

Accessibility Guidelines for Residential Developments

What does this handout contain:

- An Accessibility Checklist to show that you can meet Council's requirements for residential development between five and fifty dwellings.
- Further suggestions to improve the accessibility of your development for people with limited mobility.

Council requires that an Accessibility Checklist or an Access Auditor report (*depending on the size of the development*) must be submitted with any application for:

- Five or more dwellings
- Residential buildings

Applicants proposing developments of five to fifty dwellings should use this handout.

If you can meet the requirements of this Accessibility Checklist, you will have satisfied Council's accessibility standards for your planning application.

If you are proposing a development of more than fifty dwellings, you must engage with an Access Auditor instead of using this Checklist.

Accessibility Guidelines

What is accessible design?

Accessible Design means designing with the needs of people with disabilities in mind. It aims to ensure that people of all abilities can move in and around the community comfortably.

When should I consider accessible design?

The needs of people with disabilities should be considered as early in the design process as possible. Simple, inexpensive design changes can avoid the need for costly modifications in the future.

Please see the below links for more information on easy ways to make your residential development more accessible:

Liveable Housing Australia www.liveablehousingaustralia.com.au

Australian Govt www.yourhome.gov.au/housing/livable-and-adaptable-house

Why is accessible design important?

Many people within the community find it hard to move around easily. This includes:

- At least 15% of all Australians and approximately 20,000 people within Knox identified as having some sort of disability, whether a physical or mental impairment.
- Seniors and the elderly
- Families with young children
- People with mobility issues, such as users of wheelchairs or scooters
- People with chronic illnesses or conditions such as obesity or stroke
- People with temporary injuries and disabilities.
- Those with reduced vision

Why do I need to submit an Accessibility Report?

Council has introduced new requirements (Amendment C131 to the Knox Planning Scheme) to ensure that new development considers the needs of aged persons and those with limited mobility.

It is required that developments of 5 or more dwellings and residential buildings provide “a report which demonstrates the proposal will be accessible to people with limited mobility”.

What do I need to submit?

Council has prepared a standard template Accessibility Guidelines to help you show that you have met the design guidelines proposed at Clause 22.07-7 ‘Accessible Design’.

This template can only be used for applications ranging between five to fifty dwellings.

If your development ranges between five and fifty dwellings and you can meet the requirements of these Accessibility Guidelines, you will have satisfied Council’s accessibility standards for your application. Please complete the guidelines prior to lodging your application and submit the guidelines together with your pre-application or application.

If you are proposing a development greater than fifty dwellings, you must provide your own accessibility report completed by a qualified Access Auditor.

If you have any further questions about this Accessibility Checklist, please contact **City Development – Planning Services on 9298 8125**.

Sources:

Knox Planning Scheme (Clause 22.07-7 ‘Accessible Design’)

Institute of Access Training Australia, *Access Checklist for Knox Council Statutory Planners*, 2014.

Palmer, J and Ward, S, *The Livable and Adaptable House*, Your Home (Australian Government) 2013.

Disability Access to Premises – Building Standards 2010 (APS)

“Many people, when building a new home, anticipate spending a number of years, if not decades, living in it... Any new home is likely to have to accommodate changing needs over its lifetime.

A livable and adaptable house is one that is able to respond effectively to these needs without requiring costly and energy intensive alterations.”

YourHome.gov.au

Accessible Guidelines

Property address: _____

Proposed development: _____

Application no: _____

Developments between five and fifty dwellings must:

Requirement	Tick if satisfied
<p>1. Provide at least one dwelling which should allow people with limited mobility to move around easily and have convenient access to essential facilities.</p> <p>The dwelling should have:</p> <ul style="list-style-type: none">a) A bedroom, kitchen, bathroom and toilet on the same level as its entrance.b) A bathroom of minimum dimension 1.9 x 2.3 metres.c) Corridors and doorways to be a minimum 900mm wide.d) A clear and continuous path from the street into the dwelling. <p>The path should be:</p> <ul style="list-style-type: none">▪ At least 1 metre wide,▪ Constructed of solid, non-slip material (i.e. no gravel), and▪ Have a gradient of less than 1:14. <p>If the topography of the site does not reasonably permit,¹ the dwelling may instead be provided with step-free access from a garage, carport or car space into the dwelling.</p>	
<p>2. To allow the development to be easily visited by people with limited mobility, all dwellings with a ground floor entrance should:</p> <ul style="list-style-type: none">▪ Provide a step-free entrance into the dwelling where the topography and landscape outcome reasonably permit,▪ Ensure that the entrance area is wide and sheltered, and▪ Where possible, ensure that the entrance is visible from the street.	

The above requirements must also be drawn or annotated on your development plans.

Please speak to your nominated planning officer should you have any questions regarding these Accessibility Guidelines.

¹ Where the slope of the natural ground level at any cross section wider than 8 metres of the site is 2.5 degrees or more.