

Development Control Plan No

31



Equity of Access and Mobility



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Some Quick Tips for Using This Document

This document is made up of a combination of development controls that you must comply with, as well as a range of supporting information on access and mobility issues. The following tips will help you to sort your way through the matters, which are relevant to your particular development.

1. Controls you must comply with

If you want to find out about the controls you must address in your application, please refer to the Part 3 Approvals Guide on page 11.

You will find that there are differences in requirements depending on:

- (a) the type of development (e.g. shops, house, etc); and
- (b) the amount of building work proposed.

Whilst there are no mandatory access and mobility controls for some smaller, residential developments, there are still a number of alternative approaches to design and construction which can improve the liveability and accessibility of our home and work environments.

We suggest that persons proposing to carry out such developments obtain a copy of Council's Access and Mobility Information Kit for guidance on these matters.

The majority of developments must comply with the relevant controls, and you will need professional advice during the design stages of your development.

You must make sure that the architects, draftspersons or builders involved in these projects are fully conversant with the access requirements and responsibilities of the Disability Discrimination Act (DDA), 1992, Building Code of Australia, and the latest Australian Standards.

The Part 4 "Detailed Design Guidelines" have been provided to give further explanation and a practical context to the main access and mobility controls.

2. Further Information and Background

For those people seeking more information and explanation of the DCP's access and mobility requirements, you should refer to the following:

Part 1 – provides the main objectives and legal preliminaries.

Part 2 – provides a background to the main issues and legal context of the development of controls for this DCP.

Council's Access Information Kit also provides a wide range of material on access and mobility issues, as well as contacts for seeking professional assistance. This Kit can be obtained from the Citizens' Service Centre, on the ground floor of Council's Administrative Building, 2-14 Fisher Street, Petersham.

3. Acknowledgement

This DCP contains design standards and a number of figures copied from the relevant Australian Standards. Standards Australia has granted permission to use this information in the document.

4. Disclaimer

Compliance with the provisions contained within this DCP does not necessarily mean that the requirements of the Disability Discrimination Act (DDA), 1992 will be met. It is the responsibility of the applicant to ensure that the development meets the requirements of the DDA, in addition to the latest amendments of the relevant Australian Standards and the Building Code of Australia.

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Part 1

Introduction

Some Basic Facts About This Document

What is a Development Control Plan?

A Development Control Plan (DCP) is a commonly used town planning document which provides detailed guidelines for the design and assessment of new developments.

What developments are affected by this DCP?

The main emphasis of these controls is on larger developments such as new residential flat buildings, commercial, industrial and public buildings. Changes of use, alterations and additions to existing buildings must also comply with the DCP. Whilst there are no mandatory controls for some smaller developments such as dwelling houses and minor building upgrades, Council encourages the consideration of access and mobility issues as a means of improving the comfort and adaptability of our building stock.

Why are access and mobility important?

Access and mobility provisions respond to basic and fundamental human rights and social justice. These provisions have traditionally focussed on the inequities and restrictions placed on people with disabilities. However, this DCP aims to broaden those parameters, by promoting an acceptance of people as individuals, and their access to a fair and equal opportunity to participate fully in community life.

There are two aspects of the built environment that are critical to the access and mobility of ALL persons. These are:

- To be able to pursue a path of travel in an uninterrupted way; and
- To be able to take advantage of what is generally offered to the society.

A truly accessible built environment is one in which any person of the society can freely, and with dignity, express their independence, and one in which any impediment is removed. The built environment should adequately reflect the diversity and needs of the community.

As with other older, inner city areas, the infrastructure and built environment of the Marrickville Council area has been developed with little consideration to the movement patterns of people with disabilities. Physical barriers such as steps, steep grades, slippery surfaces, place severe restrictions on the most basic of lifestyle opportunities.

Whilst this DCP attempts to address this imbalance, there is also recognition of the needs of the broader community and its environment.

Council's Social Plan best sums up this wider approach:

“Access is best achieved by focussing on the functional, mobility, sensory and intellectual needs of the community rather than on the types of disability experienced by

individuals with it. Access should therefore be considered in terms of the relationship between the environment and the user, and not the restrictions of the user.”

In essence, Council is seeking to promote a more equitable, safe, dignified and independent lifestyle for the whole of its community. Provisions of access and mobility should benefit not only people with disabilities, but also ageing people with mobility difficulties, parents with prams, carers with strollers, and other persons with temporary disabilities as well as associated friends and family members.

What has been the response of Marrickville Council to these issues?

Marrickville Council has a strong record in responding to the issue of access and mobility. The most notable of these actions include:

- In November, 1992, a “Checklist for People with Disabilities” was prepared to assist architects, builders and developers in the design and construction of public and community facilities and to ensure that facilities are accessible to all persons;
- Council formally established the Marrickville Access Committee in 1993, which meets regularly to provide advice to the Council on access and mobility and other issues of concern to people with a disability;
- In 1994, Council adopted an Accessible Pathways Plan, which introduced a commitment to the concept of “Continuous Accessible Path of Travel”;
- In June, 1997, Council adopted an Access Policy, which includes a commitment to,

“Provide all members of the community with equal opportunity to participate in all aspects of life in the local area”.

- Council has now developed three documents which will implement the more specific and practical matters relating to access and mobility:
 - The DCP for Equity of Access and Mobility;
 - The DDA Access Action Plan; and
 - The Pedestrian Access and Mobility Plan.

These documents have been undertaken in an integrated approach across various sections of Council.

What are we aiming to achieve through this DCP?

The main aims of this DCP are:

- To provide appropriate levels of access and mobility for new developments, upgrades to existing buildings, public buildings and public open space;
- To introduce standards for adaptable housing to recognise the more diverse accommodation needs of the community, particularly people with disabilities and older people;
- To provide an adequate supply of car parking facilities for use by people with disabilities;
- To make people aware of their responsibilities under the Disability Discrimination Act, 1992; and
- To raise public awareness and understanding of access and mobility issues.

Legal Reference

This Development Control Plan has been prepared pursuant to the requirements of section 72 of the Environmental Planning and Assessment Act, 1979.

It may be formally cited as “Marrickville Development Control Plan No. 31 – Equity of Access and Mobility”, and applies to all land in the Marrickville Council area.

The Plan should be read in conjunction with the statutory requirements of the Marrickville Planning Scheme Ordinance, and other relevant Council DCPs and policies.

Under section 79C of the Environmental Planning and Assessment Act, 1979, DCPs are a matter for consideration by councils in assessing development applications.

As part of this DCP, Council has decided to incorporate the consideration of matters raised by the Disability Discrimination Act, 1992.

The DCP was adopted by Council on 2 November 1999, advertised in the local newspaper on 26 April 2000, and is effective from the 27 April 2000.

Definitions

For the purpose of DCP No. 31 the following words and terms have the meaning as specified:

Accessible Pathways or Continuous accessible path of travel means an uninterrupted path of travel to or within a building providing access to all required facilities. For non-ambulatory people, this continuous accessible path of travel shall not incorporate any step, stairway, turnstile, revolving door, escalator or other impediment, which would prevent it from being safely negotiated by all persons in accordance with AS 1428.1 and 1428.2.

Circulation space means the net unobstructed area for a minimum height of 2000mm above the finished floor or ground surface, which is that space surrounding built elements, landscape elements, and fixtures and fittings required for movement into and within buildings.

Disability refers to a physical, intellectual, psychiatric, sensory, neurological or learning disabilities, physical disfigurement, or the presence of a disease-causing organism (Disability Discrimination Act 1992).

General Purpose Outlet (GPO) means electrical socket for general use.

Grabrail means a rail used to give a steadying or stabilising assistance to a person engaged in a particular function.

Handrail means a rail used in circulation areas such as corridors, passageways, ramps and stairways to assist in continuous movement.

Kerb means a side barrier to a trafficable surface.

Kerb ramp means an inclined accessway with a length not greater than 1520mm and a gradient not steeper than 1 in 8, located within a kerb.

Landing means a flat or crowned surface with a gradient not steeper than 1 in 40, e.g. a rest area on a ramp, stairway or walkway.

Ramp means an inclined accessway with a gradient steeper than 1:20 but not steeper than 1:14.

Step ramp means an inclined accessway with a length not greater than 1520mm, of a rise to a maximum height of 190mm, and a gradient not steeper than 1 in 8, located in, or instead of, a step other than a kerb.

Walkway means any accessway with a gradient not steeper than 1 in 20.

Part 2

Legal Context of the New Controls

The Legal Context of the New Controls

Formulating the controls within this DCP has required the balancing of a range of Federal and State Government legislation. It has also required the integration of building controls within the framework of town planning assessment.

This integration is quite complex, given that both building and town planning legislation have their own definitions and approaches to assessing new developments.

Nonetheless, an attempt has been made with this DCP to adapt appropriate elements of a variety of town planning, building, and anti-discrimination legislation, which best suit the built environment and social needs of Marrickville Council and its community.

A summary of the implications of this legislation is provided below.

1. The Disability Discrimination Act 1992 (DDA)

The DDA was introduced by the Federal Government in 1992.

In essence, it is the principal anti-discrimination law in Australia, which aims to eliminate bias against people with disabilities and protects their rights to equality with the rest of the community.

Its broad ranging considerations have particular significance for this DCP, as they promote non-discriminatory access to premises and the equitable and dignified use of its services and facilities. Its principles also extend to the quality of access, and not just to the physical parameters of conventional building legislation.

The DDA provides, in section 23(1) that:

“It is unlawful for a person to discriminate against another person on the ground of the other person’s disability or a disability of any of that other person’s associates:

- (c) in relation to the provisions of means of access to such premises; or*
- (d) by refusing to allow the other person the use of any facilities in such premises that the public or a section of the public is entitled or allowed to use (whether for payment or not).”*

Section 23(2) provides that it is not unlawful to discriminate in relation to access to such premises if:

- (a) “the premises are so designed or constructed as to be inaccessible to a person with a disability; and*
- (b) any alteration to the premises to provide such access would impose unjustifiable hardship on*

the person who would have to provide that access.”

Section 122 of the DDA provides that:

“A Person who causes, induces, aids or permits another person to do an act that is unlawful under Division 1, 2, or 3 of Part 2 is, for the purpose of this Act, taken also to have done the act.”

Recent court cases, particularly the Federal Court’s ruling on *Cooper v Human Rights and Equal Opportunity Commission* (1999), have emphasised the responsibilities of both local councils and developers in considering the DDA principles in the design of new developments. Purely relying on the BCA is no longer sufficient for access and mobility issues.

A person who feels they have been discriminated under the DDA can lodge an action to the Human Rights and Equal Opportunities Commission (HREOC).

2. The NSW Environmental Planning and Assessment Act 1979

Section 79C of the Act requires that development control plans be taken into account. Council’s Access and Mobility DCP therefore is a valid consideration.

3. The Building Code of Australia (BCA) and the Australian Standards

Up until recent years, the BCA, and Australian Standard AS1428, have been the primary statutory controls regulating access and mobility issues in buildings.

The BCA regulates where access is required and calls up Part 1 of AS1428 as the mandatory requirement for how access is provided. Part 4 of AS1428 is also called up by the BCA and applies to specific locations in buildings.

Parts 2 to 4 of AS1428 provide additional considerations used in providing more accessible building designs.

AS1428, Part 1, applies to buildings, such as retail, commercial and public buildings, as well commercial accommodation operations, including hotels, motels, and larger places of shared accommodation. It does not apply to dwelling houses and residential flat buildings. The application of AS1428.1 is based on the BCA’s Classification of Buildings.

3.1 Continuous Accessible Path of Travel

One of the key concepts of the BCA and AS1428 Part 1 is to require the design of a "Continuous Accessible Path of Travel"(CAPT). In basic terms, it aims to create paths of travel to and within a building to provide people with disabilities with uninterrupted and comfortable access to all areas and facilities that are required to be accessible.

The basic requirements of a CAPT are as follows:

- a) from the allotment boundary at a point from a road to the doorway at the entrance floor; and
- b) from any car park space provided for people with disabilities on the allotment (whether within or outside a building); and
- c) from any other building on the allotment to which access for people with disabilities is required.

The actual design of a "Continuous Accessible Path of Travel" must avoid obstructions by any stair, revolving door, escalator or other impediment which would prevent its use by people with disabilities. The issues raised by the DDA are also an important consideration in determining the adequacy of the CAPT.

Major shopping centres, cinemas, and public buildings are common examples where good access to public areas and facilities is a necessity.

3.2 Flexible Housing

Access and mobility requirements have traditionally focussed on access to public spaces.

This focus is now starting to shift to recognise the need for more accessible residential accommodation.

The need for this form of housing is not only a concern for people with disabilities, but is emerging as an important issue for the wider community. The increasing trend of the population to live longer is generating a rising demand for accommodation for people with different mobility needs.

Design for more flexible housing needs to take into account the ease of movement within the actual living space, as well as the connections to other facilities within a property.

In terms of the internal design, emphasis in this DCP has been given to creating "Adaptable Housing". This involves the creation of a basic shell, which can then be adapted at a minimum cost to suit a variety of housing needs, and which is appropriate to people throughout their life span.

Typical features which are aimed at all users and are made available in the initial "shell" are level and wide doorways, non-slip surfaces, reachable power points and controls, and easy-use door handles. Features that may be utilised at a later stage are strengthened walls onto which handrails may be attached, or an inclinators installed between levels,

or cabling conduits to all rooms to allow intercoms to be connected.

Adaptable Housing can result in a number of significant economic and social benefits, such as:

- Greater marketability of dwellings as it offers a choice of housing for a wide range of people, particularly for those people looking for a longer period of occupation;
- There is a low initial cost for adaptable design features;
- It allows for greater visitability by people with a disability or elderly people;
- It is safer and easier for use by people of all ages and physical strengths;
- It can reduce the welfare, medical and nursing costs of people having to move to institutional care;
- It promotes the efficient use of building resources and materials; and
- The design can be beneficial for families.

The Australian Standard AS 4299 provides guidelines for the design of residential accommodation. There is currently no mandatory requirement for adaptable housing through the BCA.

4. Bridging the Gap between the BCA and the DDA

The BCA is currently being reviewed to make it more compatible with the DDA. This has created great uncertainty for local councils, as the DDA is essentially performance based with no definite standards to ensure compliance.

HREOC have advised councils to follow their "Guidelines on Access to Premises", as well as any emerging "best practice". It is suggested that these guidelines be followed as a way to substantially reduce the risk of a complaint. However, it should be noted that this advice cannot offer certain protection against any DDA claims of discrimination.

The DCP will be amended as any recognised and acceptable best practices emerge, including the upcoming changes to the BCA.

Part 3

The Approvals Guide

Using the Approvals Guide

There are number of basic steps that Council suggests you follow in using the Approvals Guide.

1. The Assessment Table

This table on page 13 will tell you how Council assesses the access and mobility issues for your development.

The Table includes both the things that you must comply with, as well as references to other advisory and supporting material.

The table applies to all development, which requires Council's consent, including the erection of new buildings, alteration and additions to existing buildings, and change of use of existing buildings.

You may also wish to see Council's Draft Development Control Plan No. 36 on Exempt and Complying Development, which removes the need for development applications for certain minor developments.

2. The Key Elements of Council's Assessment

2.1 Disability Discrimination Act (DDA), 1992

As highlighted in previous sections, legal precedent has established the DDA as the primary assessment tool for access and mobility issues.

Smaller residential buildings, and other minor developments are generally not affected by DDA assessment.

However, for larger developments, such as residential flat buildings, commercial, industrial and public buildings, and changes of the use of these buildings, you will need to have given serious consideration of the objectives of the DDA in your application.

The Assessment Table on page 13 has a separate column to indicate the type of DDA assessment required for each main development type.

You will note that most developments will require you to provide certification from a suitably qualified expert on access and mobility issues, to establish that your proposal generally satisfies the objectives of the DDA.

2.2 Unjustifiable Hardship

The DDA concept of "Unjustifiable Hardship" has been incorporated in the DCP as a mechanism for the fair consideration of those instances where the access and mobility requirements are unreasonable, impractical or uneconomical, provided that adequate justification is provided.

Section 11 of the DDA states:

"For the purposes of this Act, in determining what constitutes unjustifiable hardship, all relevant circumstances of the particular case are to be taken into account including:

- (a) the nature of the benefit or detriment likely to accrue or be suffered by any persons concerned; and*
- (b) the effect of the disability concerned; and*
- (c) the financial circumstances of the estimated amount of expenditure required to be made by the person claiming unjustifiable hardship; and*
- (d) in the case of the provision of services, or the making of facilities – an action plan given to the Commissioner under section 64".*

The "Unjustifiable Hardship" is only relevant to changes of use and some alteration works on existing buildings and not to new developments.

In order for Council to make an assessment for exemption under "Unjustifiable Hardship", you will need to submit any of the following details that are relevant to your application:

- Technical limits;
- Topographic restrictions;
- 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;
- Safety, design and construction issues;
- The benefit for people with disabilities; and
- The costs involved in providing access

2.3 Continuous Accessible Path of Travel

The BCA, through AS1428, provides a specific, yet complex definition for "Continuous Accessible Path of Travel" (CAPT). It is mainly applied to larger developments such as shopping centres, public buildings, cinemas, and office buildings, which generally provide substantial public areas and facilities.

In simpler terms, it aims to enable barrier-free travel for all users of the development, to and from main entrances to buildings, from car parks, any other buildings on the site, and to all public spaces and facilities (such as toilets, amenities etc.).

The creation of new standards of access and mobility for the internal design of residential developments, including their carparks, has also necessitated the adoption of AS1428 CAPT provisions, as a means of providing appropriate connections between living areas, ingress/egress and common spaces and facilities.

2.4 Adaptable Housing

For the purpose of this DCP, an **Adaptable Dwelling**, shall be defined as:

A dwelling, which incorporates design and construction elements that, can be readily modified to cater for an occupant with access and mobility restrictions, such a person with a disability or older person.

The internal design of these dwellings shall be in accordance with AS4299 – Adaptable Housing.

All other access to and from this **Adaptable Dwelling** shall be provided in accordance with the requirements of AS1428.

2.5 Parking

The parking requirements for this DCP are those currently required by Australian Standard AS2890.1 – Parking facilities – off street parking.

You should consult Marrickville Development Control Plan No. 19 – Parking Strategy for all other parking issues relating to the development.

3. Detailed Design

Given the complexity of the main access and mobility legislation, Council has developed the “Part 4 – Detailed Design Guidelines” section to provide some practical information for your particular proposal.

Part 4 is a compilation of BCA information, as well as extracts from recent best practice standards of HREOC and the Olympic Co-ordinating Authority.

It must be stressed that fulfilling the guidelines will not necessarily ensure compliance with DDA objectives.

4 Preparing Plans and Documentation Relating to Access and Mobility

It is strongly suggested that you consult with your architect, builder, draftsman, or access advisor on these requirements, prior to lodging an application to Council. You should also seek preliminary advice from Council officers in the formative stages of your proposal.

Any professional advice for the use of this DCP should demonstrate a thorough understanding of the Building Code of Australia and the relevant Australian Standards.

All applicants addressing access and mobility issues in development applications must take into account the provisions of the Disability Discrimination Act (DDA), 1992.

The Human Rights and Equal Opportunity Commission has produced “Advisory Notes on Access to Premises” to assist people in the interpretation of DDA requirements. A copy of these notes is included in Council’s Access and Mobility Information Kit.

Development Types	DDA Consistency	Adaptable Housing	General Access Requirements	Parking
<p>Dwelling House and non-habitable buildings associated with the dwelling house, or Alterations and Additions to Dwelling Houses. (Class 1a and 10a of the BCA)</p>	<p>No formal statement of consistency. General consideration of DDA issues</p>	<p>Nil</p>	<p>Nil</p>	<p>Nil</p>
<p>Places of Shared Accommodation (such as hotels, boarding houses, backpackers, bed and breakfast):</p>				
<p>(a) with a total floor area not exceeding 300m², in which not more than 12 persons would ordinarily be a resident, which is not located above or below another class of building; or (Class 1b of the BCA)</p>	<p>Statement of consistency with DDA submitted with application</p>	<p>1 room</p>	<p>Access in accordance with AS1428.2. (Including access to any laundry, kitchen, sanitary and common facilities).</p>	<p>In a development containing 10 or more spaces, 1 parking space per 10 beds shall be provided, in accordance with AS2890 Part 1. Please also refer to Part 4.4 of the DCP for further guidance in designing accessible car parking.</p>
<p>(b) total floor area exceeding 300m² or more than 12 persons. (Class 3 of the BCA)</p> <ul style="list-style-type: none"> • less than 49 persons accommodated • more than 49 but less than 99 persons accommodated • more than 99 persons accommodated 	<p>Statement of consistency with DDA submitted with application</p>	<p>Adaptable design, in accordance with AS4299 shall be provided at the following rates:</p> <p>2 rooms</p> <p>4 rooms</p> <p>6 rooms</p>	<p>Access in accordance with AS1428.2. (Including access to any laundry, kitchen, sanitary and common facilities). Please also refer to Part 4 of the DCP for more detailed design requirements for any sanitary facilities (4.10), as well as elements for providing a Continuous Accessible Path of Travel.</p>	<p>One space per 100 spaces shall be provided for visitor parking, and designed in accordance with AS2890 Part1. Please also refer to Part 4.4 of the DCP for further guidance in designing accessible car parking.</p>

Development Types	DDA Consistency	Adaptable Housing	General Access Requirements	Parking
<p>Residential Flat Buildings (RFBs), including: Conversion of Industrial Buildings into RFBs, and Shop-Top Residential developments.</p> <p><i>(Mainly Class 2 of the BCA, with mixtures of Classes for those including commercial components)</i></p>	<p>Statement of consistency with DDA submitted with application</p>	<p>In developments containing 10 or more dwellings, a minimum of one adaptable dwelling, designed in accordance with AS4299, shall be provided for every 10 dwellings or part thereof.</p>	<p>Access in accordance with the BCA and AS1428.2.</p> <p>Appropriate access for all persons through the principal entrance of a building shall be provided.</p> <p>Please also refer to Part 4 of the DCP for more detailed design requirements for providing a Continuous Accessible Path of Travel.</p>	<p>One parking space, designed in accordance with AS2890 Part 1, shall be provided for every adaptable dwelling.</p> <p>One visitor space, designed in accordance with AS2890 Part 1, shall also be provided for every 100 spaces, or part thereof, in developments containing adaptable dwellings.</p> <p>Please also refer to Part 4.4 of the DCP for further guidance in designing accessible car parking.</p>
<p>Commercial developments (including commercial premises, shops, refreshment rooms), and Industrial developments (Including industries and warehouse),</p> <p><i>(Classes 5 to 8 of the BCA)</i></p> <p><u>Advisory Note</u></p> <p>For proposals to change the use of existing commercial premises and shops, that do not involve building alterations, you may not need formal Statement of consistency with DDA.</p>	<p>Statement of consistency with DDA submitted with application</p>	<p>Nil</p>	<p>Access in accordance with the BCA and AS1428.2 and AS1735 (Lifts, escalators and moving walkways where required by the BCA). Appropriate access for all persons through the principal entrance of a building shall be provided.</p> <p>A general access for all persons to appropriate sanitary facilities</p> <p>Please also refer to Part 4 of the DCP (4.1 to 4.10) for more detailed design requirements, including elements for providing a Continuous Accessible Path of Travel.</p>	<p>In a car parking area containing 10 or more spaces, one space, designed in accordance with AS2890 Part1, shall be provided for :</p> <ul style="list-style-type: none"> • each 100 spaces or part thereof for employees; and • each 33 car parking spaces or part thereof for the public from 10 to 500; and • each additional 50 car parking spaces or part thereof for the public from 501 to 1,000; and • each additional 100 car parking spaces or part thereof for the public beyond 1,000. <p>Please also refer to Part 4.4 of the DCP for further guidance in designing accessible car parking.</p>

Development Types	DDA Consistency	Adaptable Housing	General Access Requirements	Parking
<p>Places of Assembly (including cinemas, churches) Public Buildings (Including Council and Government Offices) Health Care Buildings, Educational Establishments, Child Care Centres.</p> <p><i>(Class 9 of the BCA)</i></p>	<p>Statement of consistency with DDA submitted with application</p>	<p>Nil</p>	<p>Access in accordance with the BCA and AS1428.2. Please also refer to Part 4 of the DCP for more detailed design requirements for the following issues (where applicable):</p> <ul style="list-style-type: none"> • Continuous Accessible Path of Travel; • Accessible seating arrangements; • Comparable sight lines; • Gradient of floor surface; • Measures for people with hearing impairments; • Appropriate sanitary facilities; • Accessible public telephones; and • Accessible automatic teller machines (ATMs). 	<p>In a car parking area containing more than 10 spaces, one space, designed in accordance with AS2890 Part 1, shall be provided for every 20 spaces, or part thereof.</p> <p>Please also refer to Part 4.4 of the DCP for further guidance on designing accessible car parking.</p>
<p>Ancillary Non-Habitable Buildings associated with <i>Class 2 to 9 buildings</i> (such as private garages, sheds, laundries, shower and sanitary facilities) where the main building is required to be accessible and/or adaptable. <i>(Class 10a of the BCA)</i></p>	<p>Statement of consistency with DDA submitted with application</p>	<p>Nil</p>	<p>Access in accordance with AS1428.2 and BCA (F2.4).</p> <p>Please also refer to Part 4 of the DCP for more detailed design requirements for any sanitary facilities (4.10), as well as elements for providing a Continuous Accessible Path of Travel.</p>	<p>Provide parking in accordance with the development type associated with the Class 10a buildings.</p>

Development Types	DDA Consistency	Adaptable Housing	General Access Requirements	Parking
<p>Aquatic Centres and Public Swimming Pools <i>(Class 10b of the BCA for swimming pools not located within an enclosure or building).</i> <i>(Class 9b of the BCA for swimming pools located within an enclosure or building).</i></p>	<p>Statement of consistency with DDA submitted with application</p>	<p>Nil</p>	<p>Access in accordance with AS1428.2.</p> <p>A general access for all persons to appropriate sanitary facilities</p> <p>Please also refer to Part 4 of the DCP for more detailed design requirements, including the following issues (where appropriate) :</p> <ul style="list-style-type: none"> • Continuous Accessible Path of Travel; • Accessible public telephones; • Safe, equitable and dignified access into and out of any swimming pool; • Appropriate ramps and handrails; and • A mechanical or hand operated hoist to assist people in and out of a pool. 	<p>In a car parking area containing more than 10 spaces, one space, designed in accordance with AS2890 Part 1, shall be provided for every 20 spaces, or part thereof.</p> <p>Please also refer to Part 4.4 of the DCP for further guidance in designing accessible car parking.</p>
<p>Public Open Space and Facilities.</p>	<p>Statement of consistency with DDA submitted with application</p>	<p>Nil</p>	<p>Access in accordance with AS1428.2</p> <p>Please also refer to Part 4 of the DCP for more detailed design requirements, including the following issues (where appropriate) :</p> <ul style="list-style-type: none"> • Continuous Accessible Path of Travel; • Appropriate sanitary facilities; • Seating design in common areas; and • Location and design for an accessible public telephone. 	<p>In a car parking area containing more than 10 spaces, one space, designed in accordance with AS2890 Part 1, shall be provided for every 20 spaces, or part thereof.</p> <p>Please also refer to Part 4.4 of the DCP for further guidance on designing accessible car parking.</p>

Explanation of Terms Used in Assessment Table

Definitions of Different Development Types

There are a number of key development types used in the Assessment Table. Some of the most common of these development types have been defined below.

If your proposal does not fall within these main development types, please refer to the full range of definitions in Council's primary planning document, the Marrickville Local Environmental Plan, 1999.

<i>Brothel</i>	means premises used for the purpose of prostitution by one or more prostitutes that are designed to be used for that purpose, but does not include a dwelling house in which prostitution is carried out by not more than one prostitute as a home occupation.
<i>Child Care Centre</i>	means a building or place used or intended for use as a child care centre within the meaning of Part VII of the Child Welfare Act, 1939.
<i>Club</i>	means a building used or intended for use by persons associated, or by a body incorporated, for social, literary, political, sporting, athletic or other lawful purpose whether of the same or a different kind and whether or not the whole or part of such building is the premises of a club registered under Part X of the Liquor Act, 1912.
<i>Commercial Premises</i>	means a building or place used or intended for use as an office or for other business or commercial purposes, but does not include a building or place elsewhere specifically defined in this clause or a building or place used or intended for use for a purpose elsewhere specifically defined in this clause or for a roadside stall.
<i>Community Facility</i>	means a building or place owned or controlled by a public authority or a body of persons associated for the purpose of providing for the physical, social, cultural, economic or intellectual development or welfare of the local community, but does not include a building or place elsewhere specifically defined in this clause.
<i>Dwelling House</i>	means a building containing one but not more than one dwelling.
<i>Educational Establishment</i>	means a building used or intended for use as a school, college, technical college, academy, lecture hall, gallery or museum, but does not include a building used or intended for use wholly or principally as an institution.
<i>Hospital</i>	means a building or place used as a: <ul style="list-style-type: none">(a) hospital;(b) sanatorium;(c) health centre;(d) nursing home; or(e) home for aged persons, infirm persons, incurable persons or convalescent persons, whether public or private, and includes a shop or dispensary used in conjunction therewith, but does not include institution.
<i>Hotel</i>	means any premises specified in a publican's licence issued under the Liquor Act 1912.

Industry	means- <ul style="list-style-type: none"> a) any manufacturing process within the meaning of the Factories, Shops and Industries Act, 1962; b) the breaking up or dismantling of any goods or any article for trade or sale or gain or as ancillary to any business; or c) the winning of extractive material.
Institution	means - <ul style="list-style-type: none"> (a) a building used wholly as a principally as a home or other establishment for intellectually handicapped persons within the meaning of the Child Welfare Act, 1939;. (b) a mental hospital; or (c) a penal or reformatory establishment.
Motel	means a building or buildings not being an hotel, boarding-house or residential flat building, substantially used or intended for use for the overnight accommodation of travellers and the vehicles used by them whether or not the building or buildings are also used in the provision of meals to such travellers or the general public.
Motor Showroom	means a building or place used or intended for use for the display or sale of motor vehicles and accessories.
Place of Assembly	means a public hall, theatre, cinema, music hall, concert hall, dance hall, open-air theatre, drive-in theatre, music bowl or any other building of a like character used as such and whether used for the purposes of gain or not, but does not include a place of public worship, an institution or an education establishment.
Place of Public Worship	means a church, chapel or other place of public worship or religious instruction or place used for the purpose of religious training.
Places of Shared Accommodation	means a building used for the primary purpose of residential accommodation, which is a common place of long term or transient living for a number of unrelated persons, and includes boarding houses, hostels, guest houses, backpackers and the like.
Public Building	means a building used or intended for use as offices or for administrative or other like purposes by the Crown, a statutory body, a council or by an organisation established for public purposes.
Refreshment Room	means a restaurant, cafe, tea room, eating house or the like.
Residential Flat Buildings	means buildings containing two or more dwellings situated on a single allotment of land.
Service Station	means a building or place used or intended for use for the fuelling of motor vehicles involving the sale by retail of petrol, oils and other petroleum products whether or not the building or place is also used or intended for use for any one or more of the following purposes - <ul style="list-style-type: none"> (a) the sale by retail of spare parts and accessories for motor vehicles; (b) washing and greasing of motor vehicles; (c) installation of accessories; (d) repairing and servicing of motor vehicles involving the use of hand tools provided that such repairing and servicing shall not include top overhaul of motors, body building, panel building, spray painting, or suspension, transmission or chassis restoration.
Shops	means a building or place used or intended for use for the purpose of selling, exposing or offering for sale by retail goods, merchandise or materials, but does not include a building or place elsewhere specifically defined in this clause or a building or place used or intended for use for a purpose elsewhere specifically defined in this clause or for a roadside stall.

Shop Top Residential Developments means developments, which contain a mix of both residential and commercial uses, with a general configuration of the residential component being allocated on any floors above a ground floor commercial component, such as commercial premises and shops.

Warehouse means a building or place used or intended for use for the storage of goods, merchandise or materials pending their sale and distribution to persons engaged in the retail trade.

Part 4

Detailed

Design

Requirements

Detailed Design Requirements

The following section is a compilation of the major access and mobility design aspects of the BCA, Australian Standards AS 1428, 4299, and other guidelines produced by the Human Rights and Equal Opportunity Commission and the Olympic Co-ordination Authority.

A checklist has been prepared as a guide of how consistent design of your proposal is with these standards. Compliance with these requirements will not automatically result in approval of your proposal. You will still need to demonstrate compliance with the Disability Discrimination Act, 1992, full range of matters under the Part 3 – Approvals Guide, and other relevant statutory documents.

4.1 Signs

Applicable (please tick)

Non-applicable (please tick)

4.1.1 Signs (Source: AS 1428.2 – 1992)	Fully Complies (please tick)	
(a) Are signs clear and legible and incorporate the appropriate international symbol (Figure 1)	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(b) Are tactile signs provided in key locations including:		
• Entrances?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
• Exits?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
• Lifts?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
• Sanitary facilities?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
• Accessible parking?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
• Spaces with hearing augmentation?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(c) Are directional signs provided at regular intervals and at least at every major change of direction?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(d) Are the colour of signs and lettering chosen to enhance the legibility of the signs and have a minimum 30% luminance contrast? (<i>Recommended colour combinations are: white on black, yellow on black and white on blue</i>)	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(e) Are signs placed at a height between 1200mm and 1600mm above the floor/ground level?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(f) Is the lettering simple, clear and easy to read of a size, which is visible from the appropriate distance (in accordance with Table on the next page)?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<i>Note: (a) to assist legibility, international pictograms shall be used in addition to words.</i>		
<i>(b) tactile signs shall use enlarged raised print and Braille, internationally recognised symbols, and luminance contrast a minimum of 30% in accordance with AS: 2899.1)</i>		
Note: Applicants must meet the requirements set out above. If not, an alternative proposal must be submitted to Council.		

The table below shows height of letters for varying viewing distances.

Required Viewing Distance (m)	Minimum Height of letters (mm)
2	6
4	12
6	20
8	25
12	40
15	50
25	80
35	100
40	130
50	150

Source: Building Access Outcomes Report prepared by Australian Building Codes (refer to AS 1744)

Figure 1 - International Symbols

AS 1428.1—1998



NOTE: The grid is for positioning purposes only.



4.2 Lighting

Applicable (please tick)

Non-applicable (please tick)

4.2 1 Lighting (Source: AS 1428.2 and AS 1680.2) Fully Complies (please tick)

- (a) Have the following levels of **maintenance illumination** been provided (in accordance with AS 1680.2):
- | | | | |
|----------------------------|-------------|------------------------------|-----------------------------|
| • Passageways and walkways | 150 lux | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| • Stairs | 150 lux | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| • Ramps | 150 lux | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| • Lifts | 100 lux | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| • Toilet and locker rooms | 200 lux | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| • Counter tops | 250 lux | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| • General displays | 200-300 lux | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| • Telephones | 200 lux | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
- (b) Is a uniform level of light provided along the main accessible pathways and internal circulation spaces? YES NO
- (c) Is a graduated level of illumination provided at building entries and exits to assist people with vision impairment? YES NO
- (d) Are light switches horizontally aligned with door handles and other controls and not less than **900mm** or more than **1100mm** above the plane of the floor, and not less than **500mm** from internal corners? YES NO

Note: (a) the design and detailing of lighting shall eliminate glare, illuminate signage, highlight level changes and glare-free with a minimum illuminance level of 50 lux at ground level.

(b) a minimum of 50 lux shall be provided outside the entry or exit.

Note: Applicants must meet the requirements set out above. If not, an alternative proposal must be submitted to Council.

4.3 Floor, Ground and Wall Surfaces

Applicable (please tick)

Non-applicable (please tick)

4.3.1 Floor, Ground and Wall Surfaces (Source: AS 1428.2–1992)

Fully Complies (please tick)

- | | | |
|---|------------------------------|-----------------------------|
| (a) On the required continuous accessible path of travel, are there non-slip resistant surfaces (particularly when wet) provided to floors, including showers and toilets? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (b) Are highly polished, glazed or glossy surfaces avoided in order to avoid slippage and reflection problems? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (c) Have tactile ground surface indicators been provided at the following locations: | | |
| • Stairways, escalators and ramps? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| • Kerb ramps and step ramps with appropriate luminance contrast? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| • Pedestrian crossings at roadways? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| • Pedestrian crossings in high use vehicular areas e.g. car parks? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| • Vehicle pick-up and drop-off areas? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| • Railway platforms? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| • Passenger wharves? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| • Where there is a hazard within a circulation space or adjacent to a path of travel? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (d) Are floors, ground and wall surfaces made with a low reflectivity material to avoid disorientating images for people with vision impairment? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (e) Is the type of paves, location and gradient chosen to minimise the chance of moss growth or other circumstances that may cause the pavers to become slippery? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (f) Are permanent, durable and non-slip strips applied to non complying surfaces? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |

Note: Tactile ground surface indicators can cause inconvenience to some people and therefore their use should be minimised. Appropriate design solution is to provide a continuous path of travel with minimal use of the indicators.

Note: Applicants must meet the requirements set out above. If not, an alternative proposal must be submitted to Council.

4.4 Car Parking Facilities

Applicable (please tick)

Non-applicable (please tick)

4.4.1 Car Parking Facilities (Source: AS 1428.1 & 2 and AS 2890.1&5)	Fully Complies (please tick)	
(a) Are designated car parking spaces for people with a disability close to accessible entrances/wheelchair lifts and connected to them by a continuous accessible path of travel?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(b) Is the car parking spaces clearly marked on the pavement and of a minimum size of 3.2 m wide and 5.4 m long ?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(c) Do parking spaces have unobstructed headroom of 2.5m for a length of not less than 2160 mm from the front of the space?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(d) Are two kerb ramps provided between the roadways surface and pedestrian areas (AS 2890.1)?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(e) If there is a boom gate or other access control pad, does the height comply with the required 900-1100 mm range (AS 1428.1 Preferred height 1000 mm)?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(f) Are directional signs posted and located in a position where they are clearly seen showing entrances/exits, location of designated parking spaces and other accessible facilities?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(g) Are parking spaces well lit, clearly line marked (with non-slip or textured paint) on the ground and signposted with the international symbol?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(h) Is the surface of the parking space level (i.e. gradient not greater than 1:40), parallel to or at 90° to the angle of parking? (1:33 is permissible for outdoor bituminous sealed areas)	<input type="checkbox"/> YES	<input type="checkbox"/> NO

Note: Applicants must meet the requirements set out above. If not, an alternative proposal must be submitted to Council.

4.5 Walkways, Ramps and Landings

Applicable (please tick)

Non-applicable (please tick)

4.5.1 General (Source: AS 1428.1 and AS 1428.2)

Fully Complies (please tick)

- | | | |
|---|------------------------------|-----------------------------|
| (a) Are paths of travel from the road and car park to all areas of a building or place level, or have minimal changes in level using ramps or walkways? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (b) Do walkways, ramps and landings have a minimum unobstructed depth of 1200 mm and minimum headroom of 2000 mm? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (c) Do walkways and paths have a smooth, durable and non-slip surface and are designed with a crossfall or camber of less than 1:40 ? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (d) Are walkways, ramps and landings constructed with smooth transitions between sections of different gradients and materials not exceeding any raised/fall surfaces between sections of a maximum of 5mm ? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (e) Are any ramps and walkways straight and have provisions been made to prevent a user from leaving the walkway accidentally? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (f) In outdoor conditions, have walkways, ramps and landings been designed so that water does not accumulate on surfaces? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |

4.5.2 Walkways (Source: AS 1428.1 and AS1428.2)

Fully Complies

- | | | |
|---|------------------------------|-----------------------------|
| (a) Do all walkways have a maximum gradient of 1:20 and are constant between landings with a maximum 1:40 cross fall? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (b) Are landings provided at intervals not exceeding:
25 m – for a 1:33 walkway?
14 m – for a 1:20 walkway? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (c) Where the ground slopes away within 600 mm of the walkway, are kerbs and handrails provided on both sides and able to be used with either hand? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |

Note: (a) *for walkway gradients between 1:33 and 1:20, landings should be provided at intervals by linear interpolation.*

(b) *landings are not required where walkway gradients are flatter than 1:33.*

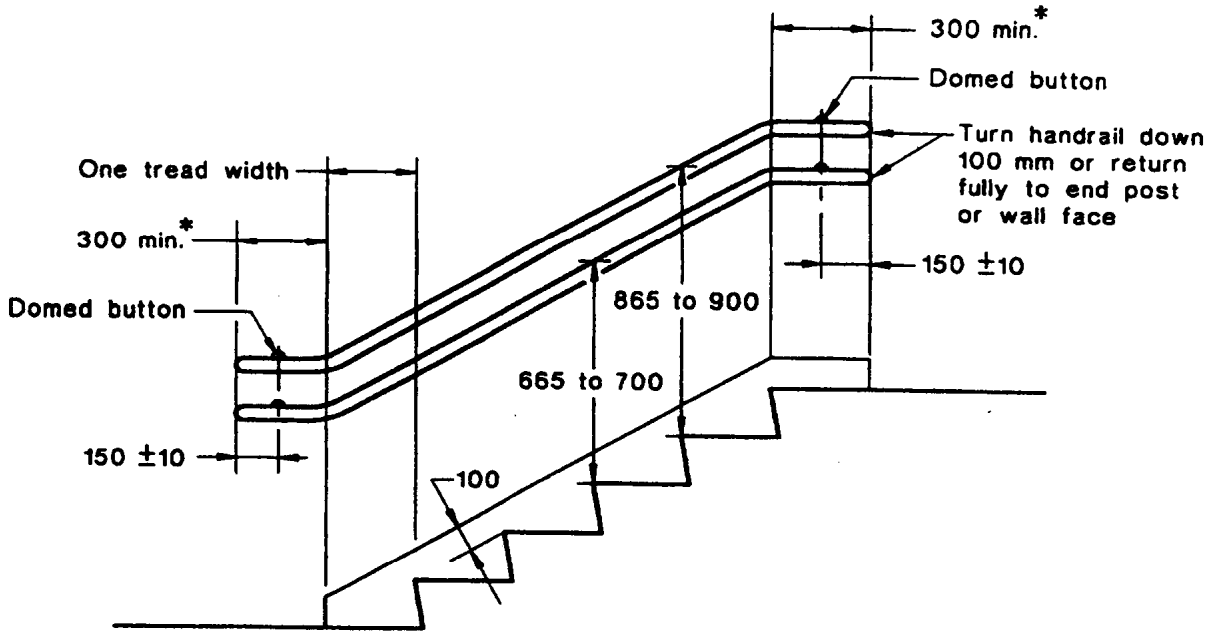
(c) *walkways may be longer than 60 m if necessary.*

4.5.3 Ramps (Source: AS 1428.1 and AS 1428.2)	Fully Complies
--	----------------

- | | | |
|---|------------------------------|-----------------------------|
| (a) Do ramps have a maximum length of 60 m ? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (b) Where ramps are provided, are adjacent stairs also provided for those who have difficulty walking up or down ramps? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (c) Are landings provided on ramps at changes of direction and at intervals not exceeding: | | |
| • 14 m – for a 1:19 ramp? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| • 6 m – for a 1:14 ramp? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (d) Are there continuous kerbs and handrails on both sides of ramps and intermediate landings provided in accordance with Figure 4? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (e) Is there a tactile floor indicator integrated and extending for 200 mm away from the ramp at both the top and the bottom of the ramp? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (f) Are kerb ramps a maximum of 1:8 , but only when it is not possible to provide a ramp or lift and if ramp is proposed are landings provided every 1520 mm of run? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (g) Are landings not less than 1200 mm in length and for kerb ramps and step ramps are they not less than 1350 mm long? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (h) Has a warning strip been provided at the top of the ramp to highlight the change in plane? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |

Note: (a) for ramp gradients between 1:19 and 1:14, landings should be provided at intervals by linear interpolation.
 (b) the tactile ground surface indicators (TGSIs) should have at least 300 mm wide and 600 mm long in accordance with AS 1428.4, Clause 6.2.

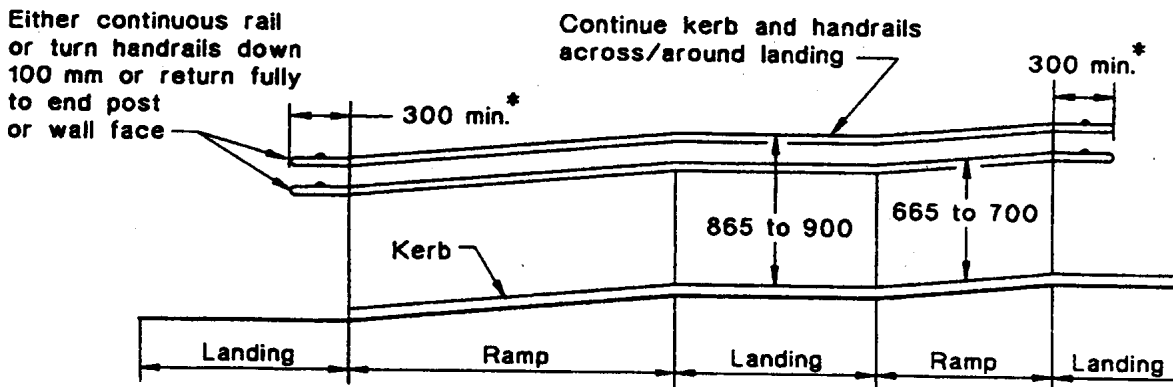
Note: Applicants must meet the requirements set out above. If not, an alternative proposal must be submitted to Council.



*450 is recommended

NOTE: Height of rails measured from nosing of tread to top of rails.

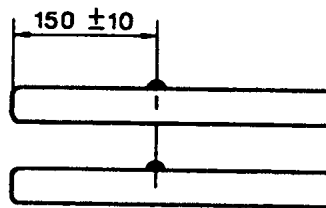
(a) Stairway handrails



*450 is recommended

NOTE: Height of rails measured from trafficable surface to top of rails.

(b) Ramp handrails



(c) Domed buttons indicating discontinuity of handrail

DIMENSIONS IN MILLIMETRES

4.6 Stairways

Applicable (please tick)

Non-applicable (please tick)

4.6.1 Stairways (Source: AS 1428.1 and 1428.2)	Fully Complies (please tick)	
(a) Is a ramp or lift provided in additions to stairways?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(b) Spiral stairways and stairways with open risers are not provided	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(c) Are there colour contrasting strip 50-75 mm on the step tread (AS 1428.2)?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(d) Is there a tactile floor indicator integrated and extending for 200 mm away from the ramp at both the top and the bottom of the ramp (AS 1428.4)?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(e) Are handrails provided on both sides of the stairways and in accordance with the following:		
• where practicable the outside handrail is continuous throughout the stair flight and around landings?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
• The inside handrails are continuous and at landings maintain a height that is parallel to the finished floor?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
• Where there is a background wall, do handrails have a luminance contrast factor with the wall of not less than 30%?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(f) Do handrails extend a minimum of 300mm past the top and bottom of the flight of stairs (see Figure 2 above)?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(g) Do all steps have non-slip coverings/surfaces?	<input type="checkbox"/> YES	<input type="checkbox"/> NO

Note: The tactile ground surface indicators (TGSIs) should have at least 300 mm wide and 600 mm long in accordance with AS 1428.4, Clause 6.2.

Note: Applicants must meet the requirements set out above. If not, an alternative proposal must be submitted to Council.

4.7 Handrails and Grabrails

Applicable (please tick)

Non-applicable (please tick)

4.7.1 Handrails and Grabrails (Source: AS 1428.1 and 1428.2)

Fully Complies

- | | | |
|--|------------------------------|-----------------------------|
| (a) Are top handrails fixed securely between 865 mm and 1000 mm from the finished floor of the walkway, ramp or stairs? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (b) Are handrails and grabrails free of sharp corners and obstructions, and do the ends return to the wall or turn downwards a minimum of 100mm? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (c) Are handrails and grabrails circular for at least 270° and of a diameter between 30mm and 50mm? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (d) Is the clearance between a handrail and an adjacent wall or other obstruction at least 50mm, continuing for 600mm above the handrail? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (e) Where a handrail is not continued, has a tactile indicator in the form of a domed button been provided? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (f) Are the gripping surfaces of handrails continuous, and have handrails been designed so they do not rotate in their fittings? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |

Note: Applicants must meet the requirements set out above. If not, an alternative proposal must be submitted to Council.

4.8 Doorways, Doors and Circulation Spaces

Applicable (please tick)

Non-applicable (please tick)

4.8.1 Doorways and Doors (Source: AS 1428.1 and 1428.2)

Fully Complies

- | | | |
|---|------------------------------|-----------------------------|
| (a) Does the main entrance to the building/facility provide for safe, equitable and dignified access for use by the general public and incorporated in a continuous accessible path of travel? Is it signed and sheltered? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (b) Is the entrance free of steps and lips and is there a clear space adjacent to the door that would allow a person in a wheelchair to open the door? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (c) Where revolving doors or turnstiles are installed, is there an alternative hinged or sliding door also provided? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (d) Are all doors a minimum of 850 mm wide? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (e) Do the door frames have at least 30% luminance contrast with the adjacent walls? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (f) If the door(s) are full glass panels, are they clearly marked with a 75 mm wide line (or similar) positioned 900-1000 mm above the floor? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (g) Do door handles mounted between 900 mm and 1100 mm above the floor? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (h) Is there sufficient space at doorways (Figure 3)? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (i) Does the door have a kick plate or push plate? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (j) Is there at least 1340 mm between doors in a corridor or passage, or 1340 mm plus the width of the door leaf, when the door opens into the corridor (Figure 4)? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (k) Are door handles easy to use for people with hand impairments, and between 35 mm and 45 mm from the door face? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (l) Is a convenient alternative hinged or sliding door provided, where turnstiles or revolving doors are installed? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (m) Are handles in sliding doors a minimum of 60mm away from the door jamb? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (n) Can doors be easily unlocked and opened with minimal pressure using one hand, and if door closures are required, do they have a delayed action function? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (o) Are push plates mounted between 900mm and 1250mm from the floor and more than 500mm from an internal corner? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (p) Are glass doors Grade A safety glass? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |

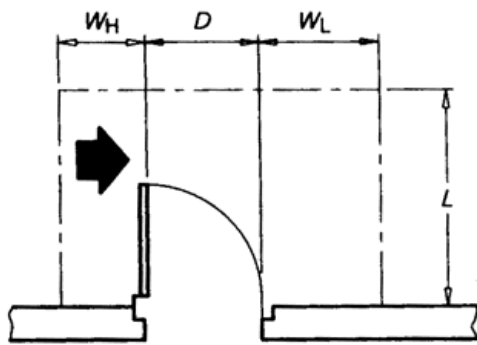
- Note:
- (a) If a threshold is required at a door which would normally be closed, a ramp with a length of not more than 50 mm and 1:8 maximum gradient should be provided.
 - (b) Sliding doors with large D-handles are preferred for wheelchair users rather than hinged doors.
 - (c) Automatic opening, sliding doors with sensor detector or large raised pad are preferred for all entrances.

4.8.2 Circulation Spaces
(Source: AS 1428.1 and 1428.2)

Fully Complies

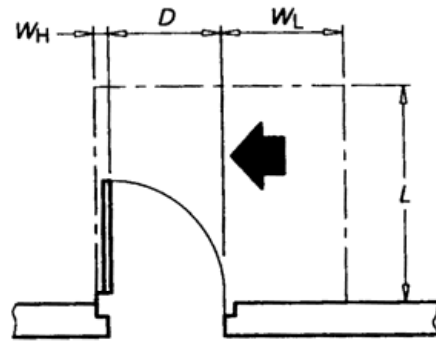
- (a) Has a minimum clear floor, or ground, space of **800 mm by 1300 mm** been provided to accommodate a single stationary wheelchair (Figure 5)? YES NO
- (b) Do the circulation space provided allow for:
- Not less than **2070 mm** (in direction of travel) by **1540 mm** (wide) space for 180° wheelchair turn? YES NO
 - Not less than **2250 mm** by **2250 mm** space to make 360°-wheelchair turn? YES NO
- (c) Is the sufficient space provided for passing wheelchairs (see Figure 6):
- A minimum width of **1800 mm** is provided for two wheelchairs to pass each other? YES NO
 - Where passing spaces are less than 1800mm wide, are passing spaces at **intervals of 6 m** provided? YES NO

Note: Applicants must meet the requirements set out above. If not, an alternative proposal must be submitted to Council.



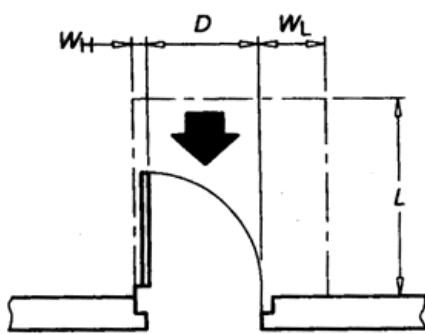
Dimension <i>D</i>	Dimension <i>L</i>	Dimension <i>W_H</i>	Dimension <i>W_L</i>
800	1510	610	840
850	1570	610	810

(e) Hinge-side approach—door opens towards a user



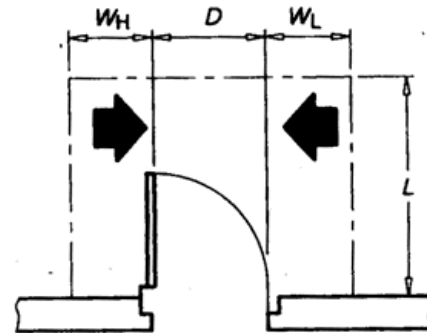
Dimension <i>D</i>	Dimension <i>L</i>	Dimension <i>W_H</i>	Dimension <i>W_L</i>
800	1510	110	840
850	1570	110	810

(f) Latch-side approach—door opens towards a user



Dimension <i>D</i>	Dimension <i>L</i>	Dimension <i>W_H</i>	Dimension <i>W_L</i>
800	1350	110	470
850	1350	110	460

(g) Front approach—door opens towards a user



Dimension <i>D</i>	Dimension <i>L</i>	Dimension <i>W_H</i>	Dimension <i>W_L</i>
800	1510	610	840
850	1570	610	810

(h) Either approach—door opens towards a user

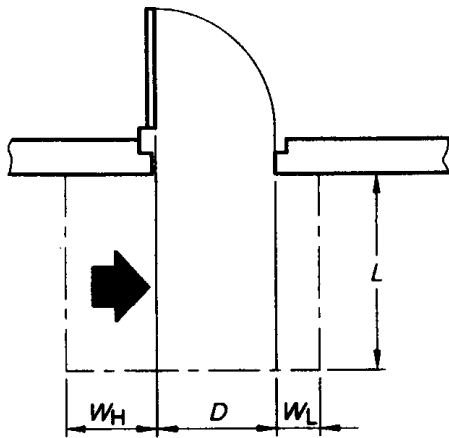
LEGEND:

- D* = Clear opening of doorway
- L* = Length
- W_H* = Width—hinge side
- W_L* = Width—latch side
- ➡ = Direction of approach
- = Circulation space

NOTES:

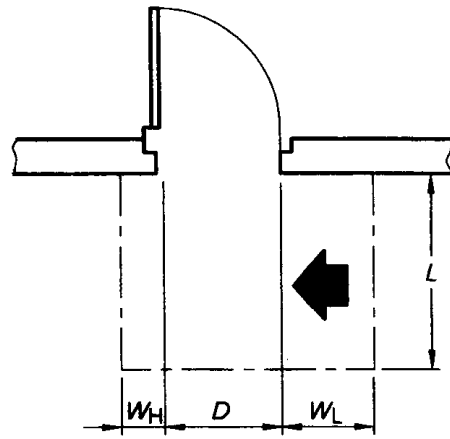
- 1 These dimensions also apply in mirror image configurations.
- 2 Door circulation spaces should be used in combination to allow access through doorways in both directions.

DIMENSIONS IN MILLIMETRES



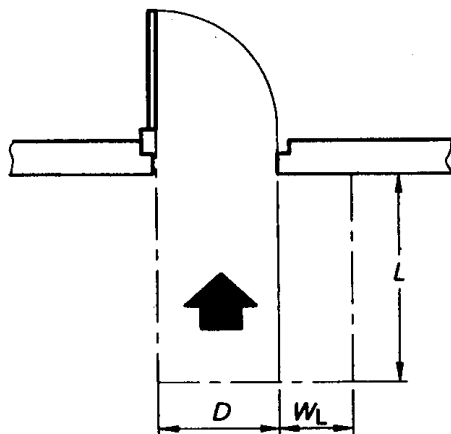
Dimension <i>D</i>	Dimension <i>L</i>	Dimension <i>W_H</i>	Dimension <i>W_L</i>
800	1160	610	220
850	1120	610	190

(a) Hinge-side approach—door opens away from a user



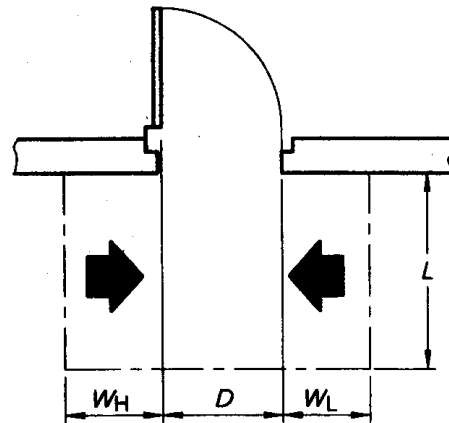
Dimension <i>D</i>	Dimension <i>L</i>	Dimension <i>W_H</i>	Dimension <i>W_L</i>
800	1200	200	610
850	1140	95	610

(b) Latch-side approach—door opens away from a user



Dimension <i>D</i>	Dimension <i>L</i>	Dimension <i>W_H</i>	Dimension <i>W_L</i>
800	1350	0	470
850	1350	0	460

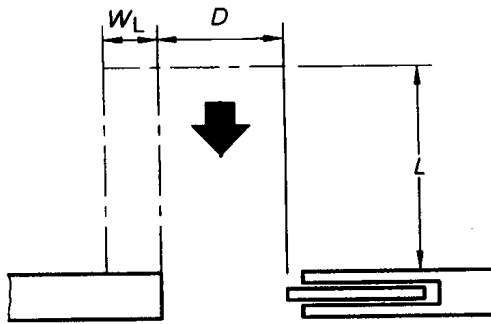
(c) Front approach—door opens away from a user



Dimension <i>D</i>	Dimension <i>L</i>	Dimension <i>W_H</i>	Dimension <i>W_L</i>
800	1200	610	610
850	1140	610	610

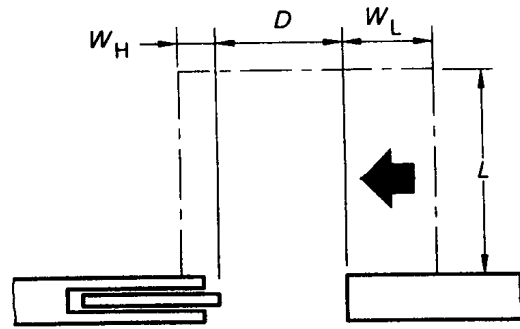
(d) Either approach—door opens away from a user

DIMENSIONS IN MILLIMETRES



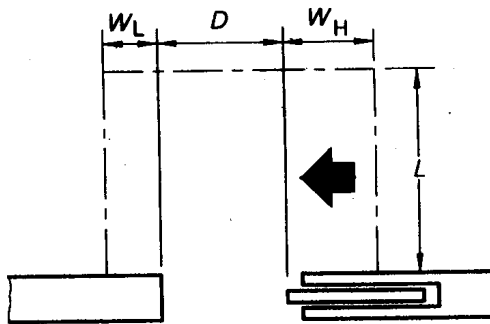
Dimension <i>D</i>	Dimension <i>L</i>	Dimension <i>W_H</i>	Dimension <i>W_L</i>
800	1350	0	470
850	1350	0	480

(a) Front approach



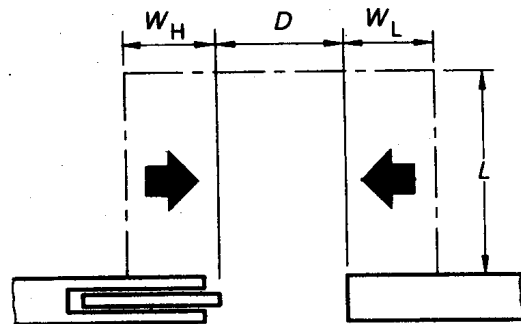
Dimension <i>D</i>	Dimension <i>L</i>	Dimension <i>W_H</i>	Dimension <i>W_L</i>
800	1160	160	610
850	1130	135	610

(b) Latch-side approach



Dimension <i>D</i>	Dimension <i>L</i>	Dimension <i>W_H</i>	Dimension <i>W_L</i>
800	1180	610	305
850	1180	610	255

(c) Slide-side approach



Dimension <i>D</i>	Dimension <i>L</i>	Dimension <i>W_H</i>	Dimension <i>W_L</i>
800	1180	610	610
850	1180	610	610

(d) Either approach

LEGEND:

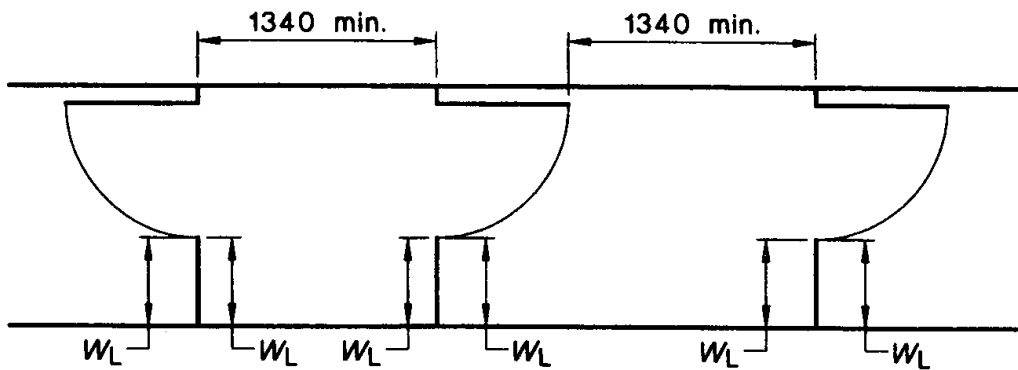
- D* = Clear opening of doorway
- L* = Length
- W_H* = Width—hinge side
- W_L* = Width—latch side
- ➡ = Direction of approach
- = Circulation space

NOTES:

- 1 These dimensions also apply in mirror reverse configurations.
- 2 Door circulation spaces must be used in combination to allow access through doorways in both directions.
- 3 D-type handles are preferred on sliding doors.

Figure 4. – Distance between Doorways in Passages

AS 1428.1—1998



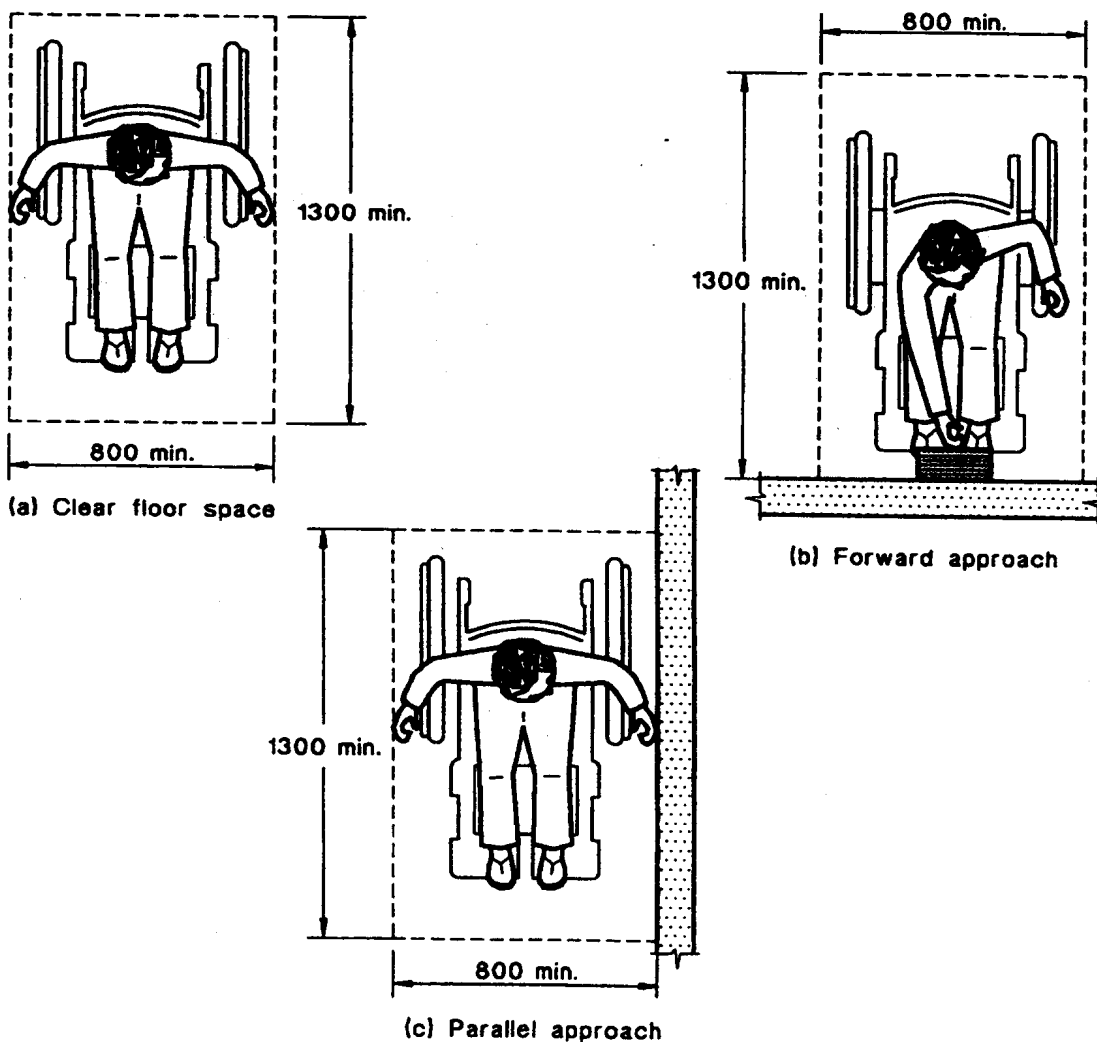
LEGEND:

W_L = Width—latch side (see Figure 12(c) and (g) and Figure 13(a))

DIMENSIONS IN MILLIMETRES

Figure 5 - Minimum Clear Floor Space for Wheelchairs

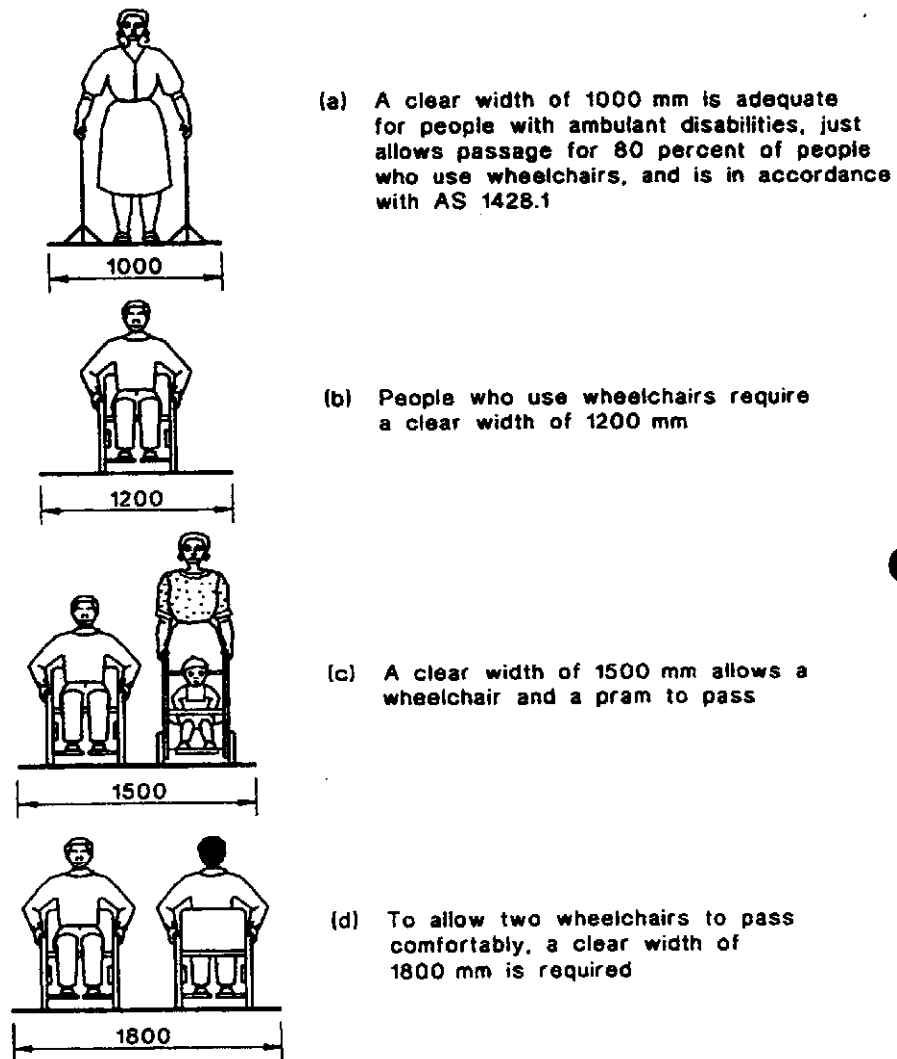
AS 1428.2—1992



DIMENSIONS IN MILLIMETRES

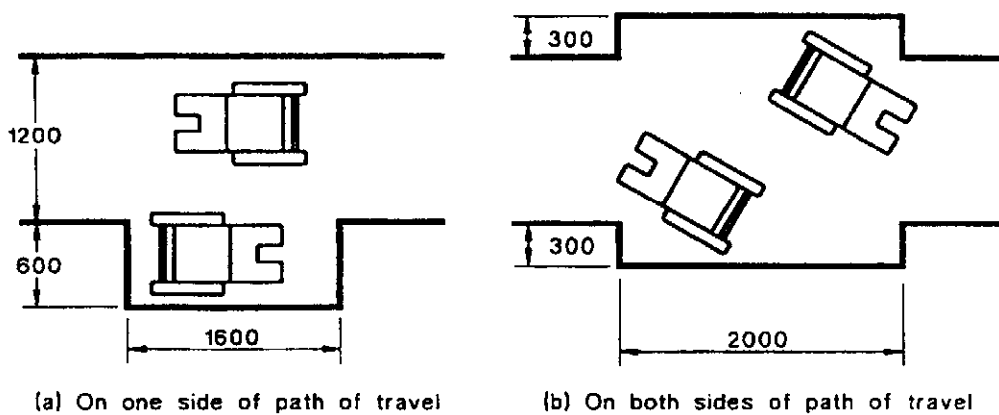
Figure 6 - Passing Space for Wheelchairs

Source: Clause 6, AS1428.2 - 1992



DIMENSIONS IN MILLIMETRES

AS 1428.2—1992



DIMENSIONS IN MILLIMETRES

4.9 Lifts

Applicable (please tick)

Non-applicable (please tick)

4.9.1 Lifts (Source: AS 1735.12)	Fully Complies (please tick)	
(a) Are lift lobbies wide enough to allow for the turning of wheelchairs?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(b) Is the lift identified with at least one international symbol for access?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(c) Is a visual indicator of the direction of travel of the lift (i.e. up or down) located no less than 1800 mm from the floor level?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(d) Does the visual indicator of the direction of travel remain illuminated when the lift door is open?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(e) Where an audible indicator of the direction of travel is provided, does one sound signal indicate travel upwards, and two sound signals indicate downwards travel?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(f) Is the lift door opening a minimum of 880 mm wide?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(g) Does the lift car have a minimum width of 1300 mm and minimum depth of 1400 mm ?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(h) Are lift floor surfaces firm and non-slip, and if carpeted, does the carpet rise to a maximum of 6 mm ?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(i) Is the lift fitted with a handrail of a minimum length of 600 mm ?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(j) Is the handrail located no more than 400 mm from the centre line of the closest control panels?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(k) Has the lift lobby been provided with seating?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(l) Are the lift and lobby provided with control panels that are accessible to people in wheelchairs (i.e. between 900mm and 1200mm from the floor)?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(m) Are the lift control panel have raised buttons for people with upper limb impairment?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(n) Are visual and tactile symbols have used to identify the communication button?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(o) Are there 30% colour contrast between the control buttons and the control panel, or the control buttons and the coloured border surrounding the control button?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(p) Is the illuminance of the face of the control panel at least 200 Lux?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(q) Is the lift provided with an audio system that announces the direction of the travel of the lift and the floor of its arrival?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(r) Does the lift floor stop not more than 12mm above or below the door sill of the landing sill?	<input type="checkbox"/> YES	<input type="checkbox"/> NO

Note: Applicants must meet the requirements set out above. If not, an alternative proposal must be submitted to Council.

4.10 Sanitary Facilities

Applicable (please tick)

Non-applicable (please tick)

4.10.1 Toilets

(Source: AS 1428.1 and 1428.2)

Fully Complies (please tick)

- | | | |
|---|------------------------------|-----------------------------|
| (a) Are accessible toilets on a continuous accessible path of travel and within the general vicinity of the toilet area of the building? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (b) Is there international symbol for access used to identify the accessible sanitary facility? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (c) Are accessible unisex (preferably) toilet facilities provided or alternatively separate WCs for use by females and males? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (d) Is a unisex facility so located that it can be entered without crossing an area reserved for one sex only? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (e) Is the toilet compartment large enough to provide for an adequate circulation space (Figure 7)? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (f) Do the baby change facility located in a separate accessible parenting room and not in the accessible toilet? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (g) Can the door be opened or removed from the outside in case of an emergency (open outward or slide)? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (h) Is the door fitted with an ' in-use ' indicator in an accessible location? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (i) Is the toilet height less than 480 mm from the floor to the top of the seat? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (j) Is the front of the toilet pan located at a minimum of 800 mm from the rear wall or 600 mm from any rear wall mounted fixture or obstruction? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (k) Are there side and rear grabrails provided adjacent to the toilet pan, and are they between 800 mm and 810 mm from the floor (Figure 8)? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (l) Is the toilet lid fitted and supported between 10° and 15° beyond vertical, to act as a backrest? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (m) Are there both paper towels and warm air hand dryers provided? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (n) Is the flush control and toilet paper dispenser designed in accordance with Figure 9? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (o) Is the toilet pan a minimum of 300 mm away from obstructions (excluding the side and rear grabrails)? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (p) Have urinals been constructed without a hob or step ? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (q) Have a grabrail fixed to the urinal enclosure and a serrated, slip-resistant (stainless steel) hinged grate with apertures not more than 25 mm wide been provided? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |

- Note:
- (a) A unisex toilet facility is recommended in areas used by general public such as shopping centres and hotels, where persons with disabilities may be accompanied by an attendant of opposite sex.
 - (b) A slighting door is preferred for wheelchair users.
 - (c) An in-use indicator needs to be an easy-to-use model to ensure people with upper limb dysfunction can maintain their independence.

4.10.2 Washbasins and Fixtures
(Source: AS 1428.1 – 1993) **Fully Complies (please tick)**

- (a) Have washbasins been designed and sited so as to maintain adequate circulation space in accordance with AS 1428.1 Clause 10.3 as shown on Figure 10)? YES NO
- (b) Are any exposed hot water supply pipes insulated or located so as not to pose a hazard and maintain space under the sink in accordance with AS 1428.1? YES NO
- (c) Are taps fitted with lever handles and is the hot water tap located to the left of the cold? YES NO
- (d) Is there a vertical mirror, 350 mm wide by 950 mm, centred and mounted right over the washbasin and angled down towards the floor by 5%? YES NO
- (e) Are other fittings, such as shelves and soap and towel dispensers, installed with their operative component or outlet between 900 mm and 1100 mm above the floor? YES NO
- (f) Are any clothes hanging fittings located between 1200 mm and 1350 mm above the floor, and more than 500 mm from an internal corner? YES NO

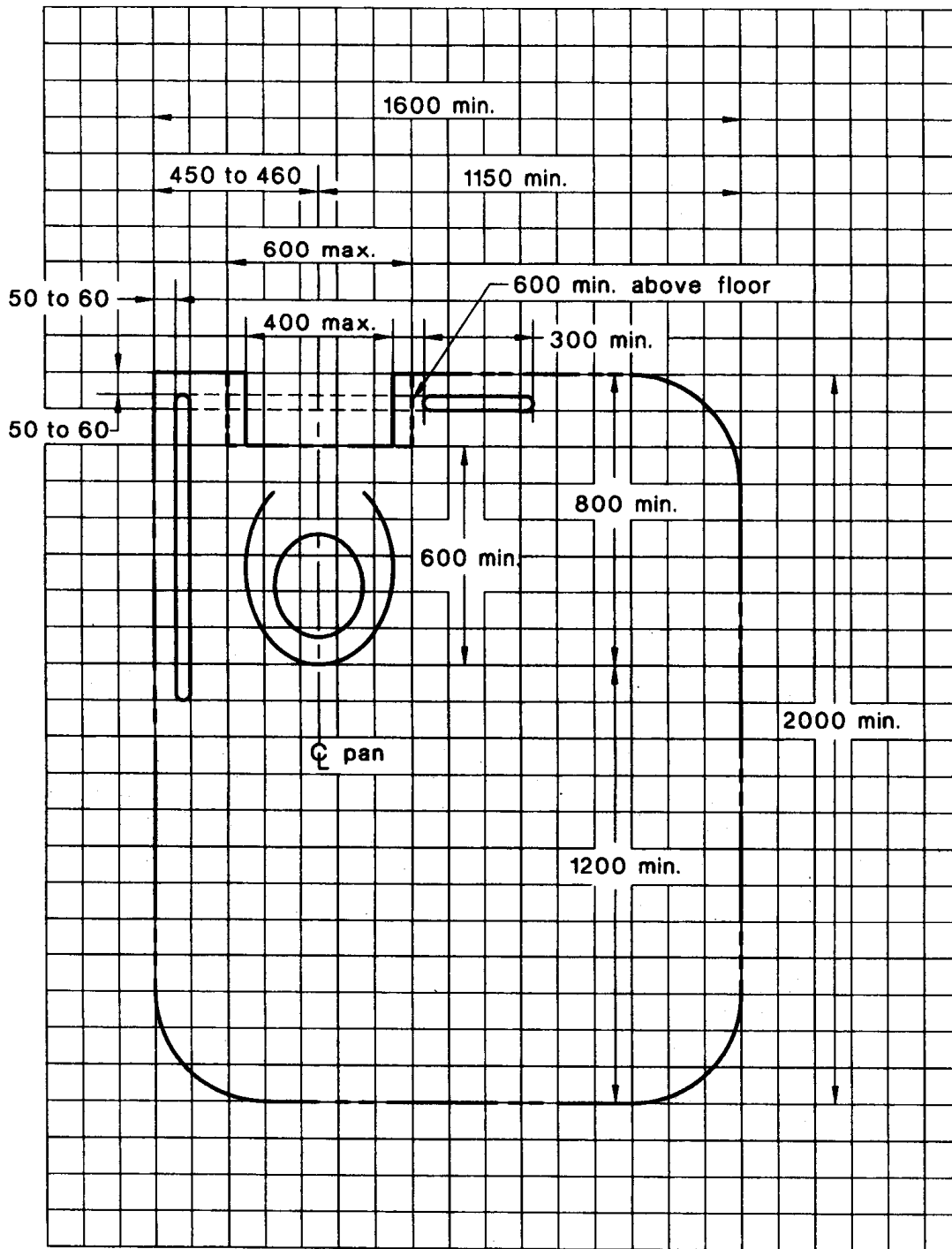
4.10.3 Showers
(Source: AS 1428.1 and 1428.2) **Fully Complies (please tick)**

- (a) Does the shower cubicle allow for someone to bend over comfortably or move out of the shower stream while washing? YES NO
- (b) Does the shower recess contain fittings (grabrail and folding seat) and meet the dimensions specified in Figures 11 and 12? YES NO
- (c) Is the shower and bathroom floor:
 - Self-draining with minimum slope? YES NO
 - Non-slip? YES NO
 - Without a lip or hob? YES NO
- (d) Are shower controls easy to use and a maximum of **1100 mm** above the floor? YES NO
- (e) Is the thermostatic control valve provided in all showers? YES NO
- (f) Is there a shower foldable seat provided that is padded, non-slip, self-draining with rounded edges and hinged, with fastenings and materials capable of withstanding a force of **1100 N**? YES NO
- (g) Can the shower screen be opened or removed from the outside in an emergency? YES NO
- (h) Does the shower head:
 - Allow for hand-held usage (portable) with the lever handles and a flexible shower hose at a minimum of 1000 mm long? YES NO
 - Have a device fitted to the wall allowing various angles and heights? YES NO
- (i) Are the soap holders recessed YES NO
- (j) Are two clothes hanging fittings provided within **600 mm** of the seat? YES NO

*Note: (a) Tap lever handles are preferred, with hot water to the left of cold.
 (b) When the foldable seat is in folded position it should not cause any hazard.
 (c) A curtain rail with curtain is preferred option.*

Note: Applicants must meet the requirements set out above. If not, an alternative proposal must be submitted to Council.

Figure 7 - Circulation Space in Toilets



Grid 100 x 100

LEGEND:
 - - - - - Circulation space

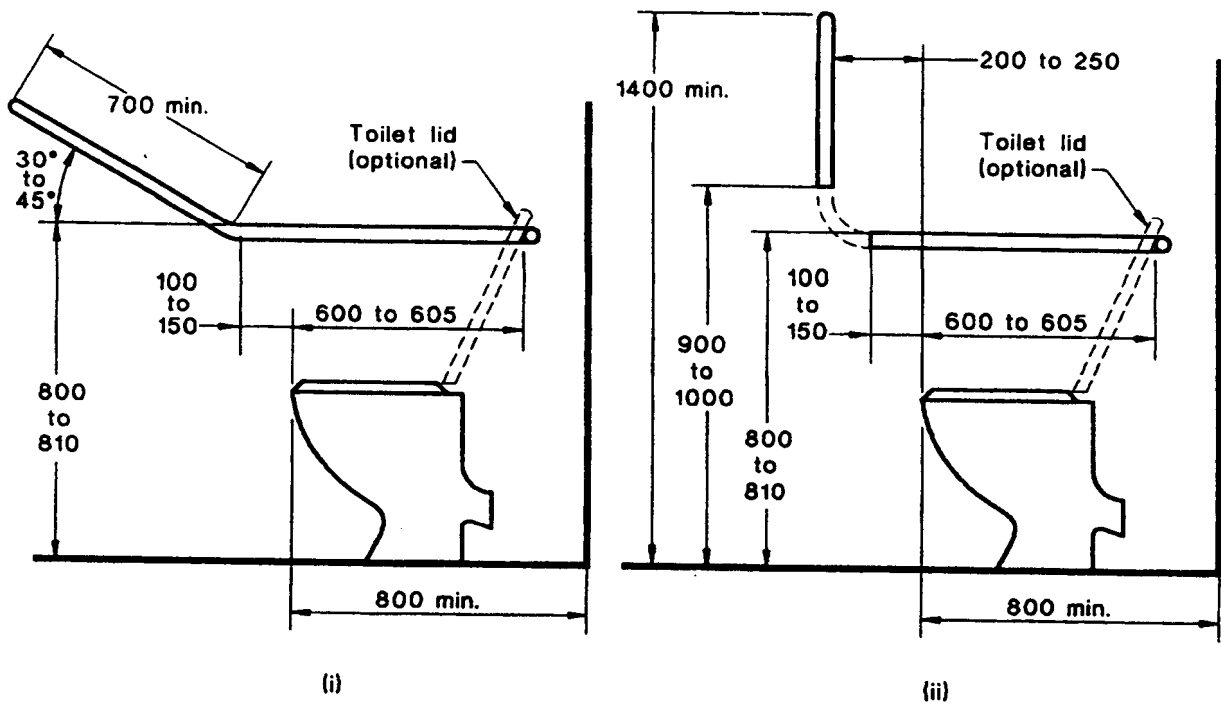
NOTES:

- 1 This circulation space can overlap any other circulation spaces specified in this Standard.
- 2 These dimensions also apply in mirror image configurations.

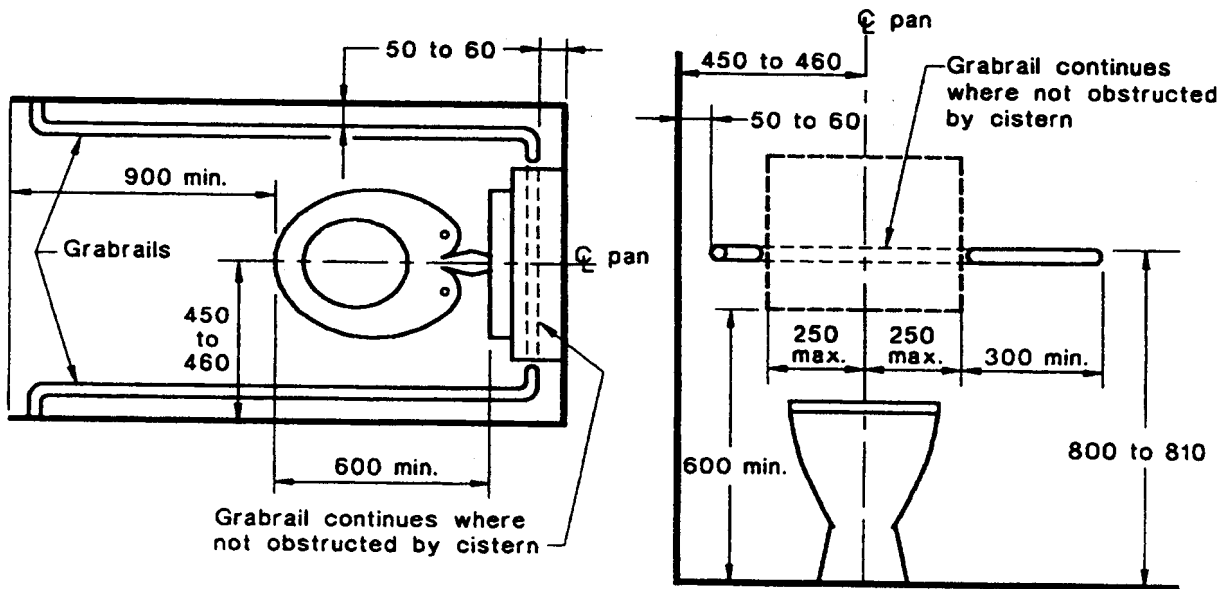
DIMENSIONS IN MILLIMETRES

Figure 8 - Toilet Grabrail Locations

AS 1428.2—1992



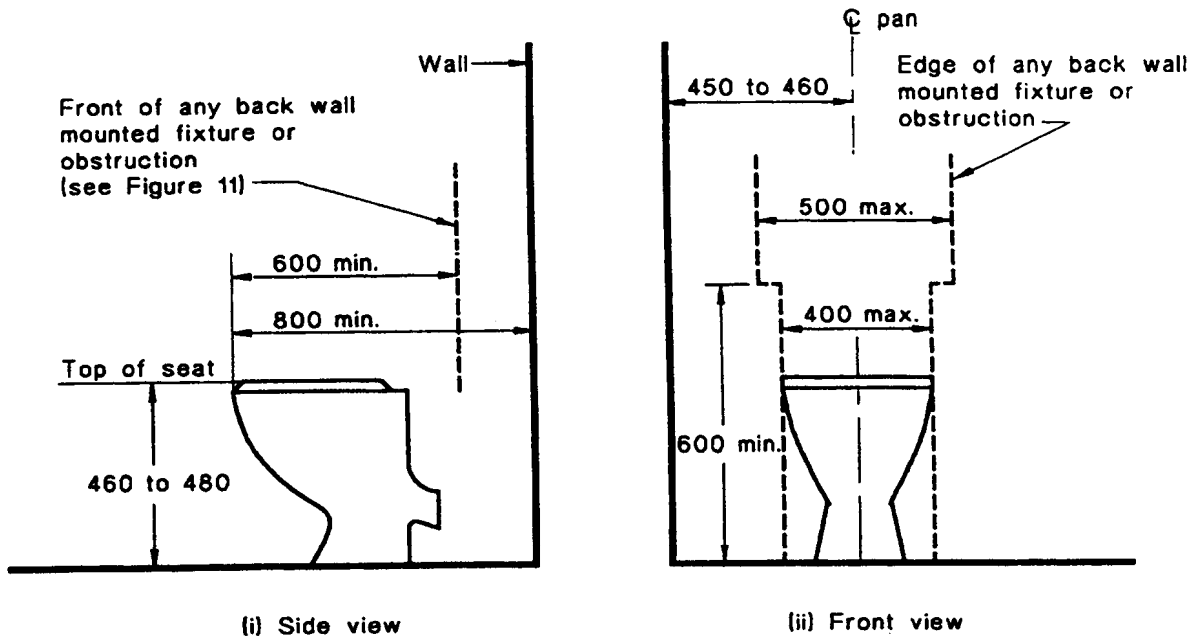
(d) Side view showing optional systems for grabrail at sides of pan



(e) For people with ambulant disabilities — top view

(f) Grabrail at back of pan and sectional view of grabrail at side of pan

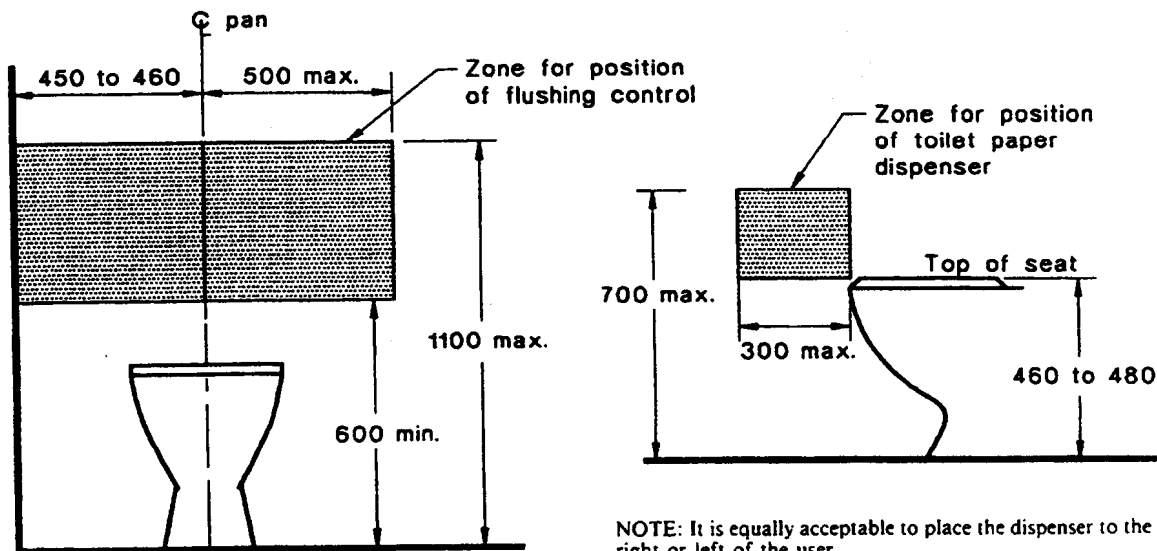
DIMENSIONS IN MILLIMETRES



NOTES:

- 1 For the purpose of dimensioning, the front of the WC pan has been taken as the datum plane.
- 2 The dimension of 800 mm from the front of the WC pan to the wall is a critical dimension.

(a) Pan clearances, seat height and seat width



NOTE: It is equally acceptable to place the dispenser to the right or left of the user.

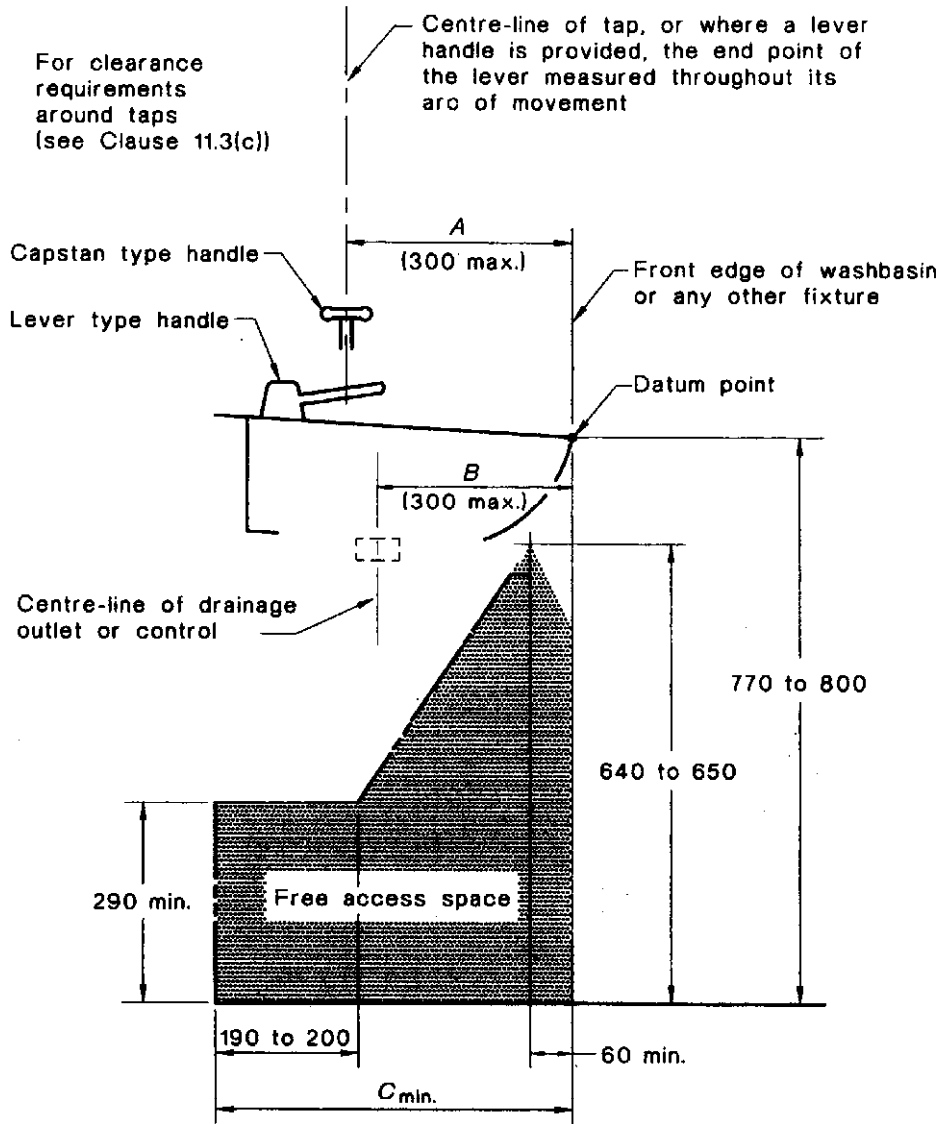
(b) Zone for position of flushing control

(c) Zone for position of toilet paper dispenser

DIMENSIONS IN MILLIMETRES

Figure 10 – Washbasin and Fixtures

AS 1428.1—1998



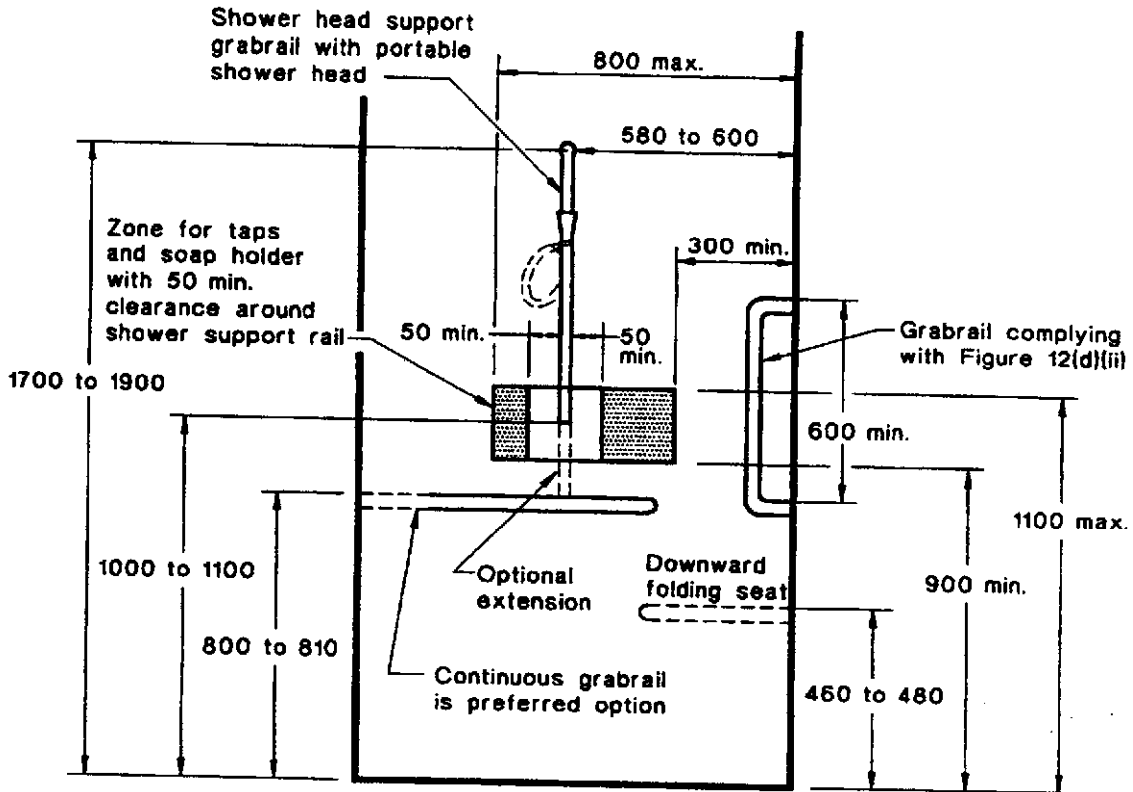
LEGEND:

$C_{min.} = (\text{the greater of } A \text{ and } B) + 190$

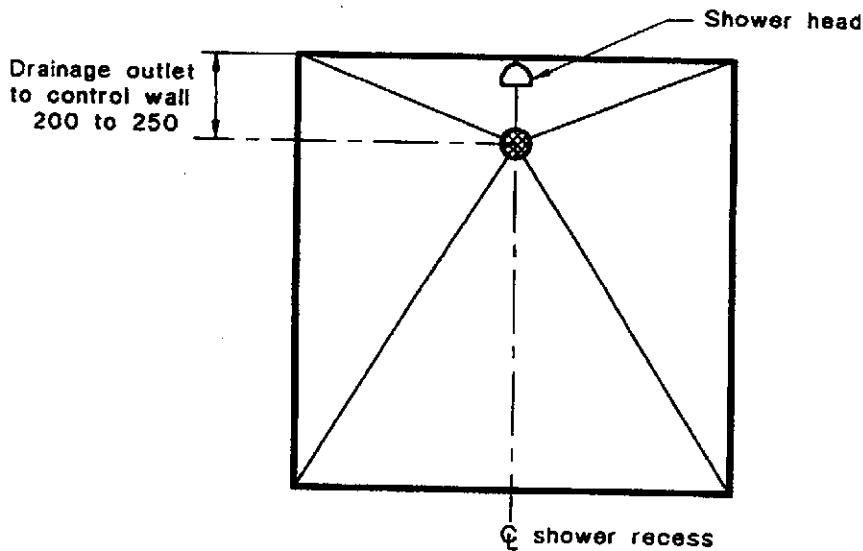
Outer limits of obstructions beneath the washbasin

NOTE: The dimensions of the unobstructed space beneath the washbasin are critical dimensions.

DIMENSIONS IN MILLIMETRES



DIMENSIONS IN MILLIMETRES



4.11 Swimming Pools

Applicable (please tick)

Non-applicable (please tick)

4.11.1 Swimming Pools	Fully Complies (please tick)	
(a) Is safe, equitable and dignified access for use by all persons is provided in accordance with AS 1428.2?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(b) Where access is provided through the internal door, that door is free of steps and lips, and clear space adjacent to the door provided to allow a person in a wheelchair to open the door?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(c) Are the fitted ramps and handrails to allow safe ingress and egress into and from the water by all persons?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(d) Are tactile ground surface indicators (TGSIs) installed on the edge of the pool?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(e) Are the plastic wheelchairs available at each aquatic center and public/common swimming pool facility?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(f) Is the mechanical or hand operated hoist available to independently transport people with mobility impairment into and from the water?	<input type="checkbox"/> YES	<input type="checkbox"/> NO

Note: Sliding doors with large D-handles are preferred for wheelchair users.

Note: Applicants must meet the requirements set out above. If not, an alternative proposal must be submitted to Council.

4.12 Places of Public Entertainment and Auditoriums

Applicable (please tick)

Non-applicable (please tick)

4.12.1 Places of Public Entertainment and Auditoriums (Source AS 1428.1-4)

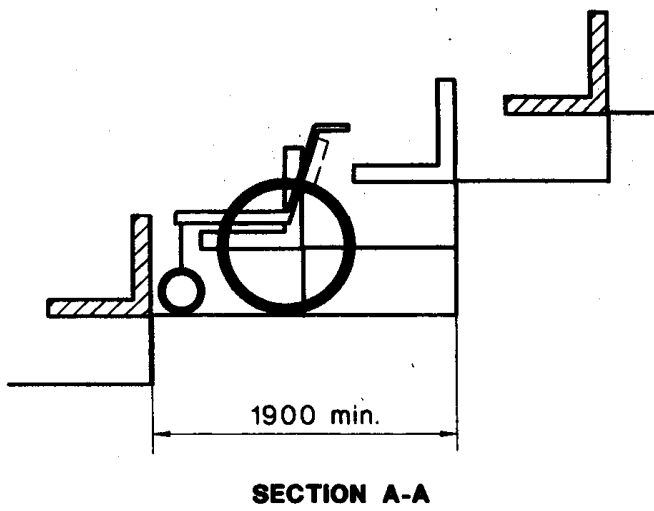
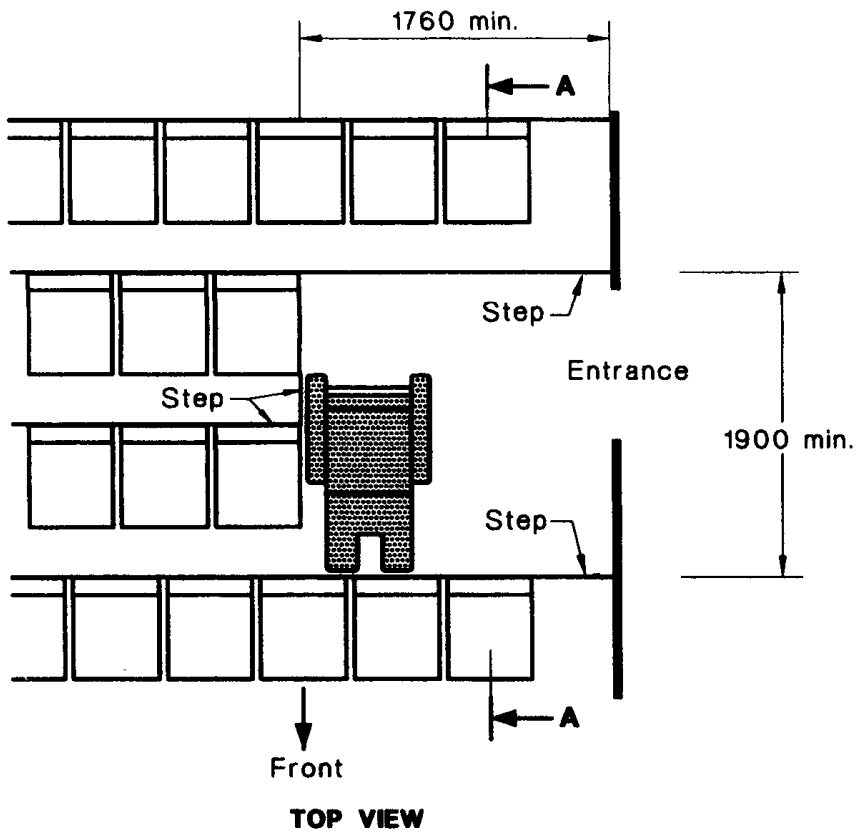
Fully Complies (please tick)

- | | | |
|--|------------------------------|-----------------------------|
| (a) Are all buildings used for public entertainment and auditoriums accessible and permit independent use for all persons? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (b) Is the provision for persons who use wheelchairs provided at an overall rate of not less than 1 space for each 100-auditorium seats? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (c) Are the accessible seating positions evenly spaced across the auditorium with comparable sightlines to allow a wide choice of location, quality and price range? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (d) Are the accessible seating positions allowing patrons to sit in individual, paired or group position, and adjacent to flip back seats allowing for extra people in wheelchairs to slot in when needed (Figures 13 & 14)? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (e) Are fixed seats with an extra leg room provided in front of and to one side of the accessible seats for those with ambulant mobility impairment who are not in wheelchairs? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (f) Are comparable sightlines provided in the accessible seating positions for a person seated in a wheelchair when a person in front stands up, i.e. the same sightlines as the person in front has when standing? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (g) Is a wheelchair space with a flat floor surface with a gradient not steeper than 1 in 40 provided? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| (h) Where a system of hearing augmentation is required by the BCA, has a listening system to aid hearing impaired persons been installed? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |

Note: Applicants must meet the requirements set out above. If not, an alternative proposal must be submitted to Council.

Figure 13 – Wheelchair Seating in Auditoriums with no aisles or crossovers

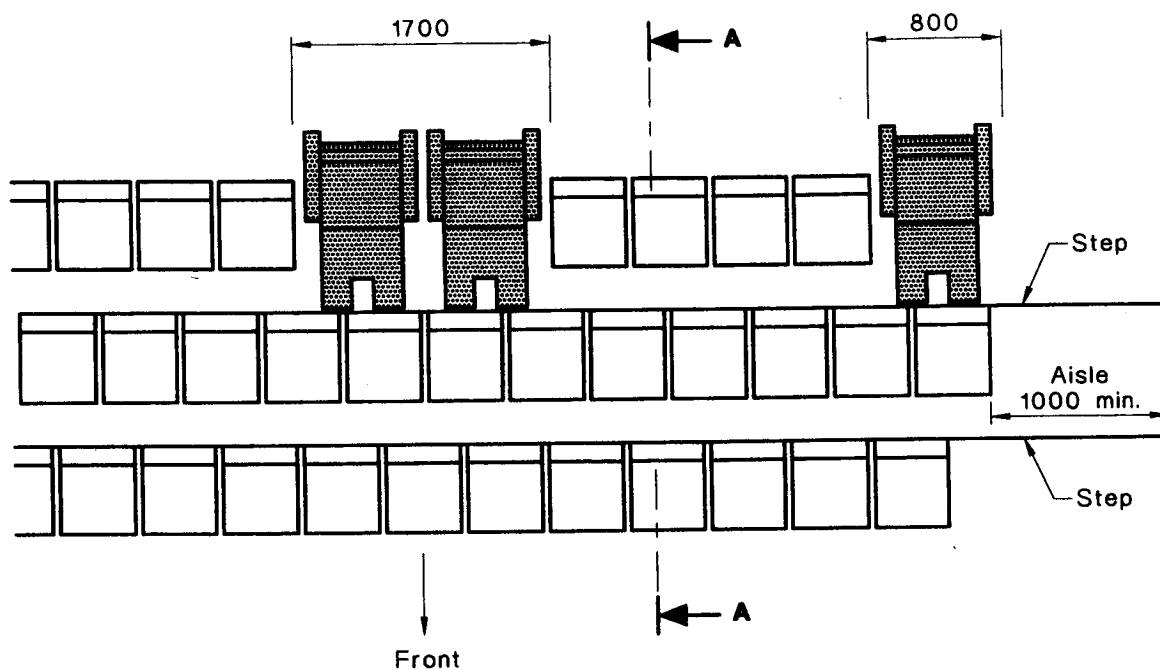
AS 1428.1—1998



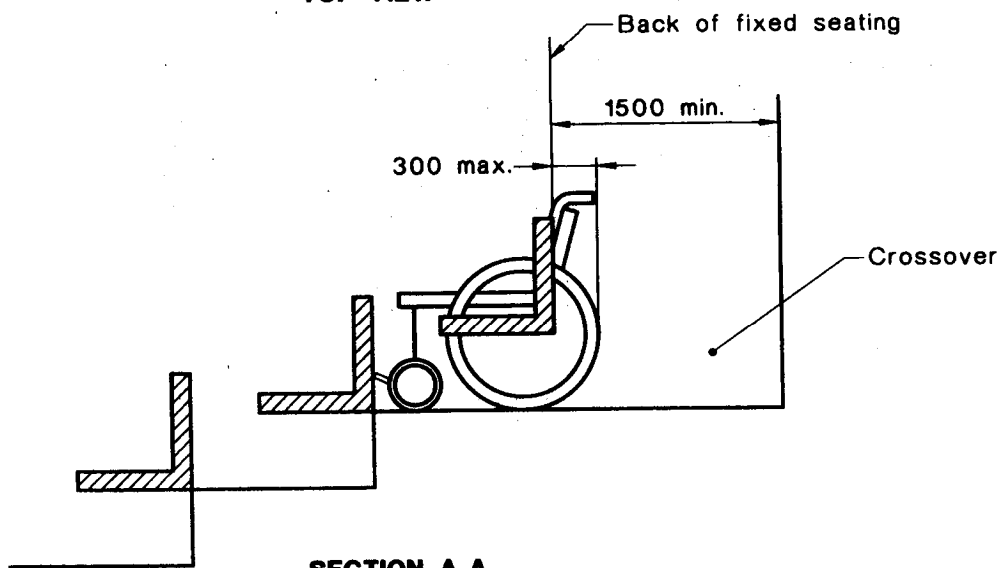
DIMENSIONS IN MILLIMETRES

Figure 14 - Places of Entertainment & Auditoriums

AS 1428.1—1998



TOP VIEW



NOTES:

- 1 Wheelchair spaces within a row:
 - (a) one wheelchair: 850 mm
 - (b) two wheelchairs: 1700 mm
- 2 850 mm space may be reduced to 800 mm if located at the end of a row.

DIMENSIONS IN MILLIMETRES

Where to get Further Advice

A. Direct queries about this DCP **Marrickville Council**
2 Fisher Street
PETERSHAM 2049

Town Planner and Health & Building Surveyor, Development and Environmental Services Division; % (02) 9335 2000 or

Community Worker, Disability Services, Community Services Division % (02) 9335 2000

B. Design

Standards Australia
Information Centre
Information % (02) 9746 4700

Australian Building Codes Board
Building Access RD 97/01
Information % (02) 6213 7298

Independent Living Centre
600 Victoria Road RYDE NSW 2112
% (02) 9808 2477

Access Institute of NSW
Information (02) 9661 8855

Association of Consulting Architects
% (02) 9960 3277

Royal Australian Institute of Architects
% (02) 9356 2955

C. Building Regulations

Department of Local Government
Building Advisory Service
% (02) 9793 0674

Department of Urban Affairs and Planning
Office of Housing Policy
(02) 939 1200

D. Legal

Human Rights and Equal Opportunity Commission
Level 8 Piccadilly Tower
133 Castlereagh Street, SYDNEY 2000
% (02) 9284 9600

Anti Discrimination Board
Level 4, 181 Lawson Street REDFERN 2016
% (02) 9318 5400

E. General

ACROD (Australian Council of Rehabilitation of the Disabled)
55 Charles Street SYDNEY 2000
% (02) 9809 4488

Bibliography

Armidale City Council	Development Control Plan J, Design for Access And Mobility		1995
Australian Building Codes Board	Building Code of Australia Access Provisions Review Discussion Paper	Sydney	July 1996
Australian Building Codes Board	Building Access Outcomes Report	Sydney	1998
Australian Labor Party NSW Branch	Labor's Policy for People with a Disability in NSW	Sydney	1995
Australian Bureau of Statistics	Disability Ageing and Carers Australia Cat. No. 4430.0	AGPS Canberra	1993
Australian Council for the Rehabilitation of the Disabled (ACROD)	Accessible Buildings for People with Disabilities Information Kit	Canberra	1992
Australian Local Government Association	Disability Discrimination Act: A Guide to Best Practice in Local Government	Canberra	1994
Cooper P.	What Happens If?: Research into the housing and support needs of older people with physical disabilities		August 1996
Cox G. and Myers S.	NSW Local Government and Shires Association and NSW Government Social Policy Directorate	Sydney	1995
Department of Health	Directions on Ageing in NSW - Health	Sydney	1990
Department of Housing	Disability Strategic Plan 1996-98	Liverpool	1996
Department of Urban Affairs and Planning	SEPP 5 Guide	Sydney	1997
Department of Urban Affairs and Planning	Technical Bulletin 17: Access to Public Spaces for Disabled People	Sydney	1985
Halcrow J. A.	Access: a Continuing Challenge	Australian Disability Review No.1	1990
Hannon M. and Innes G.	The Disability Discrimination Act and Its Implications for the Local Government Sector		1994
Human Rights and Equal Opportunity Commission	Advisory Notes On Access To Premises		1997
Leichhardt Municipal Council	Development Control Plan No. 32 – Design for Equity of Access	Leichhardt	1998
Local Government and Shires Association	Adaptable Housing and Local Government Workshop	Sydney	1997
Local Government and Shires Association	The Disability Discrimination Act 1992 – Implications for Local Government	Sydney	1997
New South Wales Ministry of Housing Urban Affairs and Planning	Older Persons Housing Strategy Office of Housing Policy	Sydney	1994
Olympic Co-ordination Authority	Access Guidelines	Sydney	1998
Parliament of the Commonwealth of Australia	Disability Discrimination Act No. 135 of 1992. Cat. No. 92 5440 x. Government Printer	Canberra	1992

Rockdale City Council	Development Control Plan No. 28 – Requirements for Access		1997
South Sydney City Council	South Sydney Development Control Plan		1997
Standards Australia	Australian Standard 1428 Design for Access and Mobility		1992-1998
	Part 1: General Requirements for Access- Buildings		1998
	Part 2: Enhanced and Additional Requirements- Buildings and Facilities		1992
	Part 3: Requirements for Children and Adolescents with Physical Disabilities		1992
	Part 4: Tactile Ground Surface Indicators for the Orientation of People with a Vision Impairment		1992
	Australian Standard 1735.12: Lifts Escalators and Moving Walkway Facilities for People with Disabilities		1999
	Australian Standards 2890.1: Off Street Car Parking Facilities		1993
	Australian Standard 4226-: Guidelines for Safe Housing Design		1994
	Australian Standard 4299 Adaptable Housing		1995
Standards Australia	Building access and mobility public access is a right not an option	Sydney	1993
U.S. Architectural & Transportation Barriers Compliance Board	Recommendation for a New ADAAG (Final Report)		1996
Vickas G.	Putting back the Plank: A Review of Residential Regulations and Mechanisms to Encourage Housing for Lower Income People in the Marrickville Municipality	Sydney	1994
Willoughby City Council	Development Control Plan No. 14 – Access and Mobility		1995
World Health Organisation	International Classification of Impairments Disabilities and Handicaps		1980

Appendix 1

Adaptable Housing Checklist

Item No.	Room Item	Clause No.	Essential		First Priority Desirable		Desirable	
			Required Feature	Certified By	Proposed Feature	Certified By	Proposed Feature	Certified By
DRAWINGS								
1	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages.	2.3	✓					
SITING								
2	A level or gently sloping site with up to 1:14 gradient	3.2.2			✓			
3	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS1428.1	3.2.2	✓					
4	Additional paths and walkways to be continuous, slip-resistant and hard-surfaced with gradients complying with AS 1428:1	3.2.2					✓	
5	Within a residential estate development, common use facilities to be accessible	3.3.3			✓			
6	Within a residential estate development, street names with house numbers at each intersection	3.3.3					✓	
7	Within a residential estate development, internal roadways to be separate from pedestrian walkways	3.3.3			✓			
SECURITY								
8	Pathway lighting shall be positioned at low height to avoid glare and to provide minimum 50 lux at ground level	3.6.1			✓			
9	Clear line of sight from a well-lit vehicle drop-off point to safe pedestrian entry point	3.6.2			✓			
LETTERBOXES IN ESTATE DEVELOPMENTS								
10	Within residential estate developments, letterboxes centrally located adjacent to street entry. Lockable	3.8			✓			
11	Letterboxes to be on hard standing area connected to accessible pathway	3.8	✓					
12	Letterbox area roofed and in a well lit location	3.8			✓			
13	Parcel rack included with letterboxes	3.8			✓			
PRIVATE CAR ACCOMMODATION								
14	Carparking space or garage minimum area 6.0m x 3.8m	3.7.2	✓					

Item No.	Room Item	Clause No.	Essential		First Priority Desirable		Desirable	
			Required Feature	Certified By	Proposed Feature	Certified By	Proposed Feature	Certified By
15	Roof to car parking space	3.7.1			✓			
16	Internal clearance of garage or carport 2.5m min.	3.7.2					✓	
17	Provision for power operated roller-door to garage	3.7.2					✓	
18	Covered access to dwelling unit	3.7.3			✓			
19	Illumination level to minimum 50 lux	4.10			✓			
ACCESSIBLE ENTRY								
20	Accessible entry	4.3.1	✓					
21	Entry protected by porch or similar	4.3.1					✓	
22	Accessible entry to be level (i.e. maximum 1:40 slope)	4.3.2	✓					
23	Threshold to be low level	4.3.2	✓					
24	Landing to enable wheelchair manoeuvrability	4.3.2	✓					
25	Accessible entry door to have 850mm minimum clearance	4.3.1	✓					
26	Weatherproofed entry door	4.3.3					✓	
27	Door lever handles and hardware to AS 1428.1	4.3.4	✓					
28	Provision for combined door/security door	4.3.5			✓			
29	Potential minimum illumination level 300 lux	4.10			✓			
EXTERIOR: GENERAL								
30	All external doors to be keyed alike	4.3.4					✓	
31	Provision for security screen to exterior opening or sliding windows and doors	4.7.6			✓			
INTERIOR: GENERAL								
32	Internal doors to have 820mm minimum clearance	4.3.3	✓					
33	Internal corridors minimum width of 1000mm	4.3.7	✓					
34	Provision for compliance with AS1428.1 for door approaches	4.3.7	✓					
35	Window sills at max. 730mm above floor level to living and 600mm above floor level to bedroom areas	4.7.2 & 4.6.2					✓	

Item No.	Room Item	Clause No.	Essential		First Priority Desirable		Desirable	
			Required Feature	Certified By	Proposed Feature	Certified By	Proposed Feature	Certified By
LIVING ROOM & DINING ROOM								
36	Provision for circulation space of minimum 2250mm diameter	4.7.1	✓					
37	Minimum 4 double power outlets	4.7.3			✓			
38	Telephone adjacent to power outlet	4.7.4	✓					
39	Telephone outlet location between kitchen and living space, adjacent to power outlet	4.7.4					✓	
40	Two TV antenna outlets adjacent to power outlet (positioned so viewing from dining and kitchen is achievable)	4.7.5			✓			
41	Potential illumination Level min. 300 lux	4.10	✓					
KITCHEN								
42	Minimum width 2.7m (1550 clear between benches)	4.5.2	✓					
43	Provision for circulation at doors to comply with AS 1428.1	4.5.1	✓					
44	Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750mm to 850mm or replaceable.	4.5.5	✓					
45	Refrigerator adjacent to work surface	4.5.5	✓					
46	Kitchen sink adjustable to heights from 750mm to 850mm or replaceable	4.5.6	✓					
47	Kitchen sink bowl maximum 10mm deep	4.5.6	✓					
48	Tap set capstan or lever handles or Lever mixer	4.5.6(e)	✓					
49	Tap set located within 300mm of front of sink	4.5.6(e)	✓					
50	Installation of thermostatic mixing valve	4.5.6(f)			✓			
51	Cooktops to include either front or side controls with raised cross bars	4.5.7	✓					
52	Cooktops to include Isolating switch	4.5.7	✓					
53	Work surface min. 800mm length adjacent to cooktop at same height	4.5.7	✓					
54	Oven located adjacent to an adjustable height or replaceable work surface	4.5.8	✓					
55	Provision for microwave oven at height of 750mm-1200mm above floor	4.5.9					✓	

Item No.	Room Item	Clause No.	Essential		First Priority Desirable		Desirable	
			Required Feature	Certified By	Proposed Feature	Certified By	Proposed Feature	Certified By
56	Central light with second light over sink. Potential illumination level min. 300 lux with 550 lux over work surfaces	4.10			✓			
57	Adjustable shelving: depth 600mm max. up 800mm above floor; depth 450mm max. from 800 to 1500mm above floor; depth 300mm max. above 1500mm	4.5.10					✓	
58	Locate handles towards the top of below bench cupboards and towards the bottom of over head cupboards. Provide "D" pull handles.	4.5.10			✓			
59	Power outlets to comply with AS1428.1. At least one double power outlet within 300mm of front of work surface	4.5.11	✓					
60	Power outlet for refrigerator to be easily reachable when the refrigerator is in its operating position	4.5.11	✓					
61	Slip resistant floor surface	4.5.4	✓					
MAIN BEDROOM								
62	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2	4.6.1	✓					
63	Two double power outlets on wall where bedhead is likely to be	4.6.3			✓			
64	Minimum of one power outlet on opposite wall	4.6.3					✓	
65	Telephone outlet next to bed on the side closest to door (with power outlet adjacent to telephone outlet)	4.6.5			✓			
66	TV antenna point and double power outlet on opposite wall to bedhead	4.6.6			✓			
67	Two-way light switches, one located above bed.1000mm high above floor	4.6.4			✓			
68	Potential illumination Level 300 lux	4.10			✓			
69	Sliding doors on wardrobe with full length mirror	4.6.7					✓	

Item No.	Room Item	Clause No.	Essential		First Priority Desirable		Desirable	
			Required Feature	Certified By	Proposed Feature	Certified By	Proposed Feature	Certified By
OTHER BEDROOMS								
70	Two double power outlets on one wall. Min. of one power outlet on opposite wall	4.6.3			✓			
71	Two-way light switch	4.6.4			✓			
72	Telephone outlet next to double power outlet	4.6.5			✓			
73	TV antenna point adjacent to one power outlet	4.6.6			✓			
74	Potential Illumination level 300 lux	4.10			✓			
BATHROOM								
75	Provision for bathroom area to comply with AS1428.1	4.4.1	✓					
76	Slip resistant floor surface	4.4.2	✓					
77	Shower recess -no hob. Minimum size 1160 x 1100 to comply with AS1428.1	4.4.4 (f)	✓					
78	Shower area waterproofed to AS 3740 with floor to fall to waste	4.4.4 (f)	✓					
79	Recessed soap holder	4.4.4 (f)	✓					
80	Shower taps positioned for easy reach to access side of shower sliding track	4.4.4 (f)	✓					
81	Shower waste min. 80mm diameter	4.4.4 (f)					✓	
82	Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall-strengthening provision)	4.4.4 (h)	✓					
83	Provision for grabrail in shower to comply with AS1428.1	4.4.4 (h)	✓					
84	Provision for additional grab-rail	4.4.4 (h)			✓			
85	Provision for folding seat in shower to comply with AS 1428.1	4.4.4 (h)					✓	
86	Tap sets to be capstan or lever handles with single outlet	4.4.4 (c)	✓					
87	Installation of thermostatic mixing valve	4.4.4 (b)			✓			
88	Provision for washbasin with clearances to comply with S1428.1	4.4.4 (g)	✓					
89	Wall cabinet with light over or similar	4.4.4 (d)			✓			
90	Double power outlet beside mirror	4.4.4 (d)	✓					
91	Potential illumination level 300 lux generally with 600 lux task lighting	4.10			✓			

Item No.	Room Item	Clause No.	Essential		First Priority Desirable		Desirable	
			Required Feature	Certified By	Proposed Feature	Certified By	Proposed Feature	Certified By
TOILET								
92	Provision of either 'visitable toilet' or accessible toilet	4.4.3	✓					
93	Provision to comply with AS 1428.1	4.4.1	✓					
94	Location of WC pan at correct distance from fixed walls	4.4.3	✓					
95	Provision for grab rail zone	4.4.4(h)	✓					
96	Slip resistant floor surface (vitreous tiles or similar)	4.4.2	✓					
97	Recessed toilet roll holder	4.4.3					✓	
LAUNDRY								
98	Circulation at doors to comply with AS 1428.1	4.8	✓					
99	Provision for adequate circulation space in front of or beside appliances (minimum 1550mm depth)	4.8	✓					
100	Provision for automatic washing machine	4.8(e)	✓					
101	Provision for drier	4.8(f)			✓			
102	Where clothes line is provided, an accessible path or travel to this	4.8(a)	✓					
103	Installation of thermostatic mixing valve	4.8(d)			✓			
104	Taps positioned at side of tub	4.8(c)					✓	
105	Double power outlet	4.8(g)	✓					
106	Provision of shelf for soaps and similar 1200mm maximum height	4.8(h)					✓	
107	Potential illumination Level 300 lux generally with 500 lux task lighting	4.10			✓			
108	Slip resistant floor surface	4.9.1	✓					
STORAGE								
109	Linen cupboard min. 600mm wide with adjustable shelving	4.11.5			✓			
DOOR LOCKS								
110	Door hardware operable with one hand, located 900-1100mm above floor	4.3.4	✓					
FLOOR COVERINGS								
111	Slip resistant surfaces – balconies and external paved areas (vitreous tile or similar)	4.9.1			✓			

Item No.	Room Item	Clause No.	Essential		First Priority Desirable		Desirable	
			Required Feature	Certified By	Proposed Feature	Certified By	Proposed Feature	Certified By
ANCILLARY ITEMS								
112	Switches located 900-1100mm above floor in line with door handles	4.11.1			✓			
113	Power outlets located not less than 600mm above floor	4.11.1			✓			
114	Electrical distribution board located inside housing unit	4.11.2					✓	
115	Window controls located in an accessible position	4.11.4					✓	
GARAGE								
116	Provision for bin in accessible location	4.11.6			✓			
117	Provision for external wheelchair storage	4.11.6					✓	
118	Provision for external battery charging facility	4.11.6					✓	
119	Guide dog Accommodation	4.11.6					✓	
120	Waste storage and recycling area				✓			

Source: AS 4299 - 1995