

## SECTION 12 ACCESS

### 12.1 INTRODUCTION

North Sydney Council is committed to the creation of a community focused upon endless opportunities, fundamental human rights and social justice. In this manner, the DCP aims to provide provisions for the promotion and acceptance of people as individuals and their access to a fair and equal opportunity to participate in community life. The Australian Government's [Disability Discrimination Act 1992](#) (DDA) prohibits discrimination against people with a disability or their associates in a range of areas including transport, education, employment, accommodation and premises to which the public is entitled to enter or use. The [DDA](#) states that failure to provide equal access is unlawful, unless to do so would impose an unjustifiable hardship.

The built environment should adequately reflect the diversity and needs of the community by allowing the free movement and function of individuals throughout the Council area independently and with dignity. North Sydney Council is seeking to promote an independent and safe lifestyle for the whole of its community through the provision of dignified access. Dignified access means a design or process:

- (a) Enables independent access to premises, good and services, without assuming assistance is required;
- (b) Is equitable and fair; it does not take longer or force people to travel further;
- (c) Facilitates the participation and inclusion of people experiencing a disability; and
- (d) Creates places where people feel at-ease, safe and connected.

Dignified access encompasses the ways in which people get to and from places, how people navigate a space or building, and how people access its facilities and services. Provisions for dignified access and mobility benefit not only people with disabilities, but the community at large.

North Sydney Council is committed to the broadening of opportunities for people who work, play and live in the Local Government Area (LGA). This section of the DCP aims to improve mobility, encourage universal design and provide safe, equitable and dignified access for all people regardless of disability.

#### 12.1.1 General Objectives

The objectives of this Section of the DCP are to:

- O1 To ensure that the public domain and design of new development provides permeability, legibility, flexibility, consistency, integration and clarity to allow for the access needs of all members of the community.
- O2 To provide safe, equitable and dignified access and encourage universal design in new developments, upgrades to existing buildings, public buildings and public open space.
- O3 To provide safe, equitable and dignified access within all new developments and ensure that substantial building work carried out on or intensified use of existing buildings provides upgraded levels of access and facilities for all people.
- O4 To encourage opportunities for people with disabilities to participate in the design process to foster inclusive design outcomes.
- O5 To increase community awareness of disability affecting certain sections of the community through continued investigation and design best practice and further encourage the educational and promotional awareness of access and mobility issues.
- O6 To introduce standards for adaptable housing and universal design to recognise the more diverse accommodation needs of the community, particularly people with disabilities and older people and allow for flexibility in modification to cater for occupants with existing disabilities or progressive disabilities.

- O7 To provide an adequate supply of car parking facilities for use by people with disabilities.

### 12.1.2 When does this section of the DCP apply?

This Section of the DCP applies to:

- (a) all development applications for new development or alterations and additions to existing non-residential development under NSLEP 2013 (e.g. those buildings generally comprising Classes 3, 5, 6, 7, 8 and 9 buildings as classified under the Building Code of Australia (BCA));
- (b) all development applications required to provide adaptable housing under Part B: Section 1 – *Residential Development* to this DCP (refer to subsection 1.2.1);
- (c) All development applications for new or alterations and additions to a boarding house or a group home; and
- (d) All development applications for new or alterations and additions to child care centres.

However, this Section of the DCP does not apply to:

- (e) Work that merely preserves the value or use of an existing asset (e.g. work maintaining, repairing and replacing - unless the maintenance involves works on an existing access barrier which can be easily modified to provide equitable access);
- (f) Works to a component of a building that does not effect access (e.g. installation of a ventilation system);
- (g) Development that does not require building work and is not a significant public use that involves a public authority, service or function such as a health service facility, public administration building, retail premises, place of public worship, restaurant or hotel (e.g. a small change of use with no associated construction works);
- (h) Development that does not require a development application and which BCA approval is not required;
- (i) Class 1 and Class 4 buildings classified under the BCA.

### 12.1.3 Relationships to Other Sections

Where relevant, this section of the DCP should be read in conjunction with the following Sections of the DCP:

- (a) Part A: Section 3 – Submitting an Application;
- (b) Part B: Section 1 – Residential Development;
- (c) Part B: Section 2 – Commercial and Mixed Use Development;
- (d) Part B: Section 3 – Non-residential Development in Residential Zones;
- (e) Part B: Section 4 – Boarding Houses;
- (f) Part B: Section 5 – Child Care Facilities;
- (g) Part B: Section 6 – Sex Services and Restricted Premises;
- (h) Part B: Section 8 – Outdoor Dining and Display of Goods on the Footpath;
- (i) Part B: Section 10 – Car Parking and Transport;
- (j) Part B: Section 13 – Heritage and Conservation; and
- (k) Part B: Section 20 – Public Infrastructure.

## 12.2 LEGISLATIVE FRAMEWORK

### 12.2.1 The Disability Discrimination Act 1992 ([DDA](#))

The DDA aims to eliminate, as far as possible, discrimination against persons on the ground of disability in areas of:

- (a) Work, accommodation, education, access to premises, clubs and sport;
- (b) The provision of goods, facilities, services and land;
- (c) Existing laws; and
- (d) The administration of Commonwealth laws and programs.

Under the [DDA](#), any area legally accessible to the public must also be accessible to people with a disability. The [DDA](#) covers both new and existing buildings as well as places under construction. Applicants proposing to undertake a development should be aware of the requirements of the [DDA](#) the [EP&A Act](#), the Disability (Access to Premises – Buildings) Standards and the BCA.

More information on the [DDA](#) can be obtained from the Human Rights and Equal Opportunity Commission website: [www.humanrights.gov.au](http://www.humanrights.gov.au)

### 12.2.2 Disability (Access to Premises – Building) Standards

On 1 May 2011 the Disability (Access to Premises – Buildings) Standards (Premises Standards) commenced operation. The Premises Standards take a fresh approach to access to premises by harmonising the requirements of the [DDA](#) and those of the Building Code of Australia. The result is that access requirements will be applied consistently to new buildings and new building work throughout Australia, and will be enforced through existing and effective State and Territory building approval processes.

Copies of the Premises Standards, an explanatory statement and frequently asked questions can be viewed and downloaded from [www.ag.gov.au/premisesstandards](http://www.ag.gov.au/premisesstandards). In addition, the Australian Human Rights Commission has produced Guidelines on the application of the Premises Standards. These guidelines are helpful in interpreting the standards and can be viewed and downloaded from [www.hreoc.gov.au/disability\\_rights/standards/PSguide.html](http://www.hreoc.gov.au/disability_rights/standards/PSguide.html).

### 12.2.3 Building Code of Australia (BCA)

The BCA and the Australian Standards are the basic tools used in respect of access.

Both prescribe the minimum standards that must be achieved in new development in order to provide equitable access for people with disabilities. However, where substantial alterations are proposed to an existing development, the consent authority has the discretion to enforce the provisions of the BCA on existing developments.

The BCA operates on a performance-based basis which allows for a broader range of solutions making it easier to deal with the specialised needs of particular buildings, such as heritage buildings. Within the BCA are “*deemed to satisfy*” provisions which provide one possible building solution that is considered to satisfy the performance based provisions. An alternative solution to the “*deemed to satisfy*” provisions of the BCA may be considered by the consent authority, but only if the applicant can adequately demonstrate that the alternative solution achieves the same outcome as a “*deemed to satisfy*” provision.

Amendments were made to the BCA in 2011 to ensure that it was consistent with the Access Code of the Premises Standards. While legally the two sets of requirements must remain separate documents, the intention is that compliance with the amended BCA and state and territory building laws and regulations will also ensure compliance with the Premises Standards.

## 12.2.4 Australian Standards

The BCA makes reference to some of the Australian Standards applicable to the design of equitable access. However, it is suggested that designers and planners consider the relevant and most up to date provisions of both the referenced Australian Standards and relevant non-referenced Australian Standards in respect to any development. The most up to date Australian Standards will be referenced during the assessment of any development proposal. At the time of the preparation of this DCP, the following standards apply:

- AS 1428 Design for Access and Mobility,
- AS 1428.1 (2009) General Requirements for Access - New Building Work,
- AS 1428.2 (1992) Enhanced and Additional Requirements - Buildings and Facilities,
- AS 1428.4.1 (2009) Means to assist the orientation of people with vision impairment – Tactile ground surface indicators,
- AS 1428.4.2 (2018) Means to assist the orientation of people with vision impairment – Wayfinding signs,
- AS 1428.5 (2010) Communication for people who are deaf or hard of hearing,
- AS 1735.12 (1999) Lifts, escalators and moving walks – Facilities for Persons with Disabilities,
- AS/NZS 2890.6 (2009) Parking facilities – Off-street parking for people with disabilities,
- AS 4586 (2013) Slip resistance classification of new pedestrian surface materials,
- AS 4663 (2013) Slip resistance measurement of existing pedestrian surfaces, and
- AS 4299 (1995) Adaptable Housing.

Copies of Australian Standards can be obtained from:

Standards Australia  
Level 10, The Exchange Centre  
20 Bridge Street  
Sydney NSW 2000  
Ph: 1800 035 822  
[www.standards.org.au](http://www.standards.org.au)

## 12.2.5 Livable Housing Design Guidelines

The *Livable Housing Design Guidelines* aim to ensure that future homes are able to meet the changing needs of a variety of occupants over the course of the home's lifetime. They were published in 2010 by Livable Housing Australia and are based on universal design principles. Although these guidelines are not statutory, they currently reflect best practice directions in this industry. Council has incorporated the Silver level performance requirements from the Livable Housing Design Guidelines into this DCP, which focuses on seven core design elements:

- (a) Dwelling access;
- (b) Dwelling entrance;
- (c) Internal doors and corridors;
- (d) Toilets;
- (e) Showers;
- (f) Reinforcement of bathroom walls; and
- (g) Internal stairways.

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The Guidelines and the details of the Silver, Gold and Platinum level performance requirements can be accessed at: <http://www.livablehousingaustralia.org.au/>.

## 12.3 DEVELOPMENT ASSESSMENT

### 12.3.1 Variation of Access Provisions

If providing access is considered to cause unreasonable costs or difficulties and is proven unjustified, an exemption may be applied for. In some cases, compliance with access provisions may not be possible and an alternative solution may be considered more desirable by both the developer and Council. A partial or alternative solution will be preferred, opposed to total exemption from the policy.

Should it be the case that provision of access for people with a disability is not possible, a "statement requesting variation" must be submitted with the development application. The statement requesting variation should address at least the following:

- (a) Technical limits;
- (b) Topographic restrictions;
- (c) The effect, both positive and negative, on other people of providing the required access, for example, people delivering goods, people with prams or trolleys and the staff;
- (d) Safety, design options explored and construction issues;
- (e) Heritage issues;
- (f) The benefit for people with disabilities; and
- (g) The costs involved in providing access.

Applicants should be aware that a variation accepted in one situation may not necessarily be accepted in another. It may also be the case that a partial solution may be preferred rather than a total exception. Access should be provided to the maximum level possible without causing unjustifiable hardship.

The consent authority will consider whether or not the case provided in the statement requesting variation is reasonable and whether or not it should be supported. Each case will be assessed on a merits basis and will consider the possibility of providing partial solutions as submitted in the statement requesting variation.

Applicants should note that the granting of consent by the consent authority to a development that is non-compliant with the BCA or this DCP due to reasons such as technical limits, topographical restriction or heritage significance does not protect the applicant against a complaint being made against them under the [DDA](#).

### 12.3.2 Access to Heritage Items

North Sydney Council contains a large number of sites of historic, scientific, cultural, social, architectural, natural and/or aesthetic significance. Due to the nature of these locations and their local, regional, national and international importance, access should be available for all members of the community.

The provision of equitable access may involve the modification of significant fabric of the heritage item, which could be in direct conflict with heritage values for the site. Thus, development proposals involving heritage items will therefore be assessed on a merit basis. However, the proposal should follow these basic principles:

- (a) The provision of access for people to and within heritage items should have minimal impact on the significant fabric of the item and, as far as possible, be reversible;
- (b) Where such access is likely to have a major adverse impact on significant fabric, alternative solutions should be considered; and



- (c) Alternative solutions may include a temporary ramp, access through a side entrance or the like. However, applicants should note that these solutions will only be acceptable as a 'last resort', and that every effort should be made to ensure that equitable access is provided through the principle entrance of the building.

The alteration or removal of a highly significant fabric in order to provide access to the heritage item could constitute an argument of unjustifiable hardship. However, in doing so, it must be clearly established that there are no other suitable alternative solutions to provide access to the building. Should development be proposed in a heritage item that is currently, or proposed to be, publicly accessible, Council will require the submission of a heritage impact statement or conservation management plan which addresses access issues. Where a heritage impact statement is submitted, a separate statement requesting variation is not required.

The heritage impact statement should be prepared by a suitably experienced and qualified heritage practitioner and identify the following points as a minimum:

- (a) Assess the significance of the place;
- (b) Identify and rank the significant elements;
- (c) Determine the existing and required levels of accessibility (this will generally require the input of an access expert);
- (d) Identify the potential impacts (both positive and negative) of providing access to the item;
- (e) Identify and assess the possible design alternatives; and
- (f) Assess the heritage impact of the preferred design solution.

### 12.3.3 Public Domain and Access

Generally, North Sydney Council does not permit private development which encroaches upon the public domain as it is perceived to be alienation of public space and not in the public's best interest.

However, in some exceptional cases it may be appropriate to allow for development to encroach upon or alter the public domain so that equitable access can be provided to a building. In proposing that access be provided via a ramp or other mechanical device on the public domain or alteration of the public domain the following must be demonstrated:

- (a) Providing access by other means will result in a substantial loss of original fabric of a heritage item, thereby impacting on the significance of the place, and that the provision of equitable access is highly desirable, with no alternative access options available;
- (b) The proposal involves a significant public building where equitable access is highly desirable and there are no alternative access options available; and
- (c) The safety, accessibility, legibility and consistency of public domain will not be adversely affected.

Should an applicant propose to use the public domain to provide equitable access to a building, Council's consent as owner of the land must be obtained prior to lodgement of a development application. To obtain Council's consent the applicant must fully document all access options that have been pursued.

For further information regarding use of the public domain for equitable access, please contact the Engineering and Property Services Department.

## 12.4 DESIGN CRITERIA

### 12.4.1 Continuous Accessible Path of Travel

A continuous accessible path of travel means a clear, flat and unobstructed path of travel to or within a building providing access to all required facilities. For non-ambulatory people, this accessible path should not incorporate any step, stairway, turnstile, revolving door, escalator or other impediment which would prevent it from being safely negotiated by people with disabilities.

#### Objectives

- O1 To ensure that all public spaces are accessible to people with disabilities via a continuous accessible path of travel.
- O2 To ensure that the main path of access for people with disabilities is safe, equitable and dignified.
- O3 To encourage new development to incorporate universal design principles.

#### Provisions

- P1 Continuous accessible paths of travel are to:
  - (a) comply with the requirements under AS 1428.1 and 1428.2;
  - (b) be well lit and sheltered from the weather where possible;
  - (c) incorporate rest stations if the travel route is long;
  - (d) provide for the physical separation of pedestrian traffic from vehicular traffic;
  - (e) have the shallowest possible gradient for the distance available; and
  - (f) incorporate walkways, ramps, step ramps or lifts at changes of level along the path of travel.
- P2 The access paths and travel paths should incorporate rest stations if the travel route is long and shelter from the weather where possible.
- P3 Signage and tactile markers should be provided to direct people with disabilities to accessible locations.

### 12.4.2 Parts of a building required to be accessible

#### Objectives

- O1 To ensure that appropriate areas of a building are accessible and located along the accessible path of travel.

#### Provisions

- P1 Access to buildings and their facilities should be provided in accordance with Table D3.2 of the BCA unless it can be shown that access to an area would be inappropriate because of the particular purpose for which the area is to be used.
- P2 In addition to P1 above, developments that are required to provide adaptable housing pursuant to Part B: Section 1 – *Residential Development* and Part B: Section 2 – *Commercial and Mixed Use Development* to this DCP shall provide access to and within all common areas of the residential component of the development.
- P3 Premises providing fixed seats (e.g. entertainment facility, recreation facility), must provide a minimum of 1 wheelchair space per 100 seats or part thereof, with a minimum of 2 spaces. The positioning of spaces provides equal amenity and choice for all users.

### 12.4.3 Accessible Room Requirements

This subsection of the DCP applies to buildings containing temporary residential accommodation such as serviced apartments, hotel and motel accommodation.

#### Objectives

- O1 To ensure that temporary residential accommodation cater for mobility impaired persons.
- O2 To ensure that where than more than one bed or apartment is provided, that a range of amenity and cost of accessible accommodation is available.

#### Provisions

- P1 Accessible rooms shall be provided in the ratios outlined in Table D3.2 of the BCA for Class 3 developments.
- P2 Where accessible rooms or bedrooms are required pursuant to P1 above, they must:
  - (a) be distributed as equitably as possible amongst the different ranges of amenity provided; and.
  - (b) fully comply with the requirements of AS 1428.1 and AS 1428.2.

### 12.4.4 Walkways, Ramps and Landings

#### Objectives

- O1 To ensure that walkways, ramps and landings provide appropriate transitions between sections of different gradients allowing for safe, equitable and dignified access to public places for all members of the community.
- O2 To ensure that landings are provided in appropriate places to function as both resting points and circulation spaces.
- O3 To ensure that appropriate ancillary devices are provided with walkways, ramps and landings to maximise mobility for all people.

#### Provisions

- P1 Walkways, paths, ramps and landings must be provided in accordance with AS1428.1.
- P2 Handrails are to be provided to walkways, paths, ramps and landings in accordance with AS 1428.1.
- P3 Walkways, paths and landings shall not protrude on the public way, unless prior agreement has been reached between the applicant and North Sydney Council.
- P4 Where applicable, walkways, ramps and landings shall be 'filled in' underneath in order to avoid people with vision impairments walking into the underside.
- P5 Gradients provided between lands should be constant and the angle of approach to changes in gradient should be at or near zero degrees.
- P6 Consideration should be given to providing alternative means to providing access between levels (e.g. where appropriate, lifts should be incorporated).
- P7 At the end of walkways, paths and ramps there should be contrasting surfaces.
- P8 Walkways, paths and ramps should have a slip resistance surface, be well lit, and display tactile markers (refer to AS1428.4) and warnings to assist people with a vision impairment.
- P9 The ramp and any sloping sides should be slip resistant and of a colour that contrasts with the adjoining surfaces.
- P10 The height of the kerb shall comply with the provisions of *Disability Standards for Accessible Public Transport 2002*.

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- P11 Kerb ramps are to be provided from the footpath to the road at all intersections and through traffic islands where practicable. The kerb ramps are flush with the footpaths and roadways and avoid ridges which create barriers for wheelchairs and child strollers. Tactile surfaces indicate a kerb ramp for people with impaired vision.
- P12 Consideration should be given to providing alternative means to providing access between levels (i.e. where appropriate, lifts should be incorporated).
- P13 Kerb ramps should be free of any threshold lip.

**12.4.5 Doorways and Doors**

**Objectives**

- O1 To ensure doorways and doors are designed such that all members of the community can traverse the opening without hindrance.

**Provisions**

- P1 Entrance doors must be provided in accordance with AS 1428.1.
- P2 Where double leaf doors are used, at least one leaf must be in accordance with the minimum clear opening requirements of AS1428.1.
- P3 Adequate circulation space should be provided on both sides of doorways as required by subsection 12.4.6 to this Section of the DCP.

**12.4.6 Circulation Spaces**

**Objectives**

- O1 To ensure that adequate circulation spaces, which allow the easy manoeuvrability of wheelchairs, and rest spaces are provided and positioned so that they do not impact on the circulation space.

**Provisions**

- P1 Circulation spaces must comply with AS 1428.2.
- P2 All circulation areas and thoroughfares should be clear of any obstruction that will impede access by people using mobility aids or which may cause a hazard for people with a vision impairment (refer to AS1428.4).

**12.4.7 Lifts**

**Objectives**

- O1 To ensure that accessible lifts are installed in public buildings which have more than one level, including parking levels, and are required to be accessible.
- O2 To ensure that the accessible lift forms part of the continuous accessible path of travel.

**Provisions**

- P1 Accessible lifts shall be installed in new commercial and residential buildings in accordance with AS 1735.12.
- P2 In an existing development, where the installation of a lift complying with AS 1735.12 would cause unjustifiable hardship, a "stairway wheelchair platform lift" complying with AS 1735.7 may be considered.
- P3 Lift lobbies shall be designed to permit the turning of wheelchairs for the purpose of entering and exiting lifts and to permit the easy passage of other persons and be provided with seating.
- P4 Lifts should be equipped with audio announcements to indicate floor level and direction of travel.
- P5 Lifts should be fire-rated to enable evacuation during emergencies.

### 12.4.8 Sanitary Facilities

#### Objectives

- O1 To ensure that adequate sanitary facilities catering for people with disabilities are provided in accessible buildings.
- O2 To require the provision of unisex toilets so that a person can be assisted by an attendant of the opposite sex.

#### Provisions

- P1 Where equitable access is provided to a building, sanitary facilities for people with disabilities shall be provided in accordance with requirements of AS 1428.2 and Part F2.4 of the BCA.

### 12.4.9 Car Parking Facilities

#### Objectives

- O1 To ensure in providing access for people with disabilities, parking spaces designated for people with disabilities are located as near as possible to the main accessible entrance of the building, and are linked by an accessible path of travel.
- O2 To ensure that where adaptable housing is required, one accessible parking space is provided for every adaptable dwelling.

#### Provisions

- P1 Designated accessible car parking facilities must be:
  - (a) be located at the closest point to each accessible public entrance;
  - (b) be linked to an accessible entrance to the building or to a wheelchair accessible lift by a continuous accessible path of travel, and preferably under cover.
  - (c) be provided at the rates specified in Table D3.5 to the BCA;
  - (d) designed in accordance with AS 1428.1, 1428.2 and 2890.1 and 2890.6
  - (e) clearly signposted in accordance with AS 1428.2 (including both the designated parking space and the continuous accessible path of travel to that space).
- P2 One accessible car parking space must be provided and allocated to each adaptable dwelling provided within a development.

#### Set Down Areas

- P3 Where set down areas (e.g. for taxis) are provided, they should be adjacent to a safe continuous path of travel to the facility to be accessed.
- P4 Set down areas should be level with a gradient less than 1:40, have adequate circulation space and be located away from traffic flow.
- P5 Kerb ramps should be provided to allow access to footpaths.
- P6 Off street set down areas should have directional signage from street entry and appropriately signed with both pavement and pillar signage.

### 12.4.10 Public Telephones on Private Property

#### Objectives

- O1 To ensure that where public payphones are provided on private land, at least one accessible payphone shall be at an accessible floor level.

#### Provisions

- P1 Accessible phones should be:
  - (a) located along the accessible path of travel; and

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- (b) not obstruct an accessible path of travel; and
  - (c) clearly distinguishable with designated signage.
- P2 Where provided, they must comply with the requirements of AS 1428.2.
- P3 A seat should be provided beside the payphone.
- P4 Where a telephone other than a payphone has been provided, there should be at least one that is available at an accessible floor level.

**12.4.11 Fire Safety**

**Objectives**

- O1 To ensure that consideration is given to additional needs of people with disabilities when designing egress routes and warning systems.

**Provisions**

- P1 Prior to granting consent Council must give consideration to the following:
- (a) accessible fire rated egress routes or waiting spaces for people with mobility impairments;
  - (b) warning systems have both audible and visual warnings; and
  - (c) Preparation of an emergency management plan which identifies strategies to facilitate emergency egress for people with a disability.

**12.4.12 Temporary Structures and Events**

**Objectives**

- O1 To ensure that consideration is given to additional needs for people with disabilities when planning events and festivals and when designing temporary structures.

**Provisions**

- P1 Where a temporary festival or event is proposed:
- (a) if the event is to be held in an existing building, access shall be provided to the greatest extent possible;
  - (b) accessible sanitary facilities must be made available; and
  - (c) Where a fire egress is an issue, consideration should also be given to preparing an emergency evacuation plan for people with disabilities.
- P2 Where a temporary structure is proposed:
- (a) The structure should not reduce the existing level of accessibility;
  - (b) Where a fire egress is an issue, consideration should also be given to preparing an emergency evacuation plan for people with disabilities; and
  - (c) If applicable, an accessible path of travel should be incorporated to and within the temporary structure.

**12.4.13 Signage and Audio Cues**

**Objectives**

- O1 To ensure that where information (both visual and audio) is required, the appropriate indicators are designed and provided to be understood by all users, including those with sensory disabilities (i.e. sight and sound).

**Provisions**

- P1 Signage and hearing augmentation systems must be provided in accordance with AS1428.1 and AS 1428.2.

- P2 Hearing augmentation must be provided for at least 15% of the seating capacity of an entertainment facility.

## 12.5 ADAPTABLE HOUSING

### Objectives

- O1 To ensure that accessible, continuous and safe paths of travel are provided from the property entry point to and through the entrance of adaptable dwellings.
- O2 To ensure that all new dwellings incorporate universal design elements to accommodate the changing needs of occupants over their lifetimes.

### Provisions

- P1 Adaptable housing must be provided in accordance with P1 to P5 to Part B: Section 1.2.2 – Residential Development. Adaptable housing in *B4 Mixed Use* zones must be provided in accordance with P7 to P11 of Section 2.2.3 – Commercial and Mixed Use Development.
- P2 All adaptable housing must be designed and constructed to a minimum Class C certification under AS 4299 – Adaptable Housing.

**Note:** *Class C Certification requires the provision of all "essential features" of AS 4299 to be incorporated within the development. The essential features criterion include:*

- (a) *Provision of plans showing the housing unit in its pre-adaptation and post-adaptation stages;*
- (b) *A continuous accessible path of travel;*
- (c) *Provision of accessible parking spaces;*
- (d) *Manoeuvrability both internally and externally;*
- (e) *Adjustable kitchen facilities;*
- (f) *Adjustable bathroom facilities; and*
- (g) *Adjustable laundry facilities.*

- P3 Where adaptable housing is required, access to and within all of the public areas (i.e. common areas/facilities such as entry lobbies, laundry, bbq areas, gardens and the like) must be provided in accordance with AS 1428.
- P4 Where a development requires the provision of adaptable housing, one accessible car parking space shall be provided and allocated to every adaptable unit.
- P5 Issues to be considered in the assessment of adaptable housing include:

(a) **Compliance with AS1428.1 and AS1428.2:**

Access to and within the adaptable housing dwellings complies with the requirements of the relevant provisions of the Australian Standards. This includes access to at least one type of each common facility or service provided in the development (e.g. BBQ areas, swimming pools, common laundry facilities etc).

(b) **Location:**

Adaptable housing units should be provided in convenient locations that are close to facilities such as public transport, community facilities and public services.

Within the development they should be located along the accessible path of travel, preferably close to the main entrance of the building.

(c) **Bathroom Facilities:**

Bathrooms should be large allowing for wheelchair access and manoeuvring. A bath need not be provided, but the shower should allow for chair access. The hand wash basin and any shelving should be provided at a height that is accessible at both a standing or seated position.

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(d) **Laundry Facilities:**

The laundry should also be large to allow for wheelchair access and circulation around the appliances. Washing machines and dryers should be front loading, a wall mounted dryer is also preferable.

(e) **Circulation Spaces:**

Bedrooms and living areas should be an adequate size to allow for ease of movement around furniture. Doorways and entrances are wide enough to facilitate wheelchair access and circulation.

(f) **Kitchen Facilities:**

The kitchen should be of a flexible design so that modifications can be made if required in the future. Cupboard and pantry shelf heights should be adjustable to make them easy to reach.

(g) **Flooring:**

Tiles or timber flooring is preferable to carpet. However, if carpet is to be provided it should be low pile with no underlay. Non-slip tiling should be provided in wet areas.

(h) **Walls:**

Walls located along main travel paths and in bedrooms and bathrooms should be reinforced to allow for installation of grab rails if necessary.

(i) **Windows:**

Windows should be operatable with one hand (preferably sliding) and located no higher than 700mm from the floor.

(j) **Landscaping:**

Outdoor areas should be designed to be low maintenance, with no lawns and a drip irrigation system. All paving should be even and be wheelchair accessible.

**Note:** *In order to grant development consent, Council will need to be satisfied that the proposal can comply with the design requirements of AS4299 without major structural or design changes. As part of the development consent, a condition will be imposed requiring the checklist of AS4299 to be completed and submitted with the subsequent construction certificate application. The principal certifying authority will then be required to check that the proposal complies with the technical components of AS4299.*

P6 Car parking must be provided in accordance with Part B: Section 10 – *Car Parking and Transport*.



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