

Development Control Plan No. 32 – Design for Equity of Access and Adaptability

Development Control Plan No. 32 – Design for Equity of Access and Adaptability (DCP 32) provides guidelines for the provision of equitable access in new development. The DCP also presents criteria for the design of adaptable housing.

Currency of the Plan

DCP 32 was adopted by Council on 16 December 1997 and came into operation by public notification on 11 February 1998. The plan has since been amended twice. The most recent amendments were adopted by Council on 26 August 2003 and came into force on 3 September 2003.

Why the need for DCP 32?

It is estimated that 20% of the population in the Leichhardt local government area have a disability. Leichhardt Council recognises that the built environment within Leichhardt does not always allow for ease of access for people with disabilities due to the undulating topography and nature of the built environment.

Places and structures designed without consideration of access, and historical development constraints, can prevent people with all types of disabilities from accessing essential services.

In response, Council has prepared DCP 32. This document has been developed with two key functions: as a policy document to ensure that any planning or building determinations are based on Council's legal and social responsibilities, and as a set of development controls (based on best practice in design for access) which ensure that access requirements are considered in all new developments.

Council recognises that providing access in the built environment benefits a much larger proportion of the population than those identified as having a disability. It benefits ageing people with mobility difficulties, parents and/or carers with strollers and prams, and any persons with temporary mobility difficulties.

DCP 32 also provides controls for the design of adaptable housing.

Adaptable housing is housing that is designed so that it can be adapted to meet the changing needs of the residents, rather than residents having to undertake costly modifications to their dwelling to meet their changing needs as they age or experience a disability.

This Plan is essential for any designers and builders operating within the Leichhardt area, including Council itself. The policy component ensures that access and adaptability issues are considered at the Development Application (DA) stage.

What are the objectives of DCP 32?

- To provide a framework for equity of access to proposed new buildings, proposed changes to existing buildings, and to the proposed development or upgrading of outdoor areas;

- To provide development controls and encourage developers, builders and others involved in the building process to incorporate principles of access and adaptability at the initial design stage;
- To promote the concept of a *continuous accessible path of travel* throughout public areas to the point of destination;
- To ensure that principles of accessibility are fully considered, and where equitable, are implemented by Council in decisions affecting existing and proposed Council properties;
- To ensure adequate provision of car parking facilities for use by people with disabilities;
- To introduce minimum standards for new residential development to facilitate the development of adaptable housing to ensure that there is a range of housing choice for people in Leichhardt; and
- To increase community awareness of the mobility difficulties faced by sections of the community and of the benefits of accessible and barrier-free environments.

When do you need to consider DCP 32?

The table below outlines the types of development to which the access provisions of DCP 32 apply.

Class of Building	Development Requiring Access
Single dwelling house (BCA 1996 Class 1a)	N/A
Medium density residential flat buildings (BCA 1996 Class 2)	<p>New Development</p> <ul style="list-style-type: none"> - less than 10 units - N/A - developments with 10 or more units are required to include adaptable dwellings in accordance with Part 3.5 of the Plan and must comply with the remaining provisions. <p>Existing Building</p> <ul style="list-style-type: none"> - N/A <p>Change of Use</p> <ul style="list-style-type: none"> - N/A <p>Alterations</p> <ul style="list-style-type: none"> - N/A
Boarding house, guest hotel and the like (BCA 1996 Class 3 and Class 1b)	<p>New Development</p> <ul style="list-style-type: none"> - must comply with provisions of the Plan. <p>Existing Building</p> <ul style="list-style-type: none"> - see Part 3.1 of the Plan. <p>Change of Use</p> <ul style="list-style-type: none"> - must comply with provisions of the Plan. <p>Alterations</p> <ul style="list-style-type: none"> - must comply with provisions of the Plan.
<p>Office/Commercial (BCA 1996 Class 5)</p> <p>Retail and Service (BCA 1996 Class 6)</p>	<p>New Development</p> <ul style="list-style-type: none"> - must comply with provisions of the Plan. <p>Existing Buildings</p> <ul style="list-style-type: none"> - see Part 3.1 of the Plan. <p>Change of Use</p> <ul style="list-style-type: none"> - must comply with provisions of the Plan.

<p>Industrial (BCA 1996 Class 7 & 8)</p> <p>Public Buildings (BCA 1996 Class 9)</p> <p>Outbuildings/Swimming Pools (BCA 1996 Class 10)</p>	<p>Alterations - must comply with provisions of the Plan.</p>
<p>Open Spaces</p>	<p>Provision of open space must comply with the requirements of the Plan.</p>

If DCP 32 applies to your proposed development, you will need to demonstrate at the development application stage that the development will be able to meet the design requirements in Part 4 of the DCP.

Adaptable Housing

In addition to the provision of equitable access, all residential development comprising ten or more dwellings is required to include a component of adaptable housing.

If your proposed development is required to include adaptable housing, you will need to demonstrate at the development application stage that the development will be able to meet the design requirements in Part 5 of DCP 32.

Copies of DCP 32 are available for purchase or inspection at Council's Customer Service Centre. The DCP can also be viewed at the Leichhardt and Balmain Libraries.