABLE
- SHEET 5. 1 metre setback: SMALL LOT
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- SHEET 10. 3 metre setback: STANDARD LOT
- SHEET 11. 4 metre setback: STANDARD LOT
- SHEET 12. 5 metre setback: STANDARD LOT
- SHEET 13. 6 metre setback: STANDARD LOT

AMENDMENTS				 Queensland Government <small>Department of Energy and Public Works</small>	LE	16/12/21	ABCB Livable Housing Design Standard Step free entry provisions CASE STUDY HOUSE TYPES	SCALE	AT
ISSUE	DATE	SUBJECT	AUTHORISED		DRAWN	DATE		A3 SIZE	
							DRAWING NUMBER	ISSUE	SHEET NO
							/		



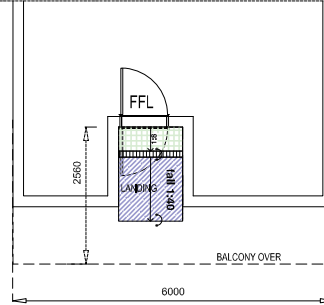
A

TYPE A HOUSE: small lot
 2 storey; zero lot on one side; variable depth of recessed entry; bedroom+entry facing street
 lightweight construction to one side of entry; vehicle from rear lane; overhanging upper floor
 Ref: Thomson Sustainable Homes "The Ivy"



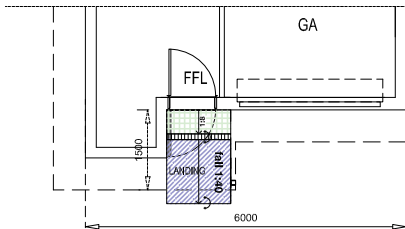
A2

TYPE A2 HOUSE: small lot, bedroom+entry+study facing street
 lightweight construction to one side of entry; vehicle from rear lane; overhanging upper floor
 Ref: Thomson Sustainable Homes "The Ivy"



B

TYPE B HOUSE: small lot
 2 or 1 storey; zero lot on one side; study+entry+garage facing street
 600 roof overhang
 Ref: Homecorp "Newport" plan



CASE STUDY HOUSE TYPES

SMALL LOT

AMENDMENTS		
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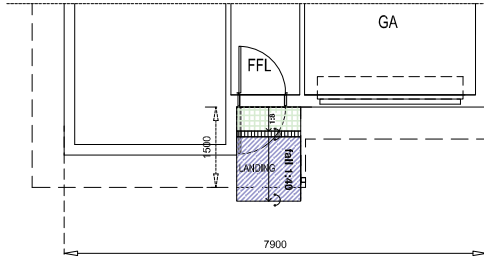
LE 16/12/21
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ABCB Livable Housing Design Standard
 Step free entry provisions

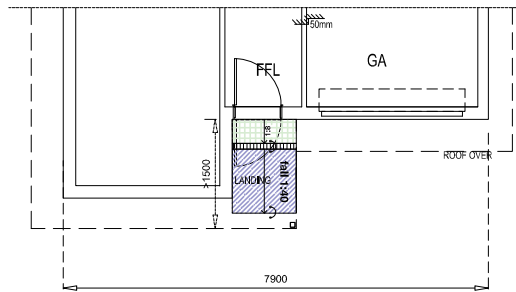
SCALE 1:100 AT A3 SIZE

CASE STUDY HOUSE TYPES

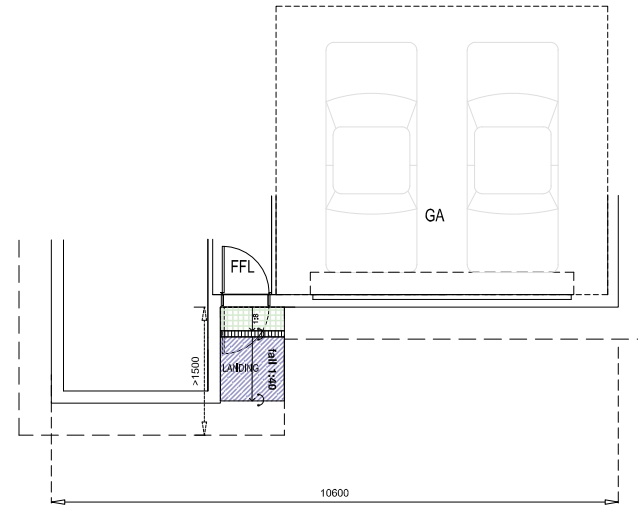
DRAWING NUMBER /	ISSUE	SHEET NO 1
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C **TYPE C HOUSE: standard lot**
 1 storey; zero lot on one side; 900mm depth of recessed entry/garage; bedroom+entry+garage facing street



D **TYPE D HOUSE: standard lot**
 wider entry; single garage; separation of path and tandem parking; >1500mm Indent to entry/garage

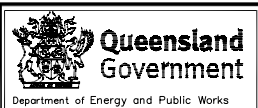


D2 **TYPE D2 HOUSE: standard lot**
 wider entry; double garage; separation of path and tandem parking; >1500mm Indent to entry/garage

CASE STUDY HOUSE TYPES

STANDARD LOT

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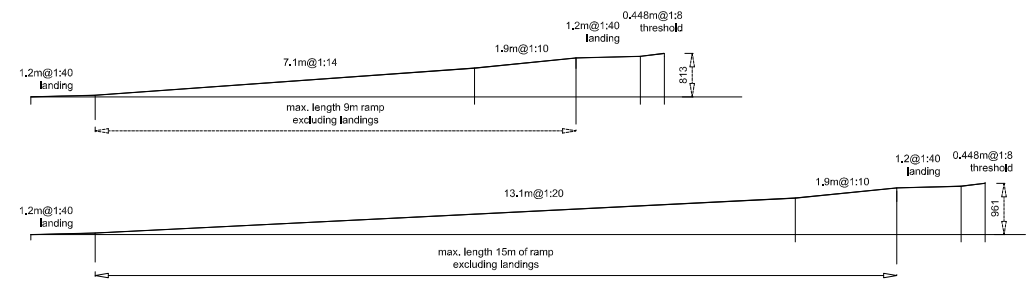
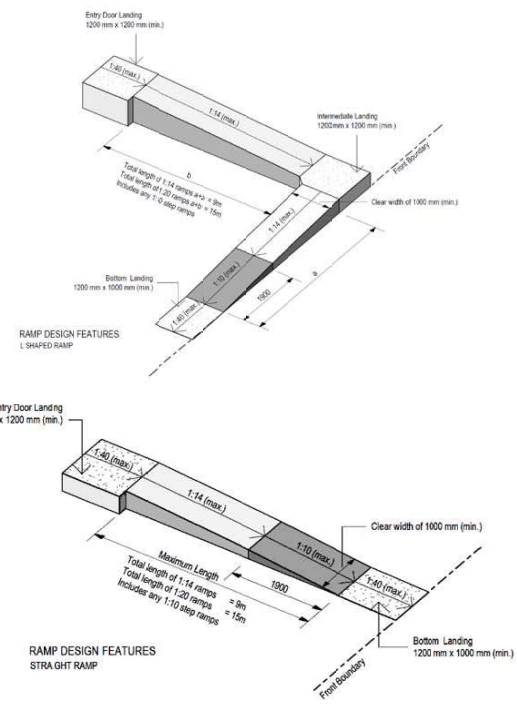
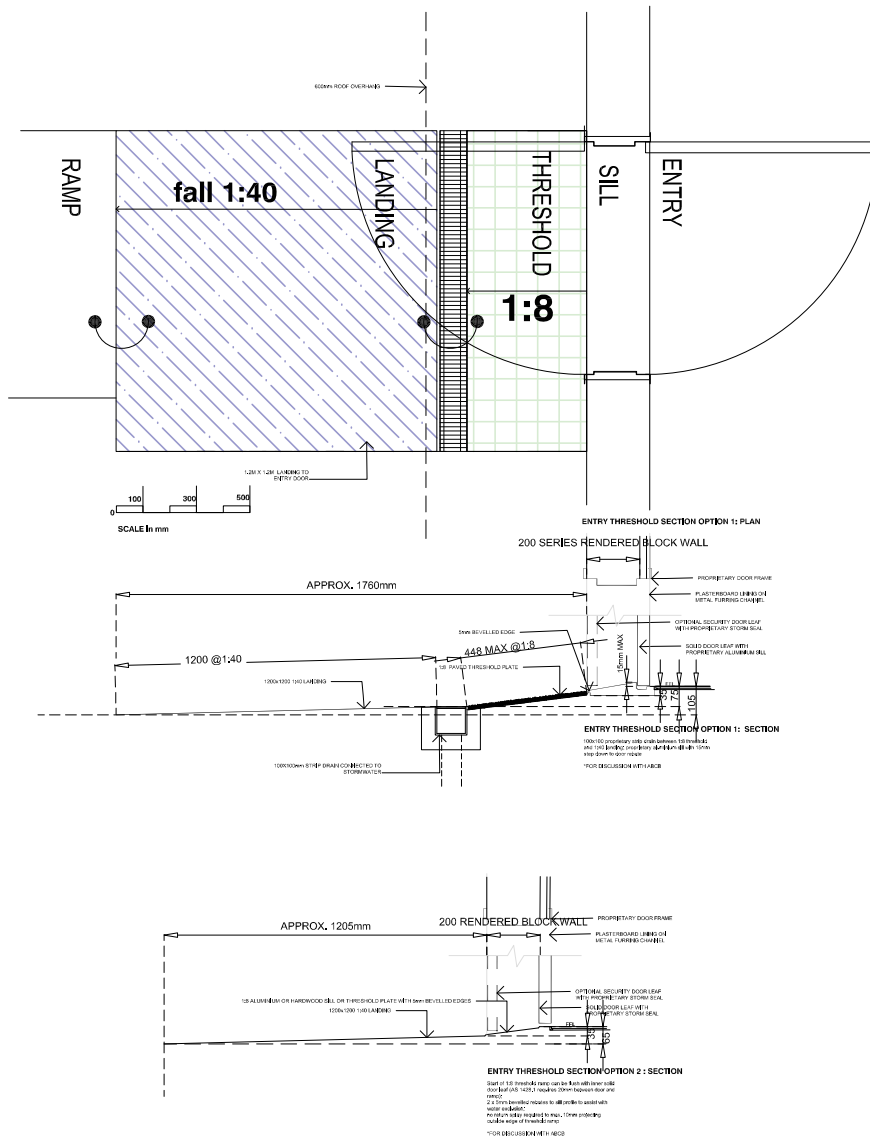
LE 16/12/21
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ABCB Livable Housing Design Standard
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SCALE 1:100 AT A3 SIZE


CASE STUDY HOUSE TYPES

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MAXIMUM LENGTHS OF RAMP AND HEIGHTS ACHIEVED FOR COMPLIANT STEP FREE PATH UNDER THE STANDARD
SCALE: 1:100 @A3

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 Department of Energy and Public Works

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MAXIMUM RAMP LENGTHS SECTIONAL DIAGRAM
 THRESHOLD/SILL SECTION AND PLAN

SCALE	AT
as shown	A3 SIZE
DRAWING NUMBER	ISSUE SHEET NO
/	3

SITE WIDTHS

SETBACKS

	6	7.5	8	9	10	12	12.5	14	15	16	18	20
1												
2												
3												
4												
5												
6												

legend

- compliant access achieved with an L shaped ramp front boundary to entry door
- compliant access achieved with one straight section of ramp
- compliant access not possible to a minimum height of 300mm above front boundary level not suitable for a waffle pod slab but may be suitable for a conventional slab on ground with excavated beams/piers

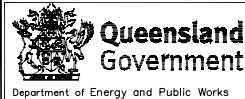


SMALL LOTS



STANDARD LOTS

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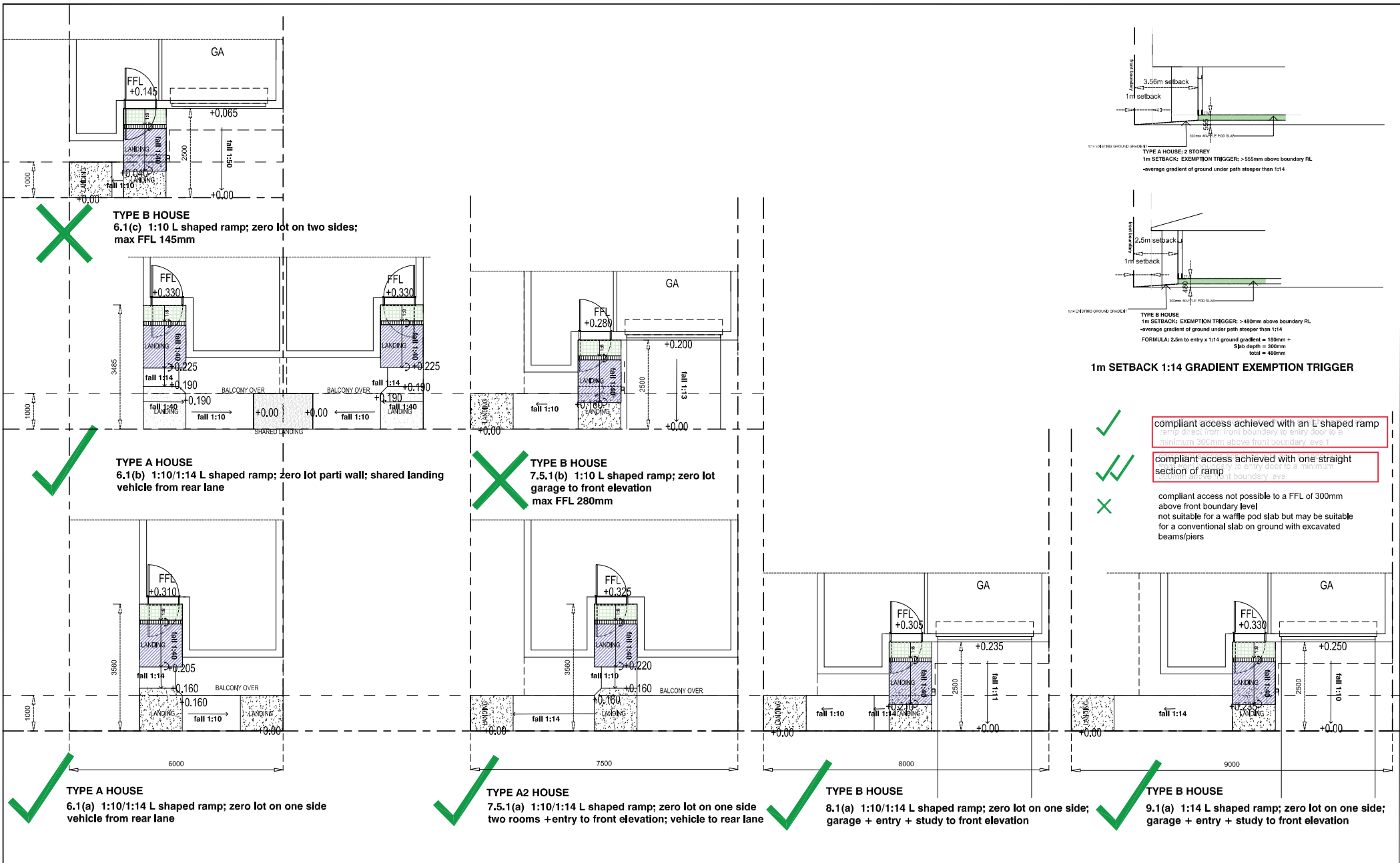
LE 16/12/21
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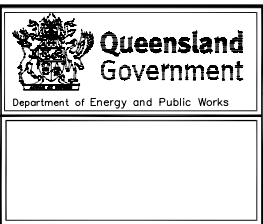
SCALE AT
A3 SIZE

RAMP PLAN DIAGRAM TABLE

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AMENDMENTS		
ISSUE	DATE	SUBJECT



LE
DRAWN

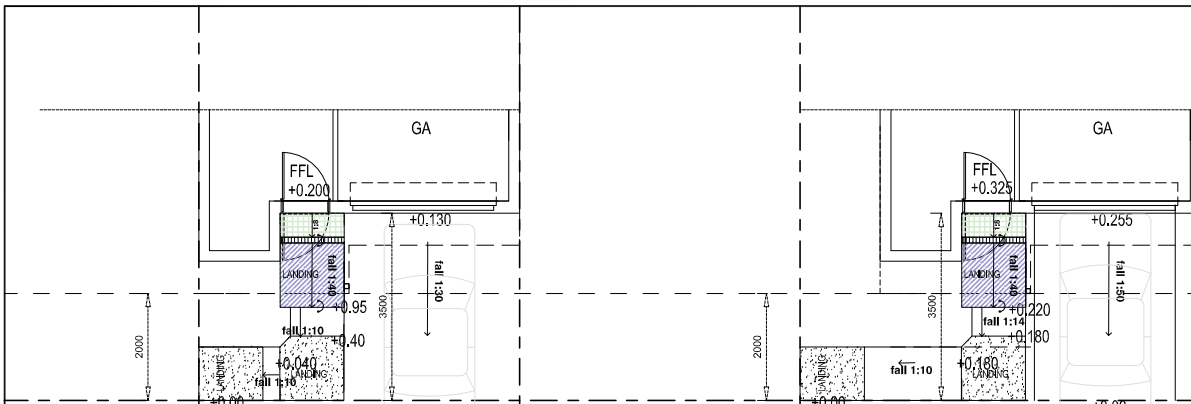
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ABCB Livable Housing Design Standard
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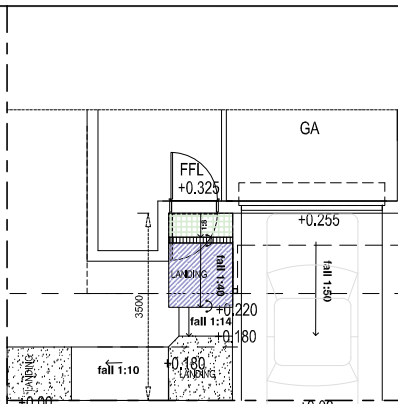
1m SETBACK

RAMP PLAN DIAGRAMS: SMALL LOTS

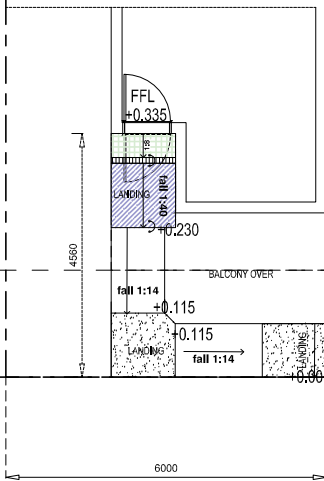
SCALE	AT
1:200	A3 SIZE
DRAWING NUMBER	ISSUE SHEET NO
/	5



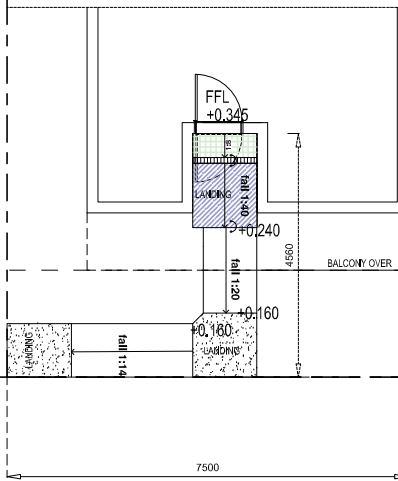
TYPE B HOUSE
 6.2(b) 1:10 L shaped ramp; zero lot on two sides;
 max FFL 200mm
 no tandem parking



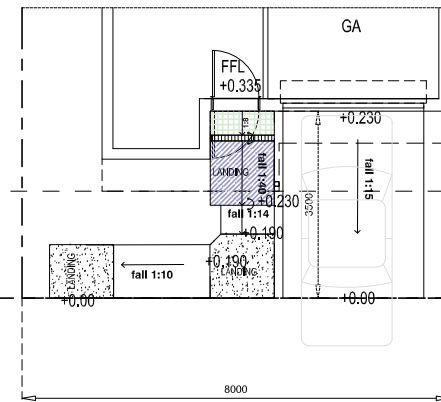
TYPE B HOUSE
 7.5.2(b) 1:10/1:14 L shaped ramp; zero lot on one side
 garage to front elevation
 no tandem parking



TYPE A HOUSE
 6.2(a) 1:14 L shaped ramp; zero lot on one side
 overhanging upper floor; vehicle from rear lane



TYPE A2 HOUSE
 7.5.2(a): 1:14/1:20 L shaped ramp, bedroom+entry+study facing street
 overhanging upper floor ; vehicle from rear lane;



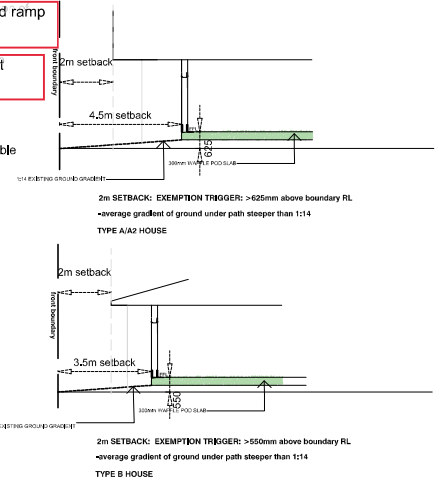
TYPE B HOUSE
 8.2(a) 1:10/1:14 L shaped ramp; zero lot on one side;
 garage + entry + study to front elevation; no tandem park



compliant access achieved with an L shaped ramp
 minimum 300mm above front boundary ave 1

compliant access achieved with one straight
 section of ramp
 minimum 300mm above front boundary ave

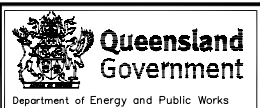
compliant access not possible to a FFL of 300mm
 above front boundary level
 not suitable for a waffle pod slab but may be suitable
 for a conventional slab on ground with excavated
 beams/piers



2m SETBACK 1:14 GRADIENT EXEMPTION TRIGGER

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2m SETBACK
 RAMP PLAN DIAGRAMS: SMALL LOTS

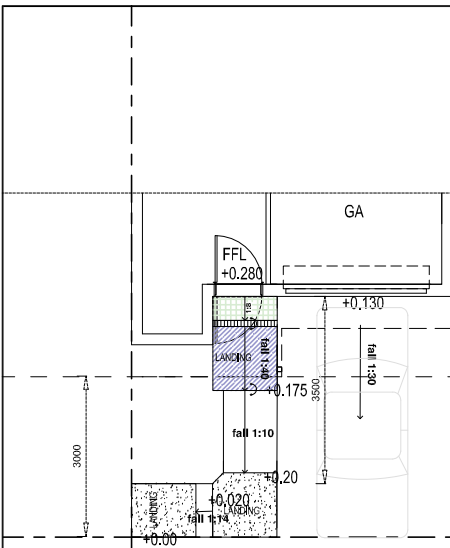
SCALE 1:200 AT A3 SIZE

DRAWING NUMBER / ISSUE SHEET NO 6

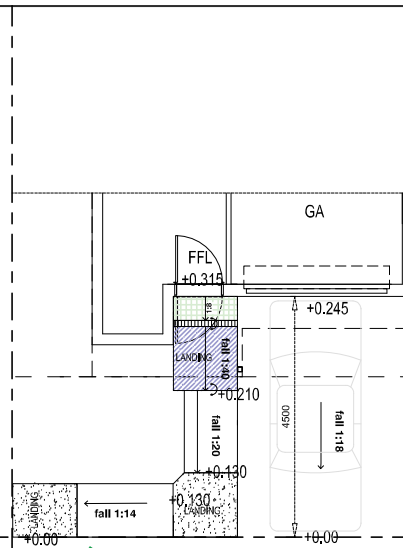
3m SETBACK: 1:14 GRADIENT EXEMPTION TRIGGER:
-average gradient of ground under path steeper than 1:14

TYPE A/A2 HOUSE: >695mm above boundary RL
TYPE B HOUSE: >620mm above boundary RL

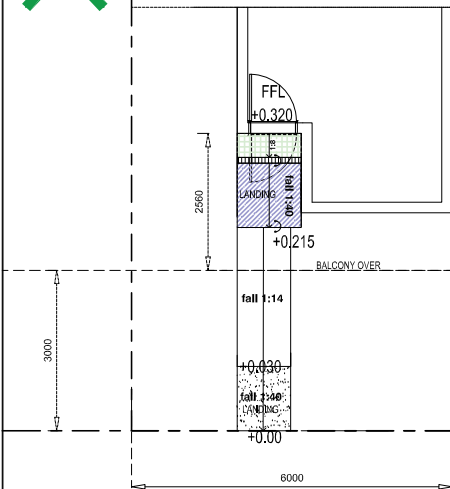
- ✓ compliant access achieved with an L shaped ramp
 minimum 300mm above front boundary level
- ✓ compliant access achieved with one straight
 section of ramp
- ✗ compliant access not possible to a FFL of 300mm
 above front boundary level
 not suitable for a waffle pod slab but may be suitable
 for a conventional slab on ground with excavated
 beams/piers



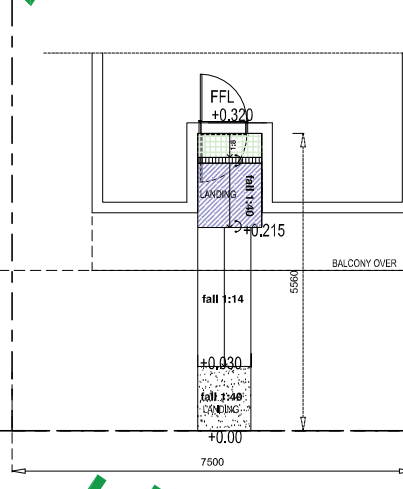
✗ **TYPE B HOUSE**
 6.3(b) 1:10/1:14 L shaped ramp; zero lot on one side
 max FFL 280mm



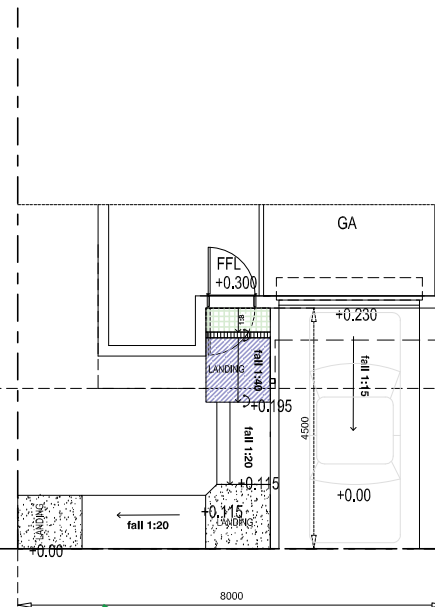
✓ **TYPE B HOUSE**
 7.5.3(b) 1:14/1:20 L shaped ramp; zero lot on one side;
 garage + entry + study to front elevation



✓✓ **TYPE A HOUSE**
 6.3(a): 1:14 ramp; zero lot on one side
 vehicle from rear lane

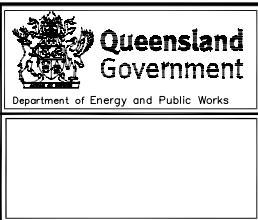


✓✓ **TYPE A2 HOUSE**
 7.5.3(a) 1:14 ramp; zero lot on one side
 vehicle from rear lane



✓ **TYPE B HOUSE**
 8.3(a) 1:20 L shaped ramp; zero lot on one side;
 garage + entry + bedroom to front elevation

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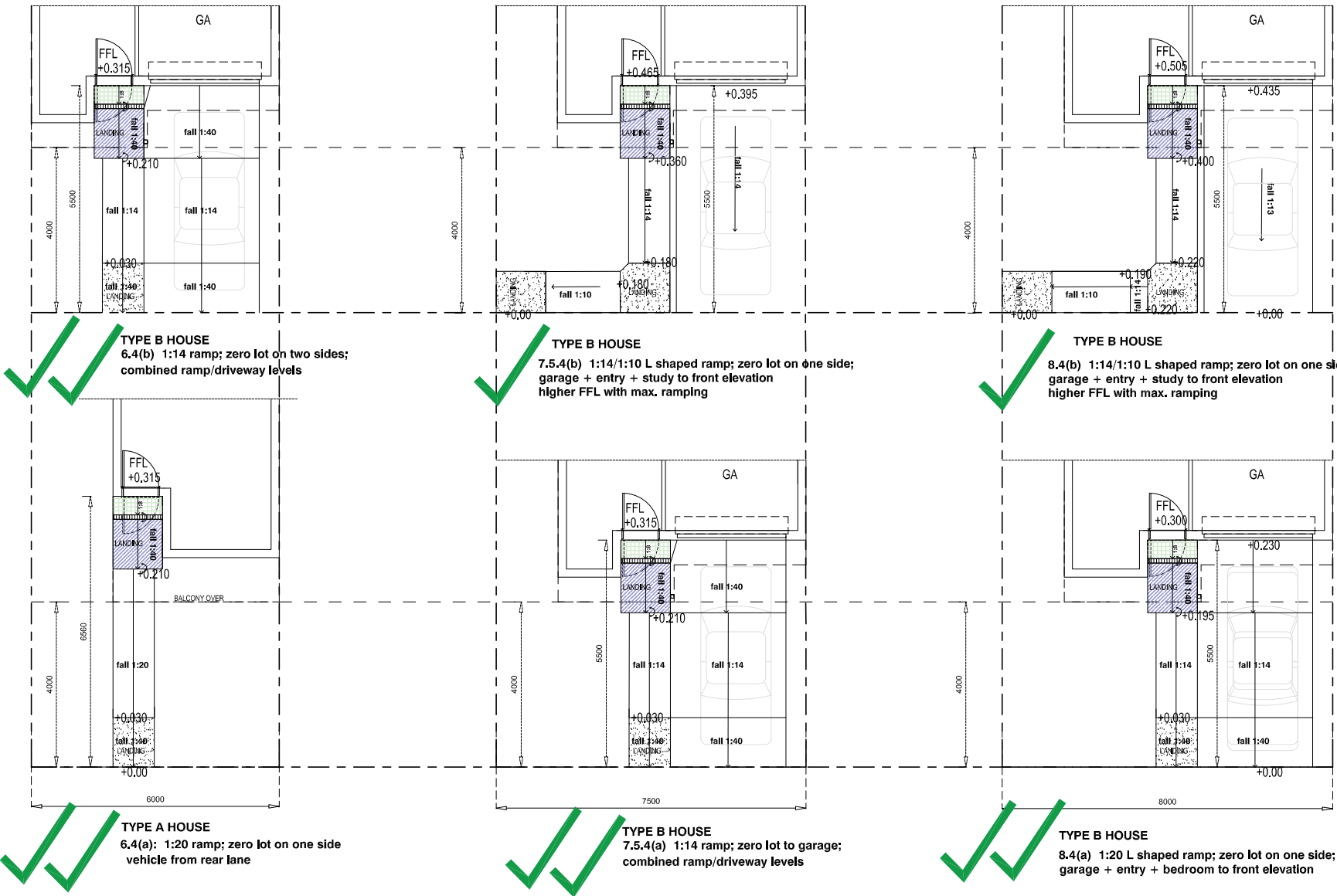
3m SETBACK
 RAMP PLAN DIAGRAMS: SMALL LOTS

SCALE	AT
1:200	A3 SIZE
DRAWING NUMBER	ISSUE SHEET NO
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4m SETBACK: 1:14 GRADIENT EXEMPTION TRIGGER:
 -average gradient of ground under path steeper than 1:14

TYPE A/A2 HOUSE:>765mm above boundary RL

TYPE B HOUSE:>690mm above boundary RL



- ✓ compliant access achieved with an L shaped ramp with one straight section of ramp
- ✓✓ compliant access achieved with one straight section of ramp
- ✗ compliant access not possible to a FFL of 300mm above front boundary level not suitable for a waffle pod slab but may be suitable for a conventional slab on ground with excavated beams/piers

TYPE B HOUSE
 6.4(b) 1:14 ramp; zero lot on two sides; combined ramp/driveway levels

TYPE B HOUSE
 7.5.4(b) 1:14/1:10 L shaped ramp; zero lot on one side; garage + entry + study to front elevation higher FFL with max. ramping

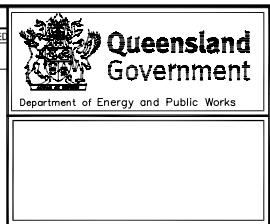
TYPE B HOUSE
 8.4(b) 1:14/1:10 L shaped ramp; zero lot on one side; garage + entry + study to front elevation higher FFL with max. ramping

TYPE A HOUSE
 6.4(a): 1:20 ramp; zero lot on one side vehicle from rear lane

TYPE B HOUSE
 7.5.4(a) 1:14 ramp; zero lot to garage; combined ramp/driveway levels

TYPE B HOUSE
 8.4(a) 1:20 L shaped ramp; zero lot on one side; garage + entry + bedroom to front elevation

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4m SETBACK
 RAMP PLAN DIAGRAMS: SMALL LOTS

SCALE	AT
1:200	A3 SIZE
DRAWING NUMBER	ISSUE SHEET NO
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4m SETBACK: 1:14 GRADIENT EXEMPTION TRIGGER:
 -average gradient of ground under path steeper than 1:14

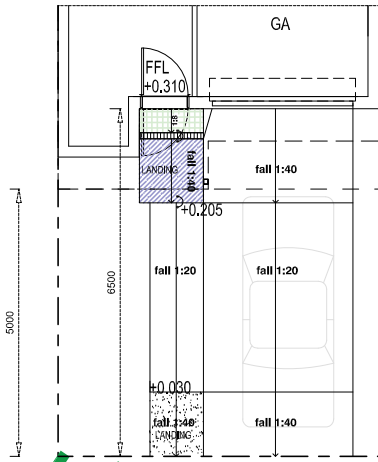
TYPE A/A2 HOUSE: >835mm above boundary RL

TYPE B HOUSE: >760mm above boundary RL

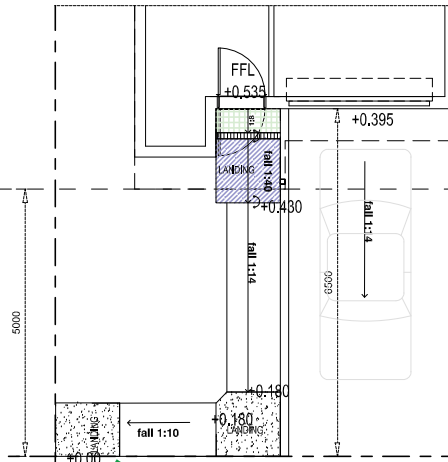
✓ compliant access achieved with an L shaped ramp
 (min 300mm above front boundary level)

✓ compliant access achieved with one straight section of ramp
 (min 300mm above front boundary level)

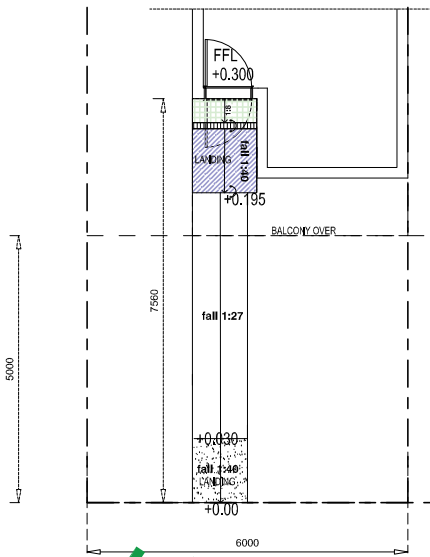
✗ compliant access not possible to a FFL of 300mm above front boundary level
 not suitable for a waffle pod slab but may be suitable for a conventional slab on ground with excavated beams/piers



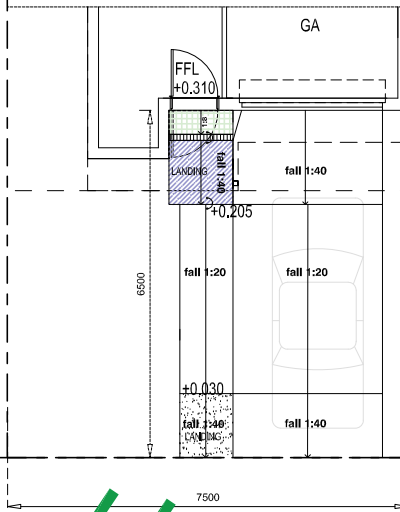
TYPE B HOUSE
 6.5(b) 1:20 ramp; zero lot on two sides;
 combined ramp/driveway levels



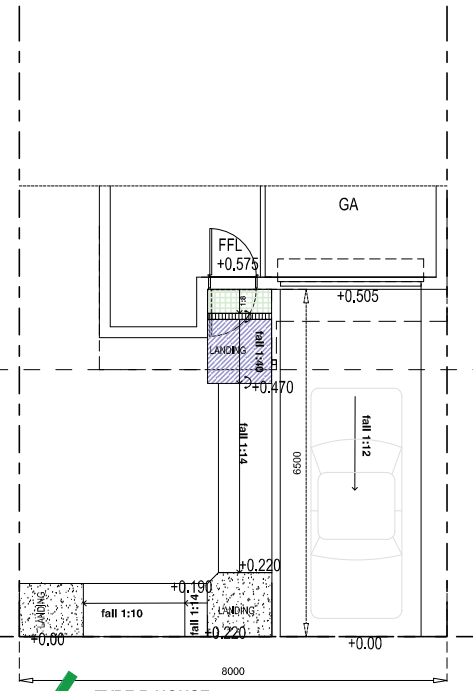
TYPE B HOUSE
 7.5.5(b) 1:14/1:10 L shaped ramp; zero lot on one side;
 garage + entry + study to front elevation
 higher FFL with max. ramping



TYPE A HOUSE
 6.5(a): 1:27 ramp; zero lot on one side
 vehicle from rear lane



TYPE B HOUSE
 7.5.5(a) 1:20 ramp; zero lot to garage;
 combined ramp/driveway levels



TYPE B HOUSE
 8.5(a) 1:14/1:10 L shaped ramp; zero lot on one side;
 garage + entry + study to front elevation
 higher FFL with max. ramping

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 Step free entry provisions

5m SETBACK

RAMP PLAN DIAGRAMS: SMALL LOTS

SCALE AT

1:200

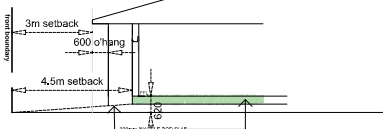
A3 SIZE

DRAWING NUMBER

/

ISSUE SHEET NO

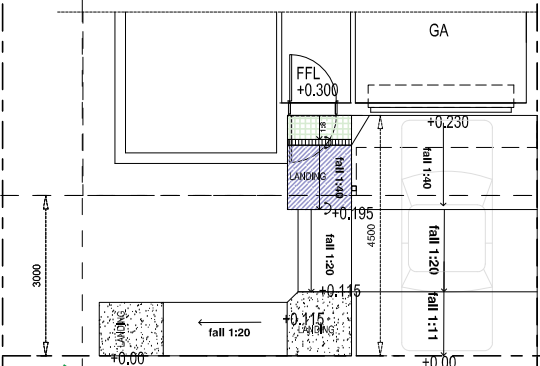
9



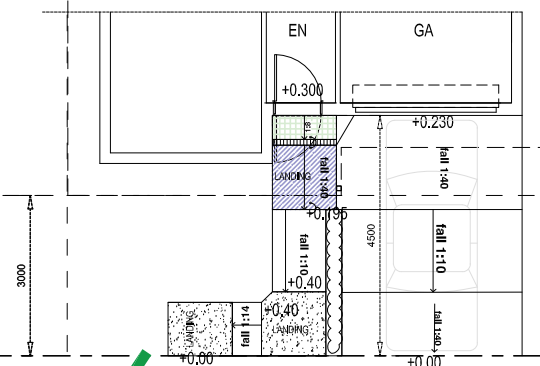
TYPE C HOUSE
 3m SETBACK: EXEMPTION TRIGGER: >620mm above boundary RL
 coverage gradient above 1:14
3m SETBACK 1:14 GRADIENT EXEMPTION TRIGGER

compliant access achieved with an L shaped ramp
 minimum 300mm above front boundary level

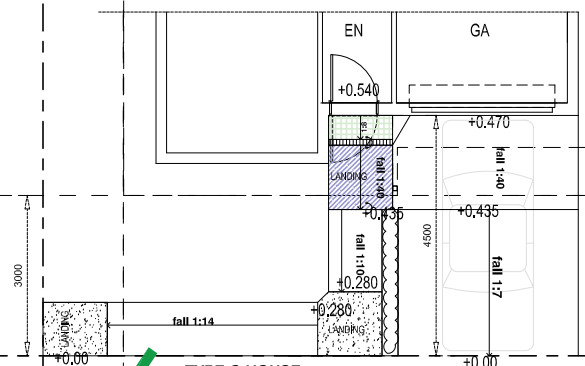
compliant access achieved with one straight section of ramp
 minimum 300mm above front boundary level



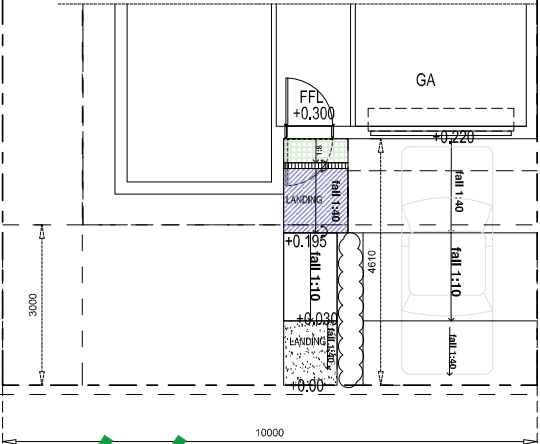
TYPE C HOUSE
 10.3(b): L shaped 1:20 ramp
 shared driveway levels
 zero lot garage wall



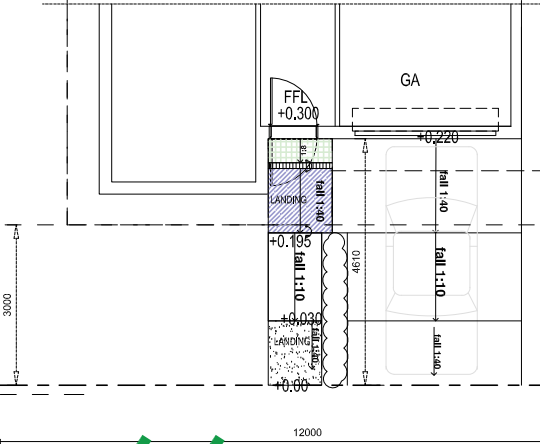
TYPE C HOUSE
 10.3(b): L shaped 1:14/1:10 ramp
 shared driveway levels



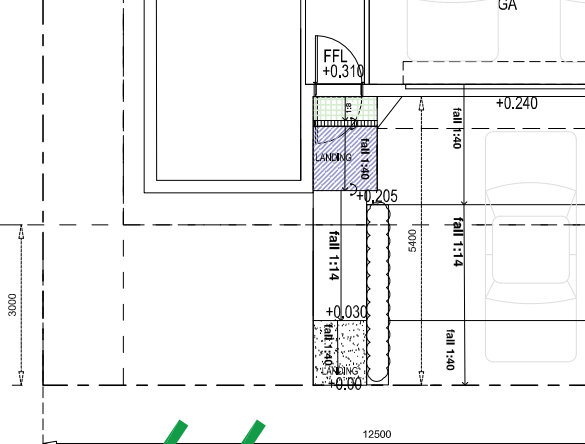
TYPE C HOUSE
 10.3(b): L shaped 1:14/1:10 ramp
 higher FFL with max. ramping



TYPE D HOUSE
 10.3(a): 1:10 ramp, shared driveway levels;
 zero lot garage wall



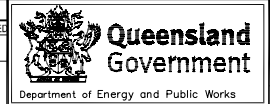
TYPE D HOUSE
 12.3(a): 1:10 ramp, shared driveway levels;



TYPE D2 HOUSE
 12.5.3(a) 1:14 ramp; zero lot double garage;
 shared driveway levels

AMENDMENTS

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3m SETBACK

RAMP PLAN DIAGRAMS: STANDARD LOTS

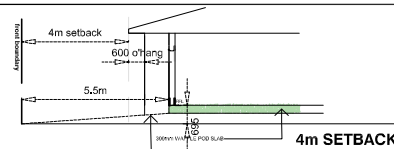
SCALE AT

1:200

A3 SIZE

DRAWING NUMBER ISSUE SHEET NO

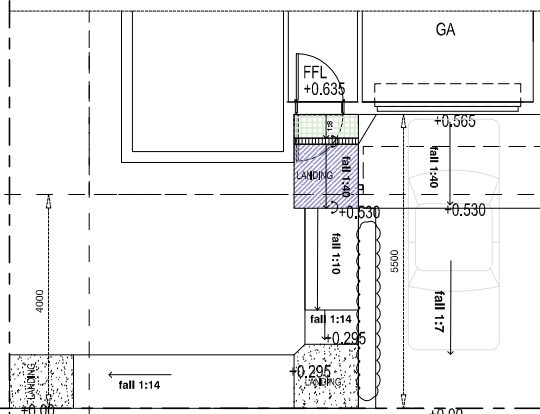
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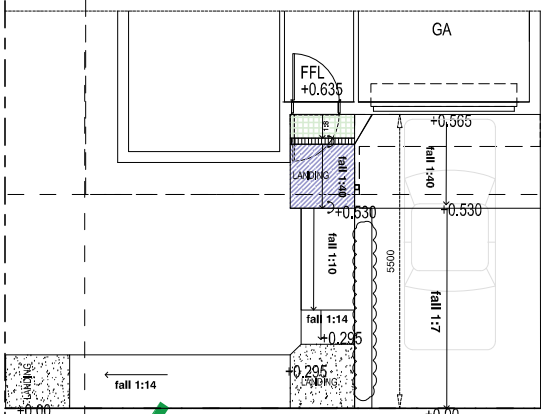
4m SETBACK 1:14 GRADIENT EXEMPTION TRIGGER
 4m SETBACK: EXEMPTION TRIGGER: >650mm above boundary RL
 TYPE C HOUSE => average gradient steeper than 1:14

compliant access achieved with an L shaped ramp
 minimum 300mm above front boundary, eye

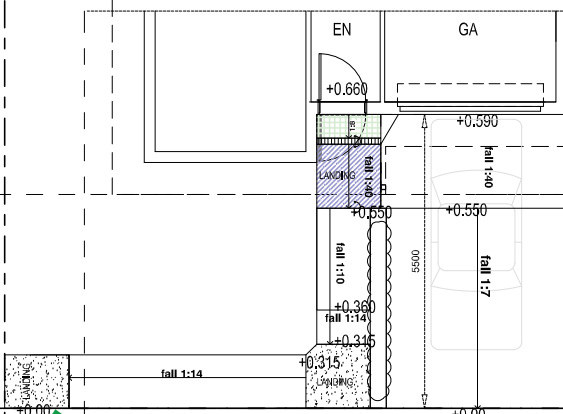
compliant access achieved with one straight section of ramp
 minimum 300mm above front boundary, eye



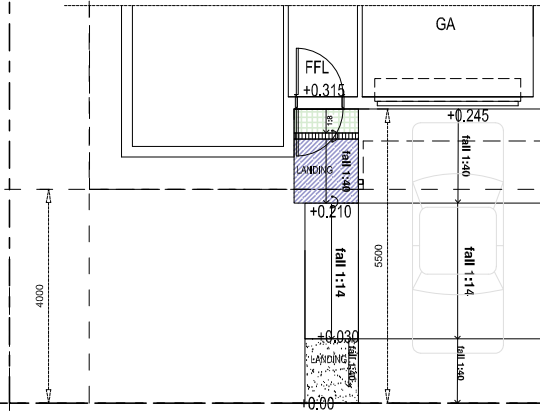
TYPE C HOUSE
 10.4(b): L shaped 1:10/1:14 ramp
 higher FFL with max. ramping



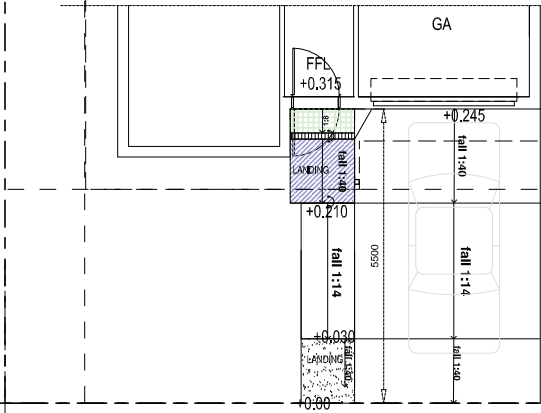
TYPE C HOUSE
 12.4(b): L shaped 1:10/1:14 ramp
 higher FFL with max. ramping



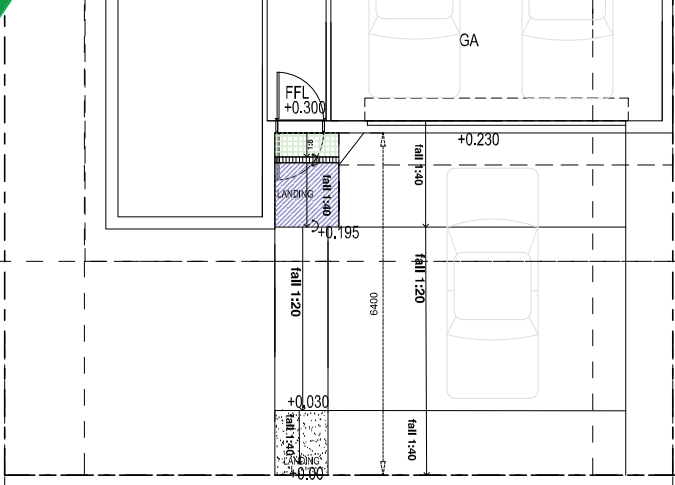
TYPE C HOUSE
 12.5.4(b): L shaped 1:14/1:10 ramp
 higher FFL with max. ramping



TYPE C HOUSE
 10.4(a): 1:14 ramp, shared driveway levels;
 zero lot garage wall

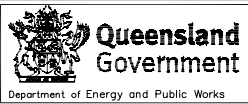


TYPE C HOUSE
 12.4(b): 1:14 ramp
 shared driveway levels



TYPE D2 HOUSE
 12.5.4(a): 1:20 ramp; zero lot double garage;
 shared driveway levels

AMENDMENTS		
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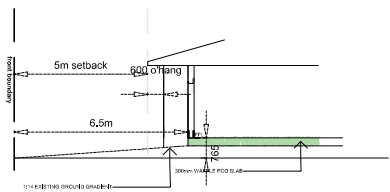


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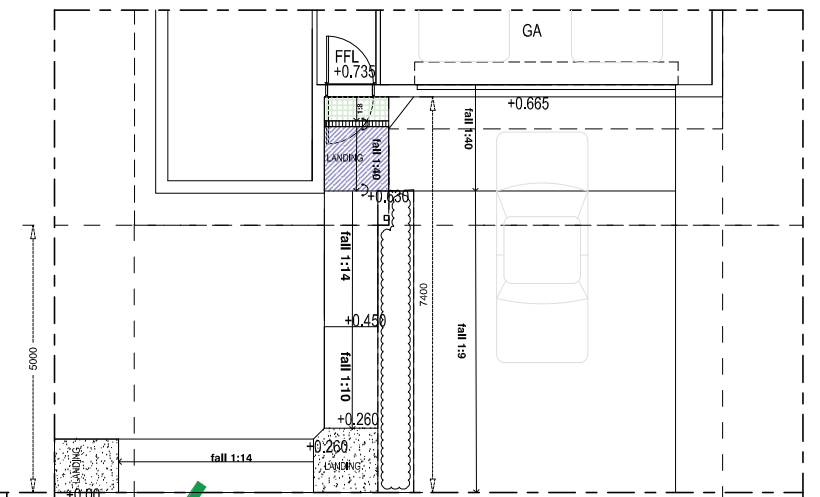
4m SETBACK
 RAMP PLAN DIAGRAMS: STANDARD LOTS

SCALE	AT
1:200	A3 SIZE
DRAWING NUMBER	ISSUE SHEET NO
/	11

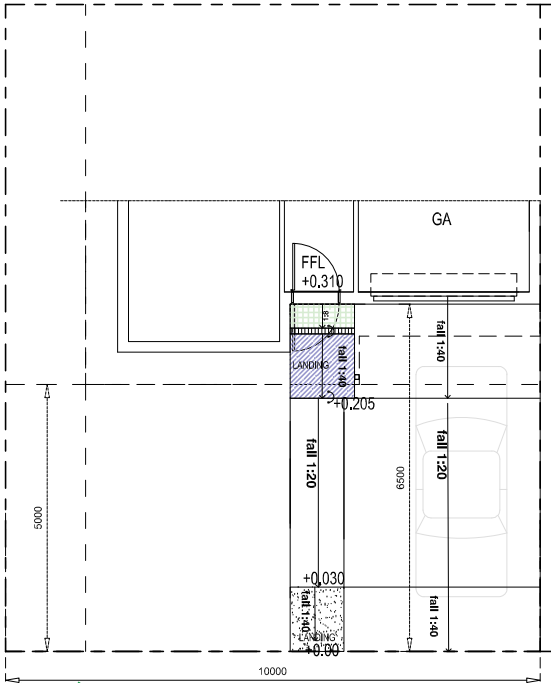


5m SETBACK 1:14 GRADIENT EXEMPTION TRIGGER
 4m SETBACK: EXEMPTION TRIGGER: >765mm above boundary RL
 TYPE C HOUSE - average gradient steeper than 1:14

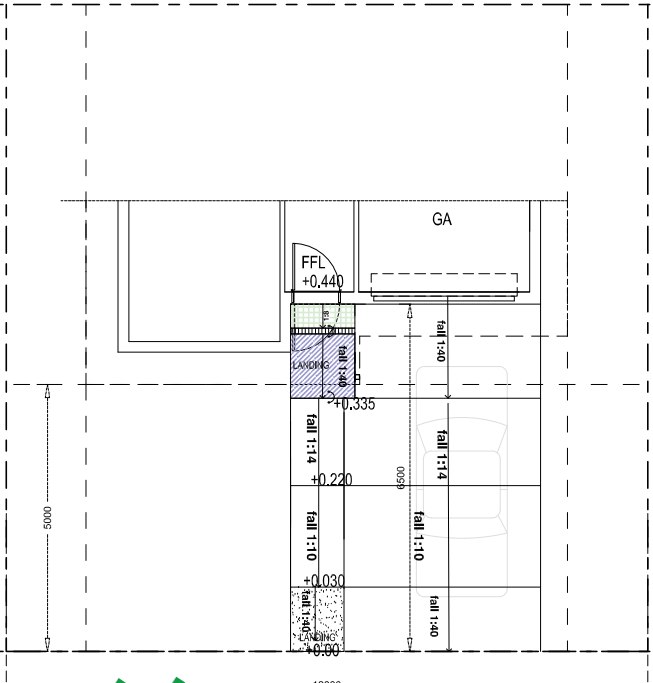
- ✓ compliant access achieved with an L shaped ramp
 ramp crest from front boundary to entry door to a minimum 300mm above front boundary level
- ✓ compliant access achieved with one straight section of ramp
 ramp crest from front boundary to entry door to a minimum 300mm above front boundary level



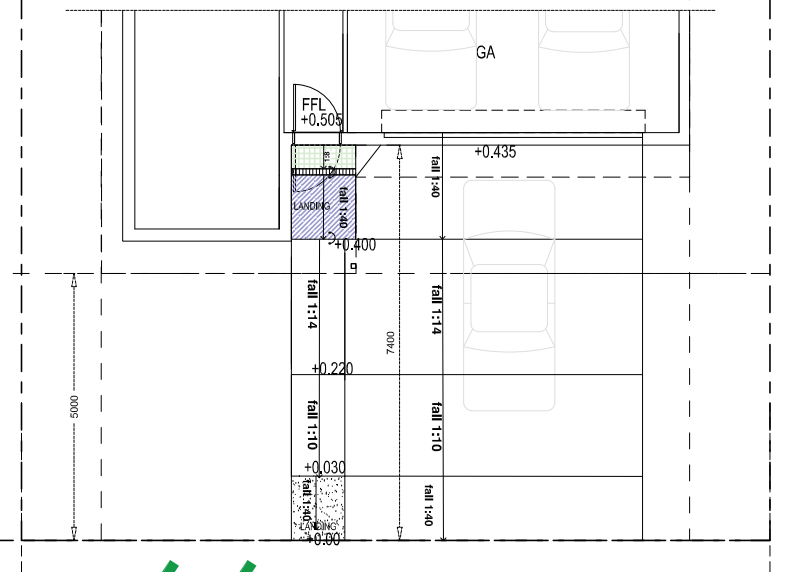
TYPE D2 HOUSE
 14.5(b) 1:10/1:14 ramp;
 higher FFL with max. ramping: close to exemption FFL and ramp length



TYPE C HOUSE
 10.5(a) 1:20 ramp; zero lot garage; shared driveway levels

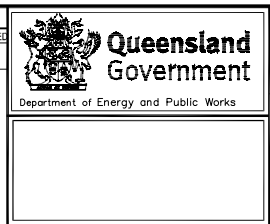


TYPE C HOUSE
 12.5(a) 1:14/1:10 ramp; shared driveway levels
 higher FFL with max. ramping



TYPE D2 HOUSE
 14.5(a) 1:10/1:14 ramp; shared driveway levels
 higher FFL with max. ramping

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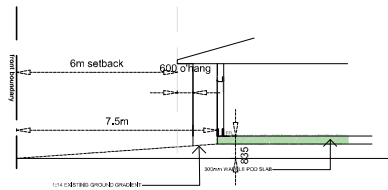
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5m SETBACK

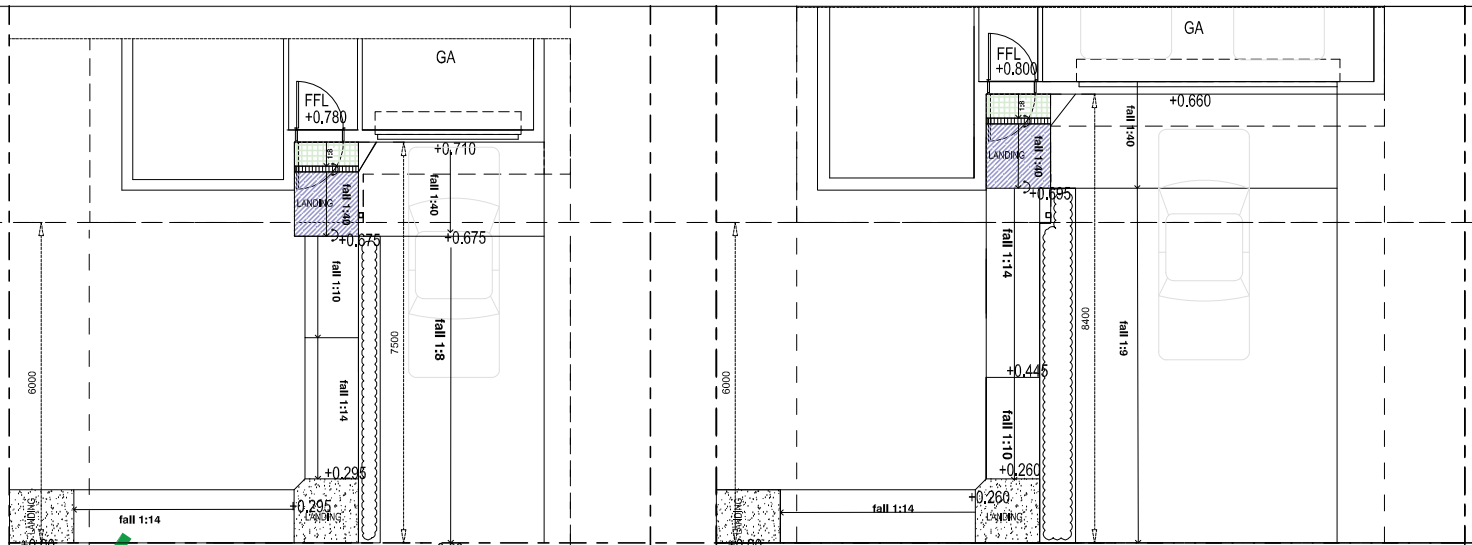
RAMP PLAN DIAGRAMS: STANDARD LOTS

SCALE	AT
1:200	A3 SIZE
DRAWING NUMBER	ISSUE SHEET NO
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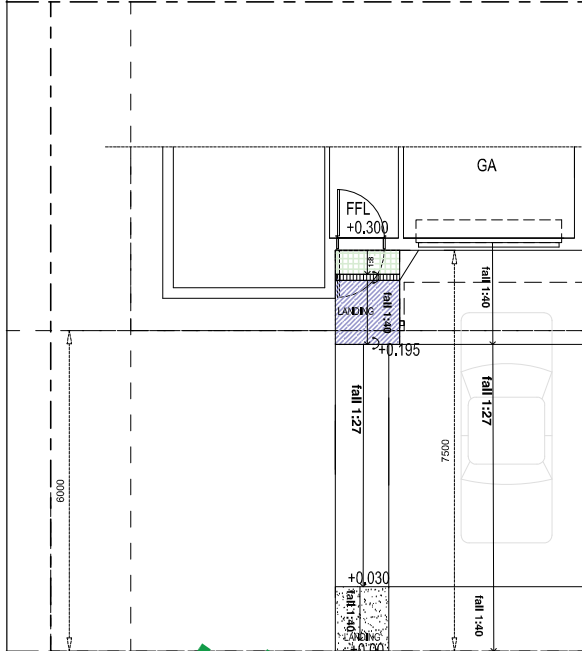
6m SETBACK 1:14 GRADIENT EXEMPTION TRIGGER
 6m SETBACK: EXEMPTION TRIGGER: > 825mm above boundary RL
 TYPE C HOUSE - average gradient steeper than 1:14

- ✓ compliant access achieved with an L shaped ramp
Ramp direct from front boundary to entry door to a minimum 300mm above front boundary ave
- ✓ compliant access achieved with one straight section of ramp
to entry door to a minimum 300mm above boundary ave
- ✗ exemption triggered due to exceeding length of ramp permitted at required gradient

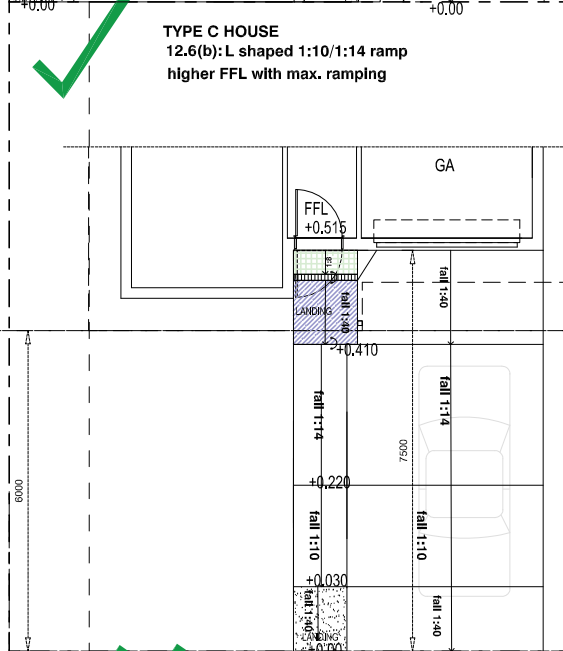


TYPE C HOUSE
 12.6(b): L shaped 1:10/1:14 ramp
 higher FFL with max. ramping

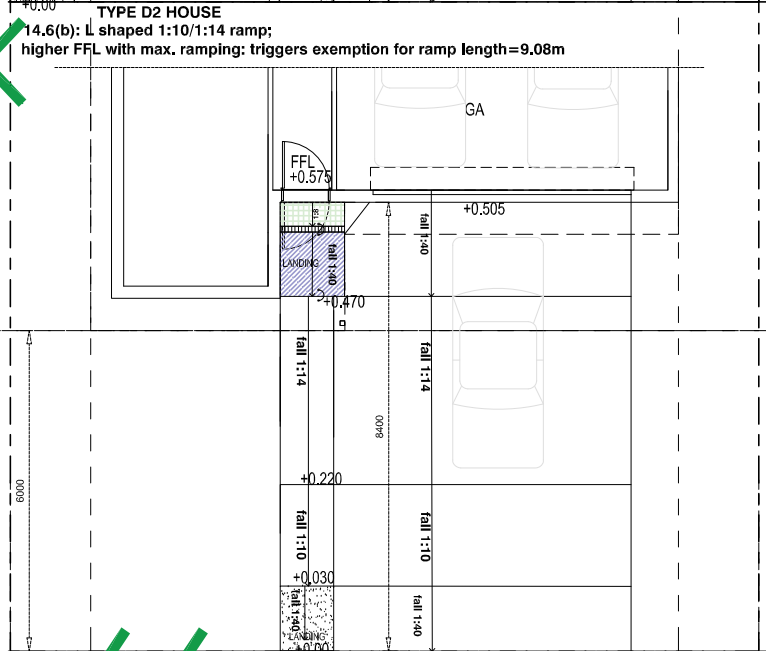
TYPE D2 HOUSE
 14.6(b): L shaped 1:10/1:14 ramp;
 higher FFL with max. ramping; triggers exemption for ramp length=9.08m



TYPE C HOUSE
 10.6(a): 1:27 ramp; shared driveway levels



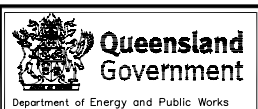
TYPE C HOUSE
 12.6(a): 1:10/1:14 ramp; shared driveway levels
 higher FFL with max. ramping



TYPE D2 HOUSE
 14.6(a): 1:10/1:14 ramp; shared driveway levels
 higher FFL with max. ramping

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 Step free entry provisions

6m SETBACK

RAMP PLAN DIAGRAMS: STANDARD LOTS

AT	
1:200	A3 SIZE
DRAWING NUMBER	ISSUE SHEET NO
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