

2.5

GENERIC PROVISIONS EQUITY OF ACCESS AND MOBILITY







Contents

Part 2	Generic Provisions.....	1
2.5	Equity of Access and Mobility.....	1
2.5.1	Objectives.....	1
2.5.2	Importance of access and mobility.....	1
2.5.3	Council’s promotion of access and mobility	2
2.5.4	Legislative context.....	2
	2.5.4.1 Disability Discrimination Act 1992 (DDA)	2
	2.5.4.2 Statement of unjustifiable hardship	5
2.5.5	Access management plan	8
2.5.6	Adaptable dwellings	9
2.5.7	Universal housing design	9
2.5.8	Car parking.....	10
2.5.9	Statement of consistency.....	10
2.5.10	Minimum access requirements table.....	10





Part 2 Generic Provisions

2.5 Equity of Access and Mobility

This section of the DCP provides minimum standards for access to buildings and spaces. The DCP seeks to provide equitable and dignified access for all people, including people with a disability, by providing a continuous accessible path of travel through the built environment.

An accurate identification of the number of people with a disability in the community is difficult; however, it is generally accepted that some 20%¹ of any population is likely to have a disability of some kind.

With buildings constructed in the late 1800s and early 1900s, many parts of the Inner West LGA are relatively inaccessible. New buildings and spaces, and existing buildings and spaces being altered or used in a new way, must be made accessible for people with a disability.

2.5.1 Objectives

- 01 To provide equitable access within all new development, and ensure substantial alterations to existing development, or an intensification of an existing land use, provides an improved level of access for all people.
- 02 To protect existing accessible features within the public domain, residential development and non-residential development.
- 03 To significantly increase the supply of adaptable housing.
- 04 To provide an adequate supply of car parking facilities for use by people with a disability.
- 05 To make people aware of their responsibilities under the *Disability Discrimination Act 1992 (Cth)* (DDA).
- 06 To raise public awareness and understanding of access and mobility issues for people with a disability through investigation and promotion of best practice in the design, construction and operation of development.

2.5.2 Importance of access and mobility

Equity of access and mobility is associated with notions of human rights and social justice. Two particular needs affect the access and mobility of all people: 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 society.

Much of the infrastructure and built environment of the Inner West LGA has been developed with little consideration for the needs of people with a disability. Physical barriers such as steps, steep slopes and slippery surfaces restrict the most basic lifestyle opportunities.

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

¹ ABS 4445.0 - People with a Need for Assistance - A Snapshot, 2006.
<http://www.abs.gov.au/AUSSTATS/abs@.nsf/Latestproducts/4445.0Main%20Features12006?opendocument&tabname=Summary&prodno=4445.0&issue=2006&num=&view=>

by individuals with those needs. Access should therefore be considered in terms of the relationship between the environment and a person and not the restrictions of a person.

Council promotes a more equitable, safe, dignified and independent lifestyle for the whole of its community. The controls regarding access and mobility should benefit not only people with a disability, but also ageing people with mobility difficulties, parents with prams and other people with temporary disabilities - as well as their friends, carers and family members.

2.5.3 Council's promotion of access and mobility

Council's promotion of access and mobility issues includes:

- Accessible Pathways Program;
- Pedestrian Access and Mobility Plan;
- The Inner West Access Advisory Committee meets regularly to advise Council on access and mobility issues and other issues of concern to people with a disability; and
- The publication, in 2005, of the Missed Business Guide in partnership with the Australian Human Rights Commission, which provides advice to business operators about improving the accessibility of their businesses and attracting more customers.

C1 When assessing a development application Council must take into account the following matters as relevant to the application:

- i. The provision for ease of use and comfort through appropriate gradients, rest areas, circulation space and user friendly entrances;
- ii. Safety measures, including contrasting colours for points of danger, slip resistant travel surfaces and appropriate positioning of street furniture, public art installations, signage or any other obstacles, including those in the public domain;
- iii. Legible design and way finding features, such as signs and international symbols and indicators, to assist in determining the location of handrails, guard-rails and tactile indicators where relevant;
- iv. Opportunities for access through principal entrances of commercial buildings, public buildings and residential flat development;
- v. The retention or improvement of existing accessible features; and
- vi. The extent to which development may compromise or reduce the capacity for accessible features in future development.

2.5.4 Legislative context

The legislative context for access matters is set by a variety of documents. The DDA makes it unlawful to discriminate against a person with a disability in regards to the provision of access to and the use of premises. The Building Code of Australia (BCA) and associated Australian Standards set technical requirements in regards to the accessibility of buildings.

2.5.4.1 Disability Discrimination Act 1992 (DDA)

The DDA makes it against the law to discriminate on the grounds of disability in:

- Employment;
- Education;



- Access to premises used by the public;
- Provision of goods, services and facilities;
- Accommodation;
- Buying land;
- Sport; or
- Administration of Commonwealth Government laws and programs.

The DDA also makes it unlawful for public places to be inaccessible to people with a disability. It seeks to ensure that people with a disability have the same rights to equality before the law as the rest of the community.

The DDA deals specifically with the issue of access to and the use of premises. The DDA indicates that it is unlawful for a person to discriminate against another person on the ground of the other person's disability by refusing to allow the other person access to, or the use of, any premises that the public or a section of the public is entitled or allowed to enter or use.

The DDA covers both new and existing public buildings, as well as public places under construction. Existing places need to be modified and be accessible, except where this would involve 'unjustifiable hardship'.

Places used by the public include:

- Public footpaths and walkways;
- Educational institutions;
- Shops and department stores;
- Banks, credit unions and building societies;
- Parks, public swimming pools, public toilets and pedestrian malls;
- Cafes, restaurants and pubs;
- Theatres and other places of entertainment;
- Lawyers' offices and legal services;
- Libraries;
- Sporting venues;
- Social and sporting clubs;
- Government offices;
- Public transport;
- Dentists' and doctors' surgeries;
- Hospitals;
- Hairdressers and beauty salons;
- Travel agents; and
- Government run services.

For the purposes of this section of the DCP, disability is defined according to the definition provided by the DDA. It includes:

- Physical;
- Intellectual;
- Psychiatric;
- Sensory;
- Neurological;
- Learning disabilities;
- Physical disfigurement; and/ or
- The presence in the body of disease-causing organisms.

The definition includes a disability that:

- Presently exists;

PART 2: GENERIC PROVISIONS

- Previously existed and no longer exists (for example a person who has had a back injury or an episode of mental illness);
- May exist in the future (for example a person with a heart disease or a person who is HIV positive); or
- Is imputed to a person (for example, assuming that a person living with an infectious disease has the disease).

The Premises Standards

Under the DDA, the Commonwealth Government developed a nationally applicable set of technical standards called the Commonwealth Disability (Access to Premises – Buildings) Standards (the Premises Standards). The Premises Standards serve to provide greater detail and certainty to builders, developers and building managers, in satisfying the DDA requirements for non-discriminatory access to premises. Schedule 1 of the Premises Standards contains the Access Code for Buildings, which are the technical standards for compliance with the DDA.

The Building Code of Australia (BCA) reflects the Access Code for Buildings. As such, compliance with the BCA is deemed compliance with the technical requirements of the Premises Standards. The BCA is determined at the Construction Certificate (CC) stage by meeting deemed-to-satisfy provisions or by adopting an alternative solution that achieves the relevant performance requirements.

When the Premises Standards applies

The Premises Standards apply to:

- Class 1b buildings being:
 - i. a new building with one or more bedrooms used for rental accommodation; or
 - ii. an existing building with four or more bedrooms used for rental accommodation; or
 - iii. a building that comprises four or more single dwellings that are:
 - a. on the same allotment, and
 - b. used for short-term holiday accommodation.
- Class 2 buildings* including:
 - i. a new building that has accommodation for short-term rent; or
 - ii. an existing building that has accommodation for short-term rent only where the original building was approved for construction after 1 May 2011.
- Class 3 and 5 – 10 buildings.

NB **Under the BCA, all Class 2 buildings (residential flat buildings) are captured under the requirements for access for people with a disability, not just those used for short-term rental accommodation.*

NB *For all new buildings, it is expected that the BCA, Premises Standards and Table 1 in Section 2.5.10, will be fully complied with.*

When the Premises Standards does not apply

The Premises Standards do not apply to free standing private dwellings (Class 1a), residential flat buildings approved for construction before 1 May 2011 (Class 2)* or a dwelling in a Class 5, 6, 7, 8, or 9 building (Class 4).

NB **Under the BCA, all Class 2 buildings (residential flat buildings) are captured under the requirements for access for people with a disability, not just those used for short-term rental accommodation.*



For change of use applications and applications involving existing buildings, only the new extension or modified part of the building are affected by the Premises Standard, if development or building approval is required. However the requirements in Table 1 in Section 2.5.10 may still apply.

Council's minimum access requirements and the Premises Standards

Council's access requirements under Table 1 in Section 2.5.10 may have a different level of technical access than is required under the Premises Standards.

It is the responsibility of the applicant to ensure the development meets the requirements of the relevant controls. Buildings specified in Section A2.7 of the Development Application Guidelines require a BCA compliance report to be submitted with a Development Application.

NB *Where the access requirements for a particular development type do not comply with the BCA and Table 1 in this section, Council may refuse the development application based on non-compliance with the DCP.*

NB *In instances where a particular development type is covered by both Table 1 in Section 2.5.10 and the Premises Standards, the greater level of compliance prevails to the extent of any inconsistency.*

2.5.4.2 Statement of unjustifiable hardship

When improving access to a building, some hardship (including financial) may be incurred by the proponent of the development. A statement of unjustifiable hardship can demonstrate how much of that hardship is unjustifiable.

When to use a statement of unjustifiable hardship for Council's minimum access requirements

If a Development Application for alterations and additions to existing premises, or a development application for a change of use of existing premises cannot meet the requirements under Table 1 in Section 2.5.10 for reasons that it would impose unjustifiable hardship, Council may consider an application for unjustifiable hardship, to the extent that compliance with Council's requirements cannot be met.

C2 In the case of development applications for alterations and additions to existing premises, or development applications for change of use of existing premises, a statement of unjustifiable hardship (included with the Statement of Environmental Effects) is required to justify non-compliance with Table 1 in Section 2.5.10.

NB *In the case of development applications for new premises, the provisions of Table 1 in Section 2.5.10 should always be fully complied with. Accordingly, the statement of unjustifiable hardship process does not apply to applications for new premises.*

When to use a statement of unjustifiable hardship for the Premises Standards and BCA

As the provision of access for people with a disability under the Premises Standards is captured under the BCA, parts of the development that do not comply with the BCA

PART 2: GENERIC PROVISIONS

must be outlined in the BCA report required to be submitted with a development application under Section A 2.7 of the Development Application Guidelines.

- NB** *If the access requirements under the Premises Standards cannot be met for reasons that it would impose unjustifiable hardship, an application to the Building Professionals Board's Access Advisory Committee may be necessary. Part 4 of the Premises Standards outlines all the relevant circumstances that must be taken into account in determining whether compliance with the Premises Standards would involve unjustifiable hardship.*
- NB** *A BCA Compliance Report is required for all retail and commercial developments with the exception of minor shop fit-outs.*

The following guideline provides guidance for NSW applicants applying for an assessment of unjustifiable hardship under the Premises Standards:

Guide to applying for an unjustifiable hardship exemption in NSW Disability (Access to Premises – Buildings) Standards

The DDA makes allowance for situations where it may be exceptionally difficult to provide access for people with a disability. Section 21B and 29A of the DDA states: This Division does not render it unlawful for a person (the discriminator) to discriminate against another person on the ground of a disability of the other person if avoiding the discrimination would impose an unjustifiable hardship on the discriminator.

The notion of unjustifiable hardship is identified in Section 11 of the DDA:

Unjustifiable hardship

*(1) For the purposes of this Act, in determining whether a hardship that would be imposed on a person would be an **unjustifiable hardship**, all relevant circumstances of the particular case must be taken into account, including the following:*

- (a) the nature of the benefit or detriment likely to accrue to, or to be suffered by, any person concerned;*
- (b) the effect of the disability of any person concerned;*
- (c) the financial circumstances, and the estimated amount of expenditure required to be made, by the first person;*
- (d) the availability of financial and other assistance to the person claiming unjustifiable hardship;*
- (e) any relevant action plans given to the Commission under Section 64.*

(2) For the purposes of this Act, the burden of proving that something would impose unjustifiable hardship lies on the person claiming unjustifiable hardship.

Inclusions in a statement of unjustifiable hardship

- C3** A statement of unjustifiable hardship submitted to Council must be included with the Statement of Environmental Effects for a development application and must, where relevant, include the following information:



- (a) any additional capital, operating or other costs, or loss of revenue, that would be directly incurred by, or reasonably likely to result from, compliance with the provisions of the relevant access requirement;
- (b) any reductions in capital, operating or other costs, or increases in revenue, that would be directly achieved by, or reasonably likely to result from, compliance with the requirement;
- (c) the extent to which the construction of the building has or will be financed by government funding;
- (d) the extent to which the building:
 - i. is used for public purposes; and
 - ii. has a community function;
- (e) the financial position of a person required to comply with the relevant access provisions;
- (f) any effect that compliance with the requirement is reasonably likely to have on the financial viability of a person required to comply;
- (g) any exceptional technical factors (such as the effect of load bearing elements on the structural integrity of the building) or geographic factors (such as gradient or topography), affecting a person's ability to comply with the requirement;
- (h) financial, staffing, technical, information and other resources reasonably available to a person required to comply with these Standards, including any grants, tax concessions, subsidies or other external assistance provided or available;
- (i) whether the cost of alterations to make a premises accessible is disproportionate to the value of the building, taking into consideration the improved value that would result from the alterations;
- (j) benefits reasonably likely to accrue from compliance with the provisions of the relevant access provisions, including benefits to people with a disability, to building users or to other affected persons, or detriment likely to result from non-compliance;
- (k) detriment reasonably likely to be suffered by the building developer, building certifier or building manager, or people with a disability or other building users, including in relation to means of access, comfort and convenience, if compliance with the provisions of the relevant access provisions is required;
- (l) if detriment under paragraph (k) involves loss of heritage significance — the extent to which the heritage features of the building are essential, or merely incidental, to the heritage significance of the building;
- (m) any evidence regarding efforts made in good faith by a person to comply with the provisions of the relevant access provisions, including consulting access consultants or building certifiers;
- (n) the terms of an access management plan and any evidence about its implementation; (see Section 2.5.5 for further information)
- (o) the nature and results of any processes of consultation, including at local, regional, State, national, international, industry or other level, involving, or on behalf of, a building developer, building manager or building certifier and people with a disability, about means of achieving compliance with the requirement, including in relation to the factors listed in this control;
- (p) any decisions of a State or Territory body established to make recommendations to building authorities about building access matters.

C4 If a substantial issue of unjustifiable hardship is raised having regard to any of the factors mentioned in C3, the following additional information may be required to be submitted by the applicant to assist in the assessment of unjustifiable hardship:

- i. the extent to which substantially equal access to public premises is or may be provided otherwise than by compliance with the relevant access provisions;
- ii. any measures undertaken, or to be undertaken, by, on behalf of, or in association with, a person or organisation to ensure substantially equal access.

2.5.5 Access management plan

An access management plan, as required under C3 (n) in Section 2.5.4.2, outlines the ways in which services can be offered to those people who, due to a disability, would be unable to gain access to the premises where such services are normally offered.

An access management plan is most likely to be relevant in cases where a development application is for the change of use of existing premises (and where minimal alterations and additions to those premises are being proposed).

An access management plan may identify, for example, that a health practitioner with a clinic on the first floor of an existing building without a lift might be able to make home visits to clients who would not be able to access the clinic. Such information would be made available at the ground-level entry and in any advertising.

An access management plan may also identify how the premises will progressively be made more accessible through the inclusion of a 'building upgrade plan' that outlines a plan of action for addressing areas of non-compliance over a set period of time.

When to use an access management plan

- C5** In cases where it may be difficult to physically configure an existing building or space so as to provide access for people with a disability (as established through a statement of unjustifiable hardship), Council may request that the applicant submit an access management plan as a means of helping to provide service to people who would be unable to gain access to the premises, or to identify how the premises will be progressively upgraded over time.

NB *The applicant may also choose to submit a voluntary access management plan as a mean to support the statement of unjustifiable hardship under C3 (n) in Section 2.5.4.2.*

Inclusions in an access management plan

- C6** An access management plan submitted to Council must:
- i. Identify the type of service (or operation) being proposed in the development application;
 - ii. Identify where the service would not be accessible in the proposed premises;
 - iii. Identify alternative methods of providing the service;
 - iv. If alternative (accessible) premises are proposed for providing the service, identify the arrangements that need to be put in place to ensure that those premises are able to be used;
 - v. Identify the methods by which the alternative service can be promoted to potential clients; and
 - vi. Identify what can be done over time (such as through a building upgrade plan) to improve the accessibility of the primary premises.

NB *The above list is not exhaustive and additional matters will need to be addressed depending on site characteristics, type of services offered and potential clients.*



2.5.6 Adaptable dwellings

Adaptable dwellings incorporate design and construction elements that can be readily modified to cater for an occupant with access and mobility restrictions, such as a person with a disability or an older person.

Adaptable housing enables accessibility to be easily accommodated not only for people who use a wheelchair, but for people with reduced mobility as a result of age or temporary illness. Adaptable housing also provides more space for residents to be assisted by carers.

Typical features of adaptable housing include: level and relatively wide doorways, non-slip surfaces, reachable power points, easy-use door handles and strengthened sections of bathroom walls onto which handrails may be attached.

Adaptable housing is:

- Able to be marketed to a broader range of people, as its accessibility makes it habitable for more people;
- Cheaper to incorporate into a new dwelling than to retro-fit an existing dwelling;
- Able to provide greater visitability by friends and relatives with a disability or who are older;
- Generally safer and easier to use by people of all ages and physical strengths;
- Able to reduce the welfare, medical and nursing costs of people having to move to residential care facilities; and
- An efficient use of building resources and materials.

An adaptable dwelling needs to be designed in accordance with relevant Australian Standards.

Australian Standard AS4299 Adaptable housing provides relevant designed standards.

C7 Adaptable housing must be provided in the manner identified in Table 1 in Section 2.5.10.

2.5.7 Universal housing design

Universal housing design relates to the fundamental design elements of a dwelling, and means designing homes to meet the changing needs of occupants across their lifetime and enhancing quality of life.

Universal housing design incorporates elements more related to single dwelling houses and includes:

- A safe and continuous path of travel from street/parking to dwelling entry;
- At least one level entrance into the dwelling;
- Internal doors and corridors that facilitate unimpeded movement; and
- An accessible toilet on the entry level.

Although not mandated under this DCP, the Council acknowledges the social and economic benefits of universal housing design and supports the objective for all new homes to meet Livable Housing Design standards by 2020.

PART 2: GENERIC PROVISIONS

The Livable Housing Design standards are a set of voluntary performance standards developed to create safer homes that are capable of adapting to the changing needs of occupants across their lifetime. For new dwelling houses, semi-detached dwellings and attached dwellings (Class 1a) and new residential flat buildings (Class 2) considerations should be given to the standards outlined in the Livable Housing Design Guidelines.

Documents which provide relevant principles and guidance for Universal Housing Design include:

National Dialogue on Universal Housing Design – ‘Strategic Plan’ July 2010

National Dialogue on Universal Housing Design – ‘Livable Housing Design Guidelines’ 2010

Australian Standards AS1428 – ‘Design for Access and Mobility’

Australian Standards AS2890.6 - ‘Parking Facilities – off street car parking’

Disability (Access to Premises – Buildings) Standards Guidelines 2009

Livable Housing Australia - ‘Livable Housing Design Guidelines’ 2012

2.5.8 Car parking

C8 Car parking for people with a disability must be provided in the manner described in Table 1 in Section 2.5.10.

NB *Section 2.10 (Parking) of this DCP contains detailed information on number and design of parking spaces for all types of land uses.*

2.5.9 Statement of consistency

Table 1, Section 2.5.10 refers to a statement of consistency with this section of the DCP to be submitted with a development application.

C9 A statement of consistency must be included with the Statement of Environmental Effects for a development application that is required to provide access for persons with a disability in accordance with Table 1.

C10 The statement of consistency must identify consistency with the requirements of the controls of Section 2.5 and Table 1 in Section 2.5.10.

2.5.10 Minimum access requirements table

C11 All new development must comply with the applicable minimum access requirements in Table 1.

NB *In conjunction with the minimum access requirements specified below in Table 1, applicants must also ensure that a development application complies with the access provisions of the BCA when preparing any development application.*

NB *Council may adopt a flexible approach for any development application which relates to change of use of an existing building with minimal building works. Section 2.5.4.2 details the circumstances where a statement of unjustifiable hardship may be acceptable.*



Table 1: Minimum access requirement table

Development types	Statement of Consistency	Adaptable housing	General access requirements	Accessible parking
Attached dwellings, dwelling houses, secondary dwellings and semi-detached dwellings. <i>(Class 1a and 10a of the BCA)</i>	Nil	Nil	Nil	Nil
Residential flat buildings (RFB), conversion of non residential buildings into RFBs, shop top housing, multi dwelling housing and live/work buildings. <i>(Mainly Class 2 of the BCA, with mixtures of classes for those including commercial and industrial components)</i>	Statement of consistency with this section of the DCP submitted with application.	In developments containing five or more dwellings, a minimum of one adaptable dwelling, designed in accordance with relevant Australian Standards must be provided for every five dwellings or part thereof. <i>AS4299 provides relevant standards for adaptable dwellings.</i>	Appropriate access for all persons through the principal entrance of a building and access to any common facilities. <i>BCA and AS1428.2 provides relevant standards for access and CAPT.</i>	One accessible parking space for every adaptable dwelling designed in accordance with Australian Standards. One accessible visitor's parking space for every four accessible parking spaces or part thereof, designed in accordance with relevant Australian Standards, must be provided. <i>AS2890 Part 1 provides relevant standards for accessible parking spaces.</i>
Hotels, motels and boarding houses containing five or more guests'/tenants' rooms. <i>(Mainly either Class 1b or 3 of the BCA)</i>	Statement of consistency with this section of the DCP submitted with application.	One accessible bedroom per five guests' rooms/one accessible boarding room per 5 boarding rooms or part thereof. All common facilities within the room where an accessible bedroom is located must also be accessible. <i>For proposals to change the use of existing premises that do not involve</i>	Access for all persons through the principal entrance and access to any common laundry, kitchen, sanitary or other common facilities in accordance with relevant Australian Standards. <i>AS1428.2 provides relevant standards for general access.</i>	One accessible parking space per 10 guests' rooms/10 boarding rooms must be provided, in accordance with relevant Australian Standards. <i>AS2890 Part 1 provides relevant standards for accessible parking.</i>

PART 2: GENERIC PROVISIONS

Development types	Statement of Consistency	Adaptable housing	General access requirements	Accessible parking
<p>Hostels and backpackers' accommodation containing five or more guests' beds.</p> <p><i>(Mainly either Class 1b or 3 of the BCA)</i></p>	<p>Statement of consistency with this section of the DCP submitted with application.</p>	<p>One accessible bed per five guests' beds or part thereof. All common facilities within the room where an accessible bed is located must also be accessible.</p> <p>NB <i>Appropriate access must be available to and within the bedroom to which each accessible bed is located.</i></p>	<p>Access for all persons through the principal entrance and access to any common laundry, kitchen, sanitary or other common facilities in accordance with relevant Australian Standards.</p> <p>AS1428.2 provides relevant standards for general access.</p>	<p>One accessible parking space per 10 beds must be provided, in accordance with relevant Australian Standards.</p> <p>AS2890 Part 1 provides relevant standards for accessible parking.</p>
<p>Commercial and industrial developments (including office premises, business premises, retail premises, industry and warehouses.</p> <p><i>(Generally Classes 5 to 8 of the BCA)</i></p> <p>NB <i>For proposals to change the use of existing premises that do not involve building alterations, the applicant has the option to lodge a case for unjustifiable hardship. Refer to Section 2.5.4.2 for details.</i></p>	<p>Statement of consistency with this section of the DCP submitted with application.</p>	<p>Nil</p>	<p>Appropriate access to and within all areas normally used by the occupants, designed in accordance with the BCA and relevant Australian Standards.</p> <p>AS1428.2 and AS1735 provide standards for lifts, escalators and moving walkways.</p> <p>General access for all persons to appropriate sanitary facilities and other common facilities including kitchens, lunch room, shower facilities, indoor and outdoor recreational facilities.</p>	<p>In a car parking area containing 10 or more spaces, one accessible space, designed in accordance with relevant Australian Standards, must be provided for every 10 parking spaces or part thereof.</p> <p>AS2890 provides standard for accessible parking spaces.</p> <p>NB <i>Section 2.10 (Parking) of this DCP provides numerical requirements for parking spaces.</i></p>



Development types	Statement of Consistency	Adaptable housing	General access requirements	Accessible parking
<p>Child care centres, educational establishments, entertainment facilities, function centres, hospitals, places of public worship and public administration buildings.</p> <p>(Class 9 of the BCA)</p>	<p>Statement of consistency with this section of the DCP submitted with application.</p>	<p>Nil</p>	<p>Access for all persons through the principal entrance and access to appropriate sanitary facilities in accordance with the BCA and relevant Australian Standards.</p> <p>NB <i>The Premises Standards requires that all Class 9a and some Class 9b (schools and early childhood centres) to be accessible to and within all areas normally used by the occupants. Specific technical access requirements are specified in the Premises Standards for Class 9b (assembly buildings not being a school or early childhood centre), and Class 9c buildings.</i></p> <p>AS1428.2 provides standards for access.</p> <p>The following matters (where applicable) must be addressed:</p> <ul style="list-style-type: none"> • Continuous accessible path of travel (CAPT); • 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 10 or more spaces, one accessible space, designed in accordance with relevant Australian Standards, must be provided for every 10 parking spaces or part thereof.</p> <p>AS2890 Part 1 provides standard for accessible parking spaces.</p> <p>NB Section 2.10 (Parking) of this DCP provides numerical requirements for parking spaces.</p>

PART 2: GENERIC PROVISIONS

Development types	Statement of Consistency	Adaptable housing	General access requirements	Accessible parking
<p>Aquatic centres and public swimming pools (Class 10b of the BCA for swimming pools not located within an enclosure or building; Class 9b of the BCA for swimming pools located within an enclosure or building).</p>	<p>Statement of consistency with this section of the DCP submitted with application.</p>	<p>Nil</p>	<p>Access for all persons through the principal entrance and access to appropriate sanitary facilities in accordance with the BCA and relevant Australian Standards.</p> <p><i>AS1428.2 provides standards for access.</i></p> <p>The following issues (where applicable) must be addressed:</p> <ul style="list-style-type: none"> • CAPT; • 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 10 or more spaces, one accessible space, designed in accordance with relevant Australian Standards, must be provided for every 10 parking spaces or part thereof.</p> <p><i>AS2890 Part 1 provides standard for accessible parking spaces.</i></p> <p>NB Section 2.10 (Parking) of this DCP provides numerical requirements for parking spaces.</p>
<p>Public open space and facilities</p>	<p>Statement of consistency with this section of the DCP submitted with application.</p>	<p>Nil</p>	<p>Access for all persons through the principal entrance and access to appropriate sanitary facilities in accordance with the BCA and relevant Australian Standards.</p> <p><i>AS1428.2 provides standards for access.</i></p> <p>The following issues (where applicable) must be addressed:</p> <ul style="list-style-type: none"> • CAPT; • Appropriate sanitary facilities; • Seating design in communal areas; and • Location and design for an accessible public telephone. 	<p>In a car parking area containing 10 or more spaces, one accessible space, designed in accordance with relevant Australian Standards, must be provided for every 10 parking spaces or part thereof.</p> <p><i>AS2890 Part 1 provides standard for accessible parking spaces.</i></p> <p>NB Section 2.10 (Parking) provides numerical requirements for parking spaces.</p>