

City of Sydney Access Development Control Plan 2004



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Advisory Note on the Draft DDA Disability Standards for Access to Premises and Revised BCA Provisions

Applicants should be aware that as of 12 January 2004 the Draft Disability Discrimination Act (DDA) Standards for Access to Premises (Premises Standards) has been placed on public exhibition. Draft changes are also proposed for the Building Code of Australia (BCA) and AS1428.1 in order to facilitate the new provisions outlined in the Premises Standards.

It is envisaged that the draft changes will be endorsed in mid 2005. As most developments take a year or more to complete, particularly major developments, applicants should consider building to the access requirements of the Draft Premises Standard in order to increase their chances of avoiding any future claims being made against them under the DDA.

For more information regarding the Draft Premises Standards and BCA amendments contact the Australian Building Codes Board on 1300 134 631 or online at www.abcb.nsw.gov.au

Part I - Introduction and Purpose

1.1 Introduction

In 1998, the Australian Bureau of Statistics (ABS) conducted a Survey of Disability, Ageing and Carers. The survey showed that one in five people in NSW have a disability and that 88% of those with a disability have a specific core restriction affecting one or more daily activities such as self care, mobility and communication. It is expected that this number will increase as the population lives longer and people acquire disabilities as they age.

It is therefore important that access issues are considered during the development process to assist in providing access to the City of Sydney and the services and facilities that it provides regardless of disability.

1.2 Background

In 2002 the City of Sydney prepared an Action Plan for People with Disabilities (available online at www.cityofsydney.gov.nsw.au or for purchase at the One Stop Shop). The Action Plan identified specific initiatives and outcomes to improve services and facilities for people with disabilities. A main component of the Action Plan was to improve the way the City operates as a policy advisor, planner and regulator of the built environment.

In response to this, the City has prepared a specific Access Development Control Plan (DCP) which provides guidance to Council, building owners and applicants in providing a barrier free environment for all persons, including those with a disability.

The Access DCP aims to provide non-discriminatory, equitable and dignified access for all people who use the City of Sydney, regardless of disability. Many of the standards within this DCP are based on providing access for wheelchair users. Designing for wheelchair users also benefits many other members of the community such as people using walking aids, the elderly and parents with small children in prams.

With the approval of this DCP, Council will not only be requiring new development to provide equitable access, it will also require that a proportion of new residential development be adaptable housing. Adaptable housing allows a dwelling to be easily upgraded to suit the needs of a resident during the various stages of his or her life, thereby allowing him or her to remain in the same housing with the same facilities and support networks. As the population ages and more people acquire mobility restrictions this will become increasingly important. Adaptable housing therefore has the potential to benefit all people, and not just those with a disability, for little or no additional cost.

1.3 Overview

The DCP is structured into five parts. An outline of each part is given below.

Part One outlines the specific **aims and objectives** of the Access DCP and its application within the City of Sydney.

Part Two outlines the **legal framework** applicable to providing equitable access.

Part Three outlines what information should be submitted with a development application and **development assessment** issues.

Part Four contains the **specific design provisions** for accessible development which need to be considered at the development assessment stage. Issues which affect structural and spatial elements will be given higher consideration at the DA assessment stage, whereas more technical requirements such as lighting specifications will be checked for compliance at the construction certificate stage.

Part Five stipulates when **adaptable housing** will be required and what should be considered in the design and assessment of such development.

Appendix One contains a **detachable access checklist**. The checklist must be submitted with every development application submitted to the City of Sydney that is subject to the provisions of the DCP.

Appendix Two contains **tables and diagrams** referenced from the BCA. These will be updated periodically to ensure that the DCP is in keeping with the latest access requirements.

1.4 Objectives

The City of Sydney is committed to creating a city where people with disabilities are afforded the same access opportunities as the broader community. This DCP aims to provide non-discriminatory, equitable and dignified access for all people who use the City of Sydney, regardless of disability.

The objectives of this Access DCP are:

- To provide equitable access within all new developments and ensure that substantial building work carried out on or intensified use of existing buildings provides upgraded levels of access and facilities for all people.
- To ensure that the public domain of new development provides permeability, legibility, flexibility, consistency, integration and clarity to allow for equitable and safe access for all people.
- To provide a reasonable proportion of residential units in multi-unit developments which are designed to be flexible and easily modified to cater for occupants with existing disabilities or progressive disabilities.
- To implement the principles and fulfil the objectives established in the City of Sydney 2002 - 2005 Action Plan for People with Disabilities.

- To encourage consideration of access issues early in the development design process.
- To raise awareness and understanding of access issues for people with disabilities through investigation of best practice.

1.5 Citation

This Development Control Plan is called the *City of Sydney Access Development Control Plan 2004*.

1.6 Commencement

This DCP was adopted by the Council of the City of Sydney 7th June 2004 and the Central Sydney Planning Committee on 3rd June 2004. The DCP came into force on 28th June 2004.

1.7 Relationship of this plan to other Environmental Planning Instruments

The provisions contained in this DCP are in addition to the provisions of the City of Sydney's Local Environmental Plans (LEPs). Where there is any inconsistency between this plan and the LEPs, the relevant LEP will prevail.

This DCP repeals *Leichhardt Development Control Plan No. 32 - Design for Equity of Access*, *South Sydney Development Control Plan 1997 - Part E, Section 4.4 and 4.5* and the *South Sydney Equitable Access Design Policy*.

This DCP also repeals Objective 1 of the *City of Sydney Access Policy*. Where there is any inconsistency between the remainder of the *City of Sydney Access Policy* and the *City of Sydney Access DCP*, the DCP will prevail.

This DCP does not supersede any provisions of the *Building Code of Australia* or any referenced *Australian Standard*.

This DCP applies to all development, including interfaces with the public domain, proposed on land where the City of Sydney or Central Sydney Planning Committee is the consent authority as shown in Figure 1.

1.8 Application of the DCP to New Development

All new Class 3,5,6,7,8 and 9 buildings and some Class 10 developments are required to comply with all of the provisions of the BCA and relevant Australian Standards regarding the provision of equitable access.

New Class 2 residential flat buildings containing 7 or more dwellings may also be required to provide adaptable dwellings and access to and within the public areas of the building (Refer to Part 5 of this DCP).

'**New Development**' refers to a new building or public domain interface - whether it be completely new or substantially new.

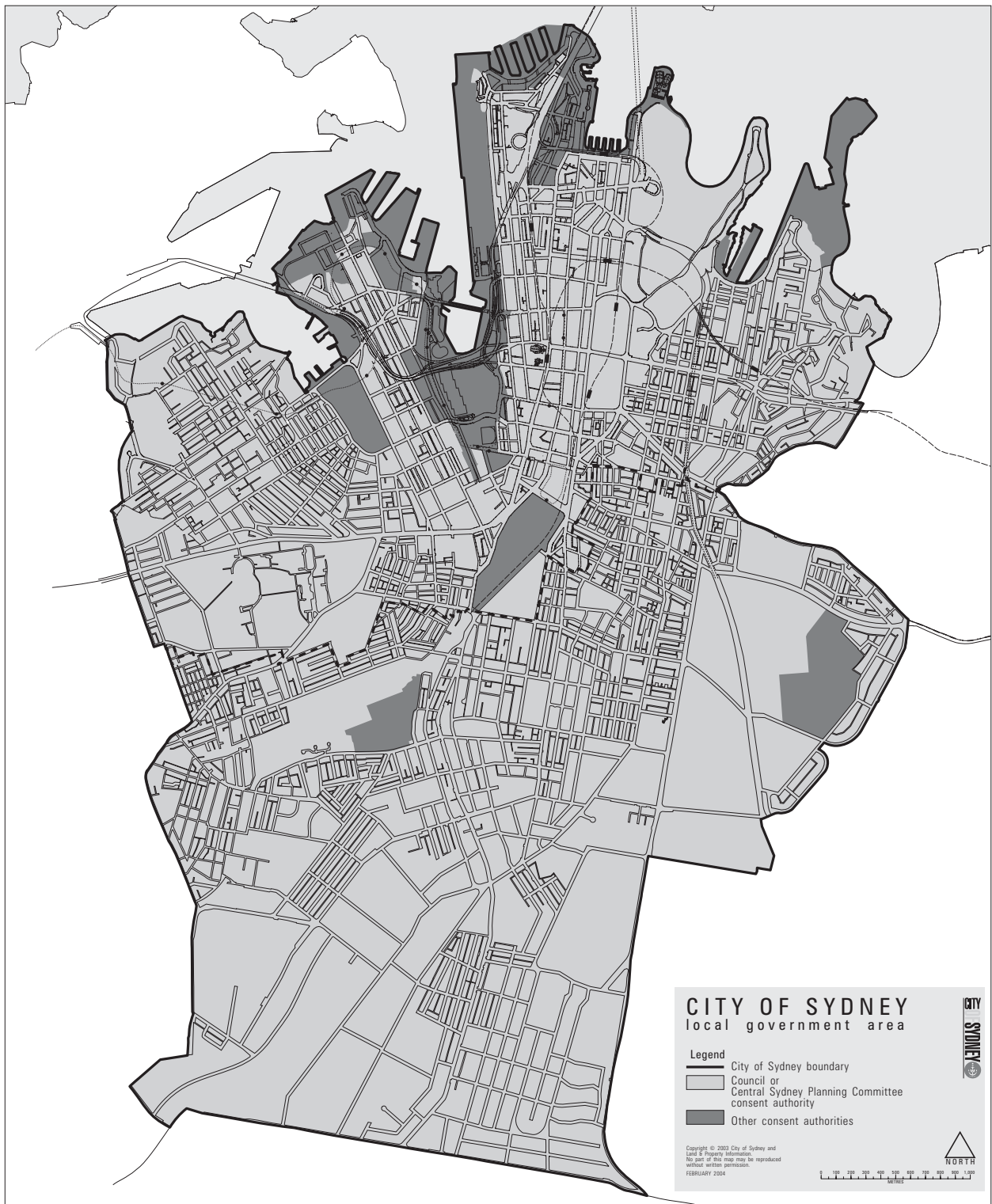


Figure 1 Area to which the City of Sydney Access DCP applies.

1.9 Application of the DCP to Existing Development

Where an applicant proposes substantial alterations or a change of use that involves substantial building works, the applicant will be required to comply with the provisions of this plan i.e. a continuous accessible path of travel to and within the building so that access is provided through the main entrance and to all public areas. If the applicant can demonstrate an alternative design solution that is different to a control set in this DCP but still satisfies the intent of the control then the proposal will be assessed on its merits in accordance with Part 3 of this DCP.

The provisions of this plan will particularly apply where the proposed change of use, involving alterations, results in occupation of a building by a public authority or service, such as a health service, post office, legal service and the like or any other service that the public is entitled to use such as a restaurant, hotel or clothing outlet.

'Existing Development' is deemed to be substantial alterations and additions to an existing building or substantial intensification of use of an existing building involving building works,

1.10 Exemptions

The following development is exempt from complying with this DCP:

1. Work that merely preserves the value or use of an existing asset e.g. work maintaining, repairing and replacing - unless the maintenance involves works on an existing access barrier which can be easily modified to provide equitable access.
2. Work on a system that does not effect access e.g. a ventilation system.
3. Development that does not require building work and is not a significant public use that involves a public authority, service or function such as a health service, post office, legal service, shopping centre, church restaurant or hotel e.g. small change of use with no associated work.
4. Development that does not require a development application and which BCA approval is not required.
5. Class 1 and Class 4 developments

Part 2 - Legislative Framework

2.1 The Disability Discrimination Act 1992

The Federal Government passed the *Disability Discrimination Act* (DDA) in 1992. The legislation aims to eliminate, as far as possible, discrimination against persons on the ground of disability in areas of:

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

Under the DDA, any area, legally accessible to the public must also be accessible to people with a disability. **The DDA covers both new and existing buildings as well as places under construction.** Applicants proposing to undertake a development should be aware of the requirements of the DDA the *Environmental Planning and Assessment Act* (EP&A Act) and the BCA.

More information on the DDA can be obtained from the Human Rights and Equal Opportunity Commission website: www.humanrights.gov.au

2.2 Draft DDA Disability Standard on Access to Premises

In mid-January 2004 the Draft Premises Standard was placed on public exhibition. The Draft Premises Standard increases the requirements for access, particularly for Class 1b and Class 2 buildings and public swimming pools (Class 10).

The Draft Premises Standard and draft BCA provisions are on public exhibition until 30 April 2004 and are expected to be endorsed and incorporated into the BCA in May 2005. The documents can be downloaded from www.abcb.nsw.gov.au or obtained by contacting the Australian Building Codes Board on 1300 134 631.

Once the Draft Premises Standard and BCA amendments are endorsed this Draft DCP will be amended accordingly where necessary. Applicants should however consider building to the draft Premises Standard in order to increase the chances of avoiding future claims made against them under the DDA (note that the DDA applies to new developments as well as those under construction).

2.3 The Building Code of Australia

The BCA and the Australian Standards are the basic tools used in respect of access. Both prescribe the minimum standards that must be achieved in new development in order to provide equitable access for people with disabilities. However, where substantial alterations are proposed, the consent authority has the discretion to enforce the provisions of the BCA on existing developments (refer to section 1.9 of this DCP)

The BCA operates on a performance-based basis which allows for a broader

range of solutions making it easier to deal with the specialised needs of particular buildings, such as heritage buildings. Within the BCA are 'Deemed to Satisfy' provisions which provide one possible building solution that is considered to satisfy the performance based provisions. Alternative solutions, proposed by an applicant, to those described in the BCA may be considered if the applicant can show that the alternative method achieves the same outcome as a 'deemed to satisfy' provision.

2.4 Australian Standards

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

- AS 1428 Design for Access and Mobility
 - AS 1428.1 (2001) General Requirements for Access - New Buildings.
 - AS 1428.2 (1992) Enhanced and Additional Requirements - Buildings and Facilities.
 - AS 1428.3 (1992) Requirements for children and adolescents with physical disabilities.
 - AS 1428.4 (2002) Tactile ground surface indicators for orientation of people with vision impairment.
- AS 1735.12 (1999) Lifts, escalators and moving walks. Part 12: Facilities for Persons with Disabilities.
- AS 2890.1 (1993) Parking facilities. Part 1: Off street parking car parking
- Banking Industry Guidelines (2002)
- AS 4586 (2002) Slip resistance classification of new pedestrian surface materials
- AS 4663 (2002) Slip resistance measurement of existing pedestrian surfaces
- AS 4299 (1995) Adaptable Housing
- Draft DDA Disability Standard on Access to Premises (2004)

A copy of the Australian Standards can be obtained from:

Standards Australia
 286 Sussex Street
 Sydney NSW 2000
 Ph: 1300 654 646
www.standards.com.au

Further reading relating to access includes:

- *A Process to Administer Building Access for People with a Disability 'The Protocol'* - Australian Building Codes Board 2004 (available at www.abcb.nsw.gov.au)
- *Improving Access to Heritage Buildings - a practical guide to meeting the needs of people with disabilities*, by Eric Martin 1999. (report available at www.ahc.gov.au)
- HREOC Advisory Notes on Access to Premises
- *Disability Standards for Accessible Public Transport Guidelines 2002* - available online at www.humanrights.gov.au

2.5 Legal Liabilities

It remains the responsibility of the owner or occupier to comply with the requirements of the DDA and to investigate their own personal legal liabilities under the DDA.

Part 3 - Development Assessment

In some cases compliance with access provisions may not be possible and an alternative solution may be desirable. This section of the plan outlines where alternative solutions may be considered and how these proposals will be assessed. It also contains information as to where a variation to an access provision may be accepted and what information must be submitted to justify the variation.

3.1 Variation of Access Provisions

Section 23 of the DDA outlines where access to a premises must be provided in order to avoid discrimination. However, Section 23 of the DDA also recognises that it may not be possible or fair to enforce the requirement of access to premises in all situations. Accordingly the DDA provides for claims of Unjustifiable Hardship. In determining what constitutes unjustifiable hardship all relevant circumstances of the particular case are to be taken into account. These may include:

- (1) Technical limits; or
- (2) Topographical restrictions; or
- (3) Financial Circumstances; or
- (4) Heritage Issues.

Only the Federal Court can make a binding decision in terms of an unjustifiable hardship claim, however the consent authority does have the ability to apply discretion in enforcing the provisions of this DCP and the BCA in terms of access to existing buildings.

Should it be the case that provision of access for people with disabilities is not possible, a **'statement requesting variation' should be submitted with the development application**. The statement requesting variation should address the following issues as a minimum:

- (A) All design options explored;
- (B) The costs of each design option, including the percentage of the total development cost required for providing access;
- (C) The physical design constraints of each option;
- (D) Any reasoning for non-compliance with an Australian Standard or the BCA.

Included with the statement requesting variation should be other supporting documents relevant to the case such as a topographical survey of the site, carried out by a registered surveyor; a structural certificate completed by a qualified structural engineer or a cost summary report carried out by a qualified quantity surveyor.

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

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

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

More information on what constitutes unjustifiable hardship is available in the Australian Building Codes Board 'Access Protocol' which is available online at www.abcb.nsw.gov.au

3.2 Access to Heritage Items

The City of Sydney contains some of Australia's most significant heritage items. Such items are often public places that are of historic, scientific, cultural, social, architectural, natural and / or aesthetic significance and should be accessible to everyone. However, as most heritage items were constructed at a time when consideration for people with disabilities was not a high priority many heritage items do not provide equitable access.

The main approach or entrance to an item in many instances is significant and also the most desirable entrance for the accessible path of travel. The provision of equitable access thus often involves the modification of significant fabric of the heritage item, which may be in direct conflict with its heritage values.

Development proposals involving heritage items will therefore be assessed on a merits basis. However, the proposal should follow these basic principles:

1. The provision of access for people to and within heritage items should have minimal impact on the significant fabric of the item and, as far as possible, be reversible;
2. Where such access is likely to have a major adverse impact on significant fabric, alternative solutions should be considered;
3. Alternative solutions may include a temporary ramp, access through a side entrance or the like. However, applicants should note that these solutions will only be acceptable as a 'last resort', and that **every effort should be made to ensure that equitable access is provided through the principle entrance of the building.**

The alteration or removal of a highly significant fabric in order to provide access to the heritage item could constitute an argument of unjustifiable hardship. However in doing so, it must be clearly established that there are no other suitable alternative solutions to provide access to the building. Should development be proposed in a heritage item that is currently, or proposed to be, publicly accessible, Council will

require the submission of a heritage impact statement or conservation management plan which addresses access issues. Where a heritage impact statement is submitted, a separate statement requesting variation is not required.

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

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

3.3 Alternative Solutions

As mentioned above, an alternative or partial solution will be preferred to a total exemption from the policy. An alternative solution may be accepted if it can be demonstrated that it satisfies the performance criteria of either the relevant Australian Standard or provision of the BCA.

Details of alternative solutions should be addressed in the statement requesting variation or heritage impact statement. The consent authority will then assess the proposal on its merits in accordance with the criteria listed in section 3.1.

The acceptance, by the consent authority, of an alternative solution may preclude certain uses for the premises consistent with the DDA. It also does not prevent a person from making a claim under the DDA.

3.4 Encroaching the Public Domain to Effect Access

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

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

- Providing access by other means will result in a substantial loss of original fabric of a heritage item, thereby impacting on the significance of the place, and that the provision of equitable access is highly desirable, with no alternative access options available; or
- The proposal involves a significant public building where equitable access is highly desirable and there are no alternative access options available;

And

- The safety, accessibility, legibility and consistency of public domain will not be adversely affected.

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

For further information regarding use of the public domain for equitable access please contact the City Projects department.

3.5 Submission of a development proposal

A development subject to the provisions of this plan must submit a completed and signed checklist stating that the proposed development complies with the provisions of this plan. Where the proposal does not comply the applicant must submit a Statement Requesting Variation or a Heritage Impact Statement which addresses the issue of access.

Part 4 - Design Criteria

The diagrams and tables of particular provisions of the Building Code of Australia and Australian Standards referenced in this section are included in Appendix Two of this DCP. Appendix Two will be updated periodically to ensure that if a new provision is adopted that it is included in this DCP. However, Applicants should check at the time of the lodgement of their application that reference is made to the most up to date provisions and requirements.

4.1 Definitions

Disability has the same meaning as that provided by the Disability Discrimination Act 1992.

Heritage Items refer to those items, including draft items, within the City of Sydney local government area and listed in any of the following documents:

- State Heritage Register
- a heritage schedule to any LEP applying in the LGA

Reference to any term in this DCP is the same as that given by the Australian Standards.

4.2 Detailed Access Provisions

The BCA provisions and Australian Standards will be referred to in the assessment of development proposals. Applicants should refer to these documents to ensure that they comply with all of the relevant provisions (Note: that not all of the provisions of the Australian Standards or BCA are included in this document).

Applicants should also note the draft DDA Premises Standard which is proposed to be adopted in May 2005 and consider building to the draft standards in order to reduce the chances of a future complaint being made against them under the DDA.

4.2.1 A Continuous Accessible Path of Travel

Relevant Standard:

Australian Standard 1428.1 - Clause 5

Australian Standard 1428.2 - Clause 7

Definition:

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

Intent:

- To ensure that all public spaces are accessible to people with disabilities via a continuous accessible path of travel.

- To ensure that the main path of access for people with disabilities is equitable and dignified.

Control:

Continuous Accessible Paths of Travel are to:

- be provided from both the street alignment, transport stops, passenger loading zones and from designated accessible car spaces to all public areas and facilities within and around a building, unless provision of access to an area or facility would be inappropriate because of the particular purpose for which that area or facility is used;
- be well lit (refer to the Exterior Lighting Strategy) and sheltered from the weather where possible;
- incorporate rest stations if the travel route is long;
- have a firm, smooth and non-slip paving surface with a cross camber of no more than 2.5%;
- provide for the physical separation of pedestrian traffic from vehicular traffic;
- have the shallowest possible gradient for the distance available; and
- incorporate walkways, ramps, step ramps or lifts at changes of level along the path of travel.

For non-ambulatory people, the 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 people with disabilities.

Refer to Figures 2 and 3 in Appendix Two for adequate passing space and ramp dimensions.

4.2.2 Parts of a Building Required to be Accessible

Relevant Standard:

Building Code of Australia Volume 1 - Part D3

Intent:

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

Control:

Access to buildings and their facilities shall be provided in accordance with Table D3.2 of the BCA (refer to Table 3 of Appendix Two) unless it can be shown that access to an area would be inappropriate because of the particular purpose for which the area is to be used.

In addition to this Class 2 buildings which are required to provide adaptable housing units (refer to Part Five of this DCP) shall provide access to and within the public areas of the development.

4.2.3 Accessible Room Requirements

Relevant Standard:

BCA Part D3.2 General building access requirements

Intent:

- To ensure that in commercial accommodation development such as serviced apartments, hotels and the like that a minimum percentage of beds and units are accessible.
- To ensure that where than more than one bed or unit is provided, that a range of amenity and cost of accessible accommodation is available.

Control:

Accessible rooms shall be provided in the ratios outlined in Table D3.2 of the BCA for Class 3 developments (Refer to Table 3 in Appendix Two).

Where accessible rooms or beds are required they shall be distributed as equitably as possible amongst the different ranges of amenity provided. The accessible rooms shall also fully comply with the requirements of Australian Standards 1428 parts 1 and 2.

4.2.4 .Walkways and Landings**Relevant Standard:**

Australian Standard 1428.1 - Clause 5

Australian Standard 1428.2 - Clause 8

Definitions:

Walkway - any access way with a gradient not steeper than 1 in 20.

Landing - a flat or crowned surface with gradient not steeper than 1 in 40.

Intent:

- To ensure that walkways and landings provide smooth transitions between sections of different gradients allowing for equitable access to public places for both ambulant and non-ambulant people

Control:

Walkways, paths and landings shall be designed and constructed to comply with the following:

- Walkways and paths must have a minimum unobstructed width of 1200mm, (except at doors) and an unobstructed vertical clearance of not less than 2000mm;
- Walkways shall be provided with landings or rest areas:
 - Every 25 metres for gradients of 1:33
 - Every 15 metres for gradients of 1:20
 - For gradients in between 1:33 and 1:20, intervals will be obtained by linear interpolation
 - These intervals may be increased by 30% where at least one side of the walkway is bounded by a kerb and handrail or a wall and hand rail as specified in AS1428.1 Clause 5.3;
- Landings shall have a length of not less than 1200mm;
- Landings are not required for walkways where gradients are flatter than 1 in 33.

- Walkways, paths and landings shall not protrude on the public way unless prior agreement has been reached between the applicant and the City of Sydney (refer to Section 3.4)
- Where applicable, walkways, ramps and landings shall be 'filled in' underneath in order to avoid people with vision impairments walking into the underside.

4.2.5 Ramps, Step Ramps and Landings

Relevant Standard:

Australian Standard 1428.1 - Clause 5

Australian Standard 1428.2 - Clause 8

Definitions:

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

Landing - a flat or crowned surface with gradient not steeper than 1 in 40.

Ramp - an inclined access way with a gradient steeper than 1 in 20 but not steeper than 1 in 14.

Step ramp - an inclined access way with a length not greater than 1520mm and a gradient not steeper than 1 in 8, located in, or instead of, a step other than a kerb.

Intent:

- To ensure that ramps and step ramps are designed correctly to provide sharp transitions between sections of different gradients to allow for access to public places for both ambulant and non-ambulant people
- To ensure that landings are provided in appropriate places to function as both resting points and circulation spaces

Control:

- All ramps and landings must have a minimum unobstructed width of 1200mm and a minimum unobstructed vertical clearance of 2000mm.
- The maximum gradient of a ramp exceeding 1,520mm shall be 1:14.
- Ramps shall be provided with landings or rest areas:
 - At each change of direction
 - At the top and the bottom of the ramp; and
 - Every 9 metres for gradients of 1:14
 - Every 14 metres for gradients of 1:19
 - For gradients in between 1:19 and 1:14 at intervals which shall be obtained by linear interpolation.
- Ramps shall be provided with kerbs and handrails on both sides.
- Kerb and step ramps must not
 - rise more than 190mm,
 - be longer than 1520mm,
 - be steeper than 1 in 8

- The ramp and any sloping sides should be slip resistant and of a colour that contrasts with the adjoining surfaces.
- The height of the kerb shall comply with the provisions of '*Disability Standards for Accessible Public Transport 2002*'

Refer to Figure 3 in Appendix Two for a diagram showing a ramp complying with AS1428.

4.2.6 Circulation Space

Relevant Standard

Australian Standard 1428.2 - Clause 6

Intent:

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

Control:

Circulation spaces are:

- Wide enough to allow an ambulant person to pass a wheelchair;
- Wide enough to allow a wheelchair to make a 90degree turn through a door;
- Provided with passing spaces when the width of the corridor is less than 1800mm wide;
- Provided with rest spaces when long in distance. The rest spaces are positioned so that they do not impact upon the circulation space;

4.2.7 Lifts

Relevant Standard:

Australian Standard 1428.1 - Clause 8

Australian Standard 1428.2 - Clause 12

Australian Standard 1735.12 - Lift Facilities for Persons with Disabilities

Intent:

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

Control:

Accessible lifts shall be installed in new buildings which are required to be accessible in accordance with AS1735.12, this includes both commercial and residential buildings.

In an existing development where the installation of a lift complying with AS 1735.12 would cause unjustifiable hardship a "stairway wheelchair platform lift" complying with AS 1735.7 may be considered.

Lift lobbies shall:

- Be designed to permit the turning of wheelchairs for the purpose of entering and exiting lifts and to permit the easy passage of other persons.
- Be provided with seating.

4.2.8 Sanitary Facilities

Relevant Standard:

Australian Standard 1428.1 Clause 10

Australian Standard 1428.2 Clause 15

Note: Substantial changes are proposed regarding the provision and design of sanitary facilities in the draft Premises Standard.

Intent:

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

Control:

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

Where **accessible toilets** are to be provided they shall comply with the following provisions:

- The route to the toilet shall be part of the continuous accessible path of travel. The floor approach must be level, and approach corridors and doorways adequate for the circulation of wheelchair users.
- the toilet must be provided with a separate entrance (i.e. Not entered from the male or female toilet areas.) so that a person can be assisted by an attendant of the opposite sex,
- Accessible toilet facilities shall be designed in accordance with AS1428.2.
- Where a staff facility (reception, front desk, office etc) is provided, an emergency call button which complies with AS1428.2 shall be installed in each accessible sanitary facility.

Where accessible showers are required, they shall comply with AS1428.2.

Combined sanitary facilities may be provided where there is adequate circulation space, refer to AS1428.

4.2.9 Car Parking Facilities

Relevant Standard:

Australian Standard 1428.1 - Clause 13

Australian Standard 1428.2 - Clause 14

Australian Standard 2890.1 - Off-street car parking

Note: Quite substantial changes are proposed for accessible parking in the draft Premises Standards

Intent:

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

Control:

Designated accessible car parking facilities shall:

- Be located at the closest point to each accessible public entrance.
- Be linked to an accessible entrance to the building or to a wheelchair accessible lift by a continuous accessible path of travel, and preferably under cover.
- Accessible car parking spaces shall be provided at the rates specified in table D3.5 of the BCA (Table 3 in Appendix Two).
- Have a minimum width of 3.8metres. An overlap allowance of a maximum of 500mm may apply when, parallel to the parking space, there is an adjoining walkway or similar surface which:
 1. Is at the same level as the car parking space;
 2. Is firm and level, with a fall not exceeding 1 in 40 in any direction;
 3. Is not another car parking space; and
 4. Is not less than 1000mm in width.
- Have a minimum vertical clearance of not less than 2500mm and a minimum length of 5.5metres.
- Both the designated parking space and the continuous accessible path of travel shall be clearly signposted.
- The signage for the actual parking space will be painted on the surface of the paved space and signposted at a height of not less than 1500mm centrally located at the end of the space.
- The provision of accessible parking shall also be signposted at the entrance of the car park.
- **In addition to Appendix 2 Table 4 , one accessible car parking space shall be provided for every adaptable unit.**

Refer to Figure 5 of Appendix Two for a diagram of an accessible parking space complying with AS1428.

Accessible parking is not required in a car park or car parking area where a parking service is provided and direct access to any of the car parking spaces is not available to the general public or occupants. Where there are a total of 5 or less car parking spaces the designated spaces are not required to be signed to restrict their use only for people with disabilities.

4.2.10 The Public Domain and Street Furniture

Relevant Standard:

Australian Standard 1428.2 Clause 27

Definition:

Street furniture - includes objects such as seats, tables, drinking fountains, planter boxes, rubbish bins and the like.

Intent:

- To ensure that street furniture is placed so that it does not obstruct the accessible path of travel.
- To ensure that street furniture is designed so that it is accessible by both pedestrians and wheelchair users.

Controls:

Materials used in the public domain shall be slip resistant

Pathways shall have clear sightlines, be well lit and colour contrasted where appropriate to assist people with vision impairments.

Hazard warnings such as tactile indicators shall be used where appropriate, although the design should aim to avoid hazards and thus the use of warning mechanisms.

Street furniture shall:

- not protrude into the accessible path of travel;
- be of a colour that provides a contrast with their background and have a luminance factor of not less than 0.3 (30 percent).

Unstructured Outdoor Environments shall have a shoreline incorporated such as a concrete edge around garden beds, or simply a grass edge, which can be followed by a person who is blind and uses a cane.

4.2.11 Public Telephones

Relevant Standard:

Australian Standard 1428.2 - Clause 30

Intent:

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

Controls:

The accessible phone shall be:

- Located along the accessible path of travel, but not obstructing it in anyway
- designated by signage

4.2.12 Fire Safety

Relevant Standard:

There are no specific requirements in the BCA at this time for egress for persons with a disability, however the Australian Building Codes Board has suggested that specific provisions will be prepared in the future.

Intent:

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

Controls:

Fire Safety issues have considered the following:

- accessible fire rated egress routes or waiting spaces for people with mobility impairments;
- warning systems have both audible and visual warnings;
- Preparation of an emergency management plan which identifies strategies to facilitate emergency egress for people with a disability.

4.2.13 Provision of Access to Temporary Structures and During Temporary Events

Relevant Standard:

Local Government (Approvals) Regulation 1999

Intent:

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

Controls:

Where a temporary festival or event is proposed:

- Access shall be provided where a place is proposed for use as a place of public entertainment or assembly. Where the event is to be held in an existing building access shall be provided to the greatest extent possible.
- Accessible sanitary facilities must be made available;
- Where a fire egress is an issue, consideration should also be given to preparing an emergency evacuation plan for people with disabilities.

Where a temporary structure is proposed:

- The structure should not reduce the existing level of accessibility;
- Where a fire egress is an issue, consideration should also be given to preparing an emergency evacuation plan for people with disabilities.
- If applicable, an accessible path of travel should be incorporated to and within the temporary structure.

4.2.14 Issues to be considered for compliance at the Construction Certificate Stage

In assessing a development application planners will need to be satisfied that the proposal can comply with the access provisions of the BCA without major structural or design changes prior to the issuing of a development consent. Following this, the principal certifying authority will need to be satisfied that the proposal complies with the more technical requirements at the construction certificate stage.

The more technical issues to be considered at the construction certificate stage include:

Compliance with the required ratios and dimensions for:

- walkways and landings
- ramps and step ramps
- doors, doorways, and entrance lobbies
- circulation spaces
- lift type and operation
- stairways and steps
- sanitary facility fit outs

Provision of

- signs and symbols at appropriate locations
- seating in auditorium areas
- hearing and augmentation listening systems
- appropriate lighting
- non-slip floor surfaces
- tactile indicators and other warning mechanisms

Part 5 - Adaptable Housing

5.1 What is Adaptable Housing and Why Should it be Provided?

Adaptable Housing is accommodation that is specifically designed to enable easy modification in the future for occupation and visitation by people with disabilities or progressive frailties. It is designed in accordance with the minimum standards for accessibility but is not specially built for special purpose housing such as institutional care. Adaptable housing therefore can suit the needs of many different people, including people with a current disability and people who will acquire disabilities gradually as they age. Adaptable housing is also often attractive to people who prefer open plan type living.

The ABS disability survey conducted in 1998 showed that there has been a consistent increase in the rates of people living in households rather than institutional style accommodation. In order to accommodate this trend, adaptable housing needs to be more prevalent in our society. By requiring adaptable housing to be provided in new residential complexes, the City of Sydney hopes to create greater opportunities for people with disabilities to live in the City with close access to all the facilities and services provided.

Typically, the provision of adaptable housing has been perceived to be onerous on developers. However it has been demonstrated that the additional cost of incorporating adaptable features is in most cases not more than 5% - in fact nil in many cases. This initial cost is more than outweighed by the benefits of providing adaptable housing which include:

- reduced costs of future modifications, which are often costly, to suit people with disabilities or increasing frailties;
- a wider range of people are able to access adaptable homes, thereby making them more visitable;
- residents are able to stay in their homes and use the same services as well as maintain the same support networks despite their changing needs; and
- many adaptable features make homes safer for people of all ages and abilities.

5.2 Australian Standard 4299 - Adaptable Housing

Australian Standard AS4299 - Adaptable Housing provides guidelines for the design of adaptable dwellings. 119 design features are listed in AS4299 Adaptable Housing which are sorted into 3 different categories - essential, first priority desirable and desirable.

All adaptable housing units constructed in the City of Sydney are required to meet the **essential** design criterion as listed in AS4299 which includes the following:

- Provision of plans showing the housing unit in its pre-adaptation and post-adaptation stages;
- A continuous accessible path of travel;

- Provision of accessible parking spaces;
- Manoeuvrability both internally and externally;
- Adjustable kitchen facilities;
- Adjustable bathroom facilities; and
- Adjustable laundry facilities.

Where adaptable housing units are required, access to and within all of the public areas (i.e. common facilities such as a laundry, bbq, garden etc) must be provided in accordance with the AS1428 standard.

5.3 Rates of Adaptable Housing Units and Parking Spaces to be Provided

Adaptable housing units shall be constructed to meet the performance requirements and are to include the essential features as required by AS4299 at the rates specified in Table 1 for developments which do not include a lift and Table 2 for developments that do include a lift. Where the total number of adaptable housing units to be provided is not a whole figure, the figure is to be rounded up to the next whole figure.

Table 1 Adaptable housing ratios for developments without a lift

TOTAL NUMBER OF DWELLINGS	NUMBER OF ADAPTABLE DWELLINGS TO BE PROVIDED
Between 0 and 9 inclusive	Nil
Between 10 and 15	1 dwelling
Between 16 and 24	2 dwellings
Between 25 and 39	3 dwellings
40 or more	10% of total dwellings

Table 2 Adaptable housing ratios for developments including a lift

TOTAL NUMBER OF DWELLINGS	NUMBER OF ADAPTABLE DWELLINGS TO BE PROVIDED
Between 0 and 7 inclusive	Nil
Between 8 and 14	1 dwelling
Between 15 and 21	2 dwellings
Between 21 and 29	3 dwellings
30 or more	15% of total dwellings

Where a residential development provides adaptable housing units in accordance with this plan, one accessible car parking space shall be provided for every adaptable unit. This is in addition to any accessible parking required by Section 4.2.9 of this DCP.

In order to reduce car dependency in the Central Sydney CBD, the City of Sydney, in some exceptional circumstances, will grant an exemption for the provision of car parking.

Exemptions will only be granted where:

1. the building is located within the Central Sydney CBD (i.e. has a post code of 2000 or 2001); and
2. it is proposed that no parking is to be provided in the development; and
3. it can be shown that the development is within 500m of accessible public transport; and
4. that the provision of parking would have an undesirable effect on the surrounding road network

5.4 Issues to be considered in the provision of Adaptable Housing

Issues which shall be considered in the assessment of adaptable housing:

Compliance with ASI 428.1 and ASI 428.2

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

Location:

Adaptable housing units should be provided in convenient locations that are close to facilities such as public transport, community facilities and public services. Within the development they should be located along the accessible path of travel, preferably close to the main entrance of the building.

Bathroom Facilities:

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

Laundry Facilities:

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

Circulation Spaces:

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

Kitchen Facilities:

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

Flooring:

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

Walls:

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

Windows:

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

Landscaping:

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

5.6 Assessment of Adaptable Housing Units

As a minimum requirement, all Adaptable Housing Units must provide the design elements listed as 'essential' in AS4299. The plans submitted for assessment shall provide detail of the housing unit/dwelling in its pre-adaptation stage and post adaptation stage.

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

Appendix I - Access Checklist

CHECKLIST FOR ALL DEVELOPMENT

NOTE: This checklist is brief reference point designed to encourage consideration of the many different access requirements. It does not include every specification of the BCA and should not be the only reference point used when preparing a design proposal.

Access Issue	Complies?	
Section 4.2.1 - Accessible Path of Travel:		
• The continuous accessible path of travel provides equitable and dignified access.	Yes	No
• The most direct and commonly used entrance to the building is not obstructed by any impediments such as steps or the like.	Yes	No
• All facilities provided are located on the continuous accessible path of travel, excluding facilities or services where equitable access would be inappropriate.	Yes	No
• Rest stations are incorporated where required.	Yes	No
• Where the development incorporates steps and stairways these are not the sole means of access to a building.	Yes	No
• The accessible path of travel is well lit and protected from the weather where possible.	Yes	No
Section 4.2.2 - Walkways and Landings:		
Section 4.2.3 - Ramps and Landings:		
• Walkways and Ramps are of the appropriate gradients and length.	Yes	No
• Appropriate passing and turning spaces are provided.	Yes	No
• Landings are provided where required.	Yes	No
• Outdoor paths are constructed of non-slip materials and have been designed so as to prevent water accumulating on surfaces.	Yes	No
Section 4.2.6 - Doorways and Entrance Lobbies:		
• Doorways located on the accessible path of travel have an adequate clear opening width.	Yes	No
• Level circulation space is provided on both sides of the door.	Yes	No
• Accessible doors are sign posted as such.	Yes	No
• No raised lips on door or floor that can be tripped on.	Yes	No
Section 4.2.8 - Sanitary Facilities:		
• Accessible sanitary facilities are provided in accordance with Part F2.4 of the BCA.	Yes	No
• The accessible toilet is preferably unisex and has an entrance separate to the male and female toilets to allow a person to be accompanied by an attendant of the opposite sex.	Yes	No
• The cubicle is large enough to provide adequate circulation space for a wheelchair.	Yes	No
• The sanitary facility is designed at the appropriate heights and dimensions.	Yes	No
• The sanitary facility door can be opened or removed from the outside in the case of an emergency.	Yes	No
Section 4.2.9 - Car Parking Facilities:		
• Parking for people with disabilities is provided in accordance with Table D3.5 of the BCA.	Yes	No
• Accessible parking is located as near as possible to the main entrance of the building and is linked by an accessible path of travel.	Yes	No

<ul style="list-style-type: none"> • Parking spaces are designed in accordance with the minimum dimensions required and are clearly designated as parking for people with disabilities. 	Yes	No
Public Domain / Open Space:		
<ul style="list-style-type: none"> • Street furniture is placed so that it does not obstruct the accessible path of travel. 	Yes	No
<ul style="list-style-type: none"> • Non slip surfaces are provided on the accessible path of travel. 	Yes	No
Fire Protection & Evacuation:		
<ul style="list-style-type: none"> • Fire escapes are designed to comply with the relevant regulations for the safe evacuation of people with disabilities. 	Yes	No
Controls Specific to Residential Development		
Part 5 - Adaptable Units		
<ul style="list-style-type: none"> • Adaptable units are provided in accordance with the requirements of Part 5 of the DCP. 	Yes	No
<ul style="list-style-type: none"> • Adaptable units are designed in accordance with the requirements of AS 4299. 	Yes	No
<ul style="list-style-type: none"> • Access to and within Class 2 buildings is provided as well as access to at least one of each type of unique facility 	Yes	No
Section 4.2.1 - Accessible Path of Travel:		
<ul style="list-style-type: none"> • All adaptable dwellings, hotel rooms or the like can be accessed via the accessible path of travel from all entry points of the property. 	Yes	No
<ul style="list-style-type: none"> • Shared common facilities such as laundries, outdoor leisure areas etc are accessible where adaptable units are provided. 	Yes	No
Section 4.2.8 - Sanitary Facilities:		
<ul style="list-style-type: none"> • An adaptable shower and WC facility are provided in adaptable units. 	Yes	No
Section 4.2.9 - Car Parking Facilities:		
<ul style="list-style-type: none"> • One parking space is provided for each adaptable dwelling. 	Yes	No
Controls Specific to Commercial Development		
Section 4.2.1 - Accessible Path of Travel:		
<ul style="list-style-type: none"> • All office areas, meeting rooms, reception areas or the like can be accessed via the accessible path of travel. 	Yes	No
<ul style="list-style-type: none"> • In the case of retail and services such as restaurants and bars all entrances are accessible and form part of the accessible path of travel between essential facilities and services, including staff facilities. 	Yes	No
Section 4.2.6 - Circulation Space		
<ul style="list-style-type: none"> • Aisles between merchandise displays are of adequate widths and passing spaces. At least one checkout point is accessible. 	Yes	No
<ul style="list-style-type: none"> • Where access is required, office furniture is positioned with adequate circulation space for a wheelchair. 	Yes	No
<ul style="list-style-type: none"> • One level of every counter for the use by the general public is accessible by a person in a seated or standing position. 	Yes	No
Section 4.2.6 - Doorways and Entrance Lobbies:		
<ul style="list-style-type: none"> • An automatic door is provided in preference to a revolving door. 	Yes	No
Section 4.2.7 - Lifts:		
<ul style="list-style-type: none"> • Accessible lifts are provided on the accessible path of travel in multi-level developments. 	Yes	No
Section 4.2.8 - Sanitary Facilities:		
<ul style="list-style-type: none"> • Accessible sanitary facilities are provided on every level that access for people with disabilities is provided. 	Yes	No
<ul style="list-style-type: none"> • At least one unisex toilet is provided so that a person can be accompanied by an attendant of the opposite sex. 	Yes	No

Declaration (Applicant must sign either A or B)

A - I have read the City of Sydney Access Development Control Plan and the proposed development meets the requirements as set out in Part 4 of the Plan.

Signed: Date:

B - The proposed development does not meet the requirements of the City of Sydney Access Development Control Plan. A Statement Requesting Variation and/or Statement of Heritage Impact has been submitted.

Signed: Date:

Comments:

Appendix 2 - BCA and Australian Standard Diagrams and Tables

The City of Sydney will endeavour to ensure that the provisions included in this Appendix are up to date and as such will review the provisions periodically. However it remains the responsibility to ensure that reference to the correct standards and BCA provisions are made at the time of application lodgement.

Table 3 Parts of a building required to be accessible

BCA Table 3.2 REQUIREMENTS FOR ACCESS FOR PEOPLE WITH DISABILITIES	
Class of Building	Access Requirements
Class 3 building or group of buildings	
(a) Common areas and unique features and services	(i) the common areas on the storey incorporating the principal public entrance; and (ii) any facility required to be accessible; and (iii) not less than 1 of each room or area in which a unique service is provided or which has a unique feature.
(b) If the building or group of buildings contains sole occupancy units - for 1 to 20 units for more than 20 but not more than 45 units for each additional 30 units or part thereof	To and within 1 sole-occupancy unit To and within 2 sole-occupancy units To and within 1 additional sole-occupancy unit. Where 2 or more accessible sole-occupancy units are required, they must be distributed as equitably as practical so as to be representative of the range of amenity available.
(c) if accommodation is provided for more than 10 persons, other than in sole-occupancy units - up to 49 beds more than 49 but not more than 99 beds; more than 99 beds	To 2 beds To 4 beds To 6 beds
Class 5, 6, 7 and 8	To and within- (i) the entrance floor; and (ii) any other floor to which vertical access by the way of a ramp, step ramp or kerb ramp complying with AS1428.1 or a passenger lift is provided.
Class 9a health-care	To and within all areas normally used by the public, patients or staff.
Class 9b	
An assembly building not being a school or an early childhood centre	To and within- (i) every auditorium but not every tier or platform; and (ii) the main entrance to the auditorium; and (iii) if fixed seating is provided, not less than 1 wheelchair space for each 100 persons or

	<p>part thereof, with a minimum of 2 spaces, up to 200 persons, and an additional space for each additional 2 persons or part thereof by which the number of persons exceeds 200; and</p> <p>(iv) all areas normally used by the occupants</p>
A school	<p>To and within-</p> <p>(i) all areas normally used by the occupants, including staff, students and visitors, is no alternative similar facilities to those provided in that area are accessible elsewhere in the school; and</p> <p>(ii) any other floor to which vertical access by way of a ramp, step ramp or kerb ramp complying with AS1428.1, or passenger lift is provided.</p>
An early childhood centre	To and within all areas normally used by the occupants including staff, children and visitors.
Aged care buildings or group of buildings being a Class 9c building	
(a) Common areas and unique features and services	<p>To and within-</p> <p>(i) the common areas on the storey incorporating the principal public entrance, excluding resident use sanitary facilities, utility rooms, store rooms and the like; and</p> <p>(ii) any facility required to be accessible; and</p> <p>(iii) not less than 1 of each room or area in which a unique service is provided or which has a unique feature.</p>
(b) if the building or group of buildings contains sole-occupancy units-	
for 1 to 20 units	To and within 1 sole-occupancy unit
for more than 20 but not more than 45 units	To and within 2 sole occupancy units
for each additional 30 units or part thereof	To and within 1 additional sole-occupancy unit.
	Where 2 or more accessible sole-occupancy units are required, they must be distributed as equitably as practical so as to be representative of the range of amenity available.
(c) If accommodation is provided for more than 10 persons, other than in sole-occupancy units-	
up to 49 beds	To 2 beds
more than 49 beds but not more than 99 beds	To 4 beds
more than 99 beds	To 6 beds

Class 10a	
	To and within a building containing any of the following: (i) Sanitary facilities, showers, hand basins, change room facilities or the like. (ii) A unique service or feature, such as a public shelter or the like, which is located in an accessible area
Notes:	
For the purpose of this Table:	
1. A unique service or feature, unless otherwise indicated, includes a TV room, dining room, lounge room, common laundry, recreation area, individual shop, eating area, public viewing area, ticket purchasing, lunchroom, and the like.	
2. A double bed counts as 1 bed.	
3. A common area does not include an internal space such as a corridor or lobby that is not an access way.	

Table 4 Building Classification and corresponding parking requirements

BCA Classification of the building to which the parking is associated to	PARKING REQUIREMENTS
Class 3a	Number of spaces required (Table D3.5 of the BCA)
Boarding houses. Guest houses, hostel, backpackers accommodation, or the residential part of a hotel or motel.	To be calculated by multiplying the total number of car parking spaces by the - i. Percentage of accessible sole-occupancy units to the total number of sole-occupancy units; or ii. Percentage of beds to which access for people with disabilities is provided to the total number of beds provided. The calculated number to be taken to the next whole figure.
Class 3b	
	1 space for every 100 car parking spaces or part thereof.
Class 5, 7, 8 and 9c	
	1 space for every 100 car parking spaces or part thereof.
Class 6	
a) Up to 1000 car parking spaces; and	1 space for every 50 car parking spaces or part thereof.
b) for each additional 100 car parking spaces or part thereof in excess of 1000 car parking spaces.	1 space.

Class 9a	
a) Hospital (non-outpatient area)	1 space for every 100 car parking spaces or part thereof.
b) Hospital (outpatient area)	
i) up to 1000 car parking spaces; and	1 space for every 50 car parking spaces or part thereof.
ii) for each additional 100 car parking spaces or part thereof in excess of 1000 car parking spaces.	1 space
c) Nursing home	1 space for every 100 car parking spaces or part thereof
d) Clinic or day surgery not forming part of a hospital	1 space for every 100 car parking spaces or part thereof.
Class 9b	
a) School	1 space for every 100 car parking spaces or part thereof.
b) Other assembly buildings	
i) up to 1000 car parking spaces; and	1 space for every 50 car parking spaces or part thereof.
ii) for each additional 100 car parking spaces or part thereof in excess of 1000 car parking spaces	1 space.

Figure 2 Circulation space required for adequate passing space.

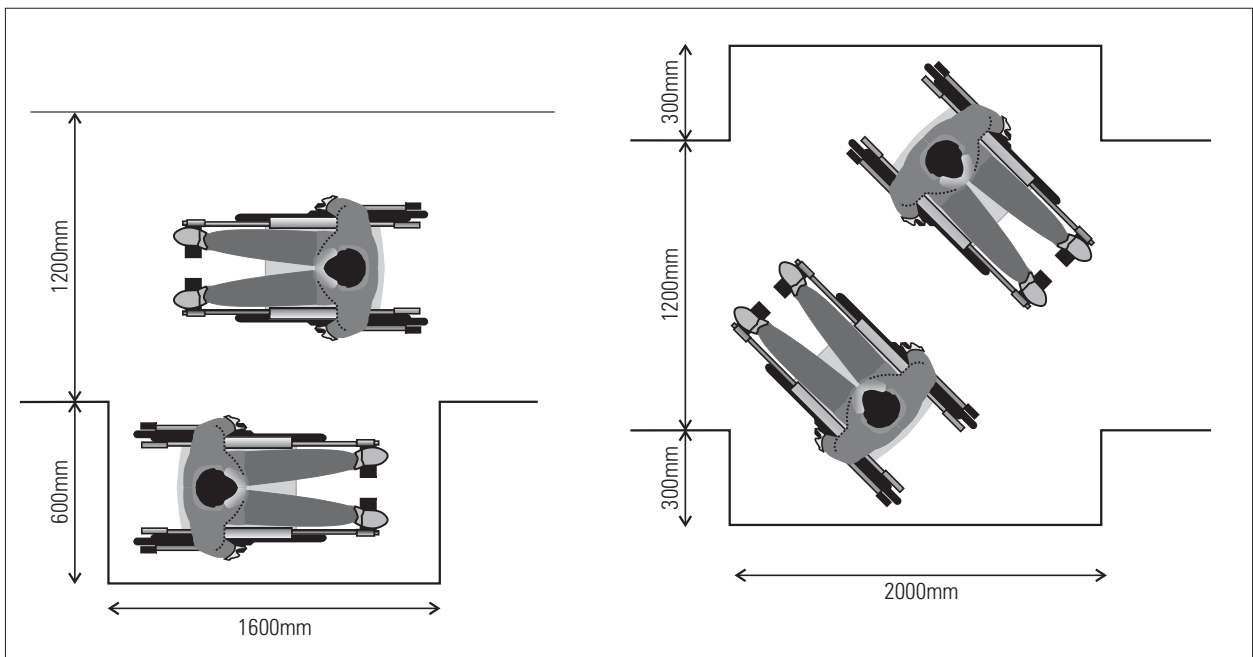


Figure 3 Diagram of ramp complying with ASI428

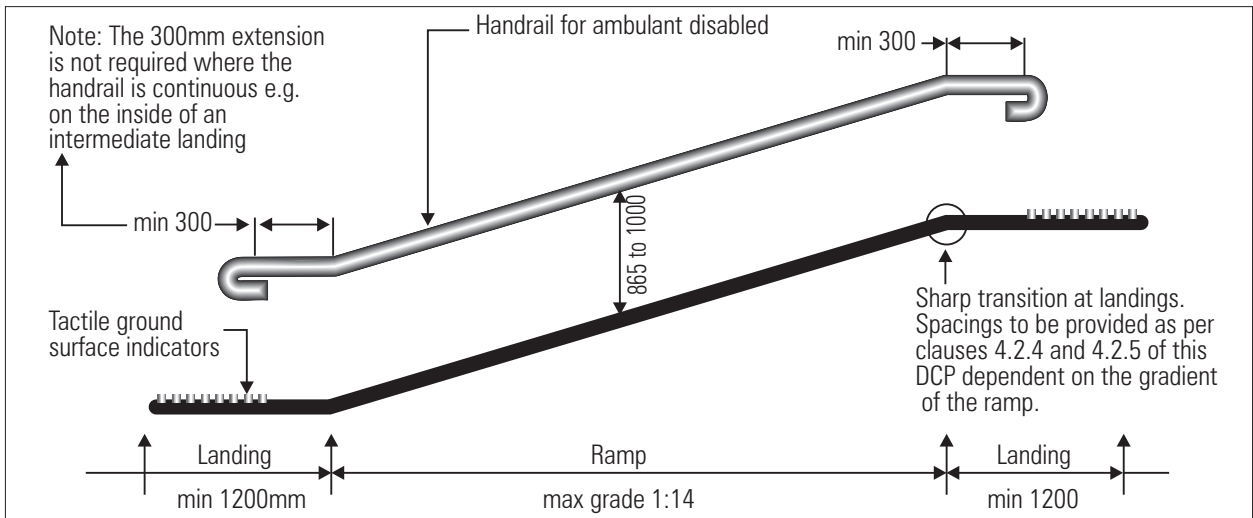


Figure 4 Circulation space required for a 180 degree turn.

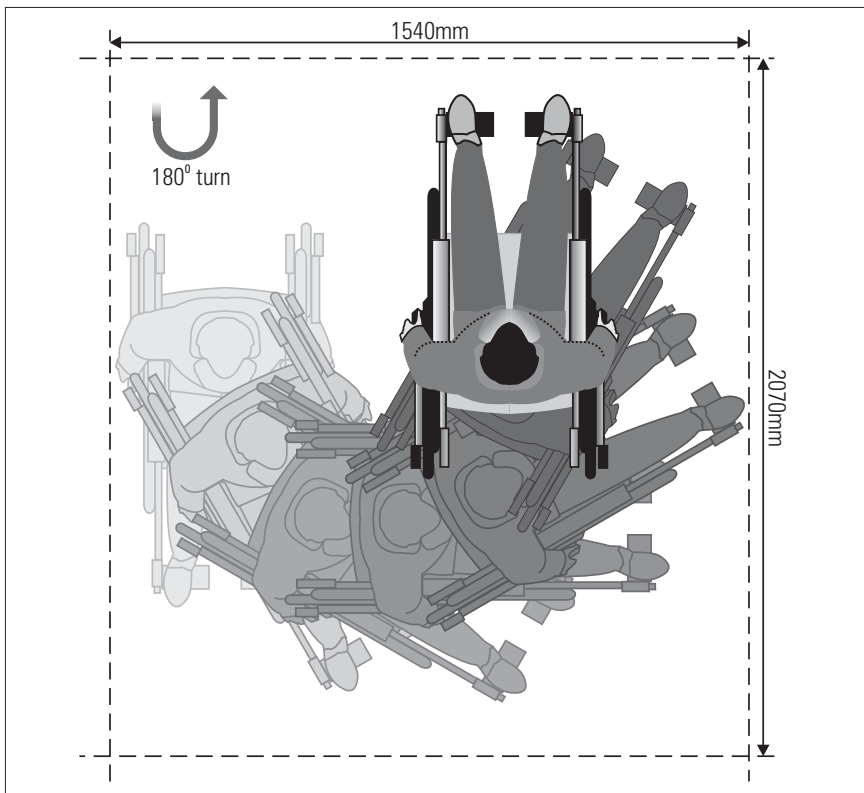


Figure 5 Dimensions required for an accessible car parking facility.

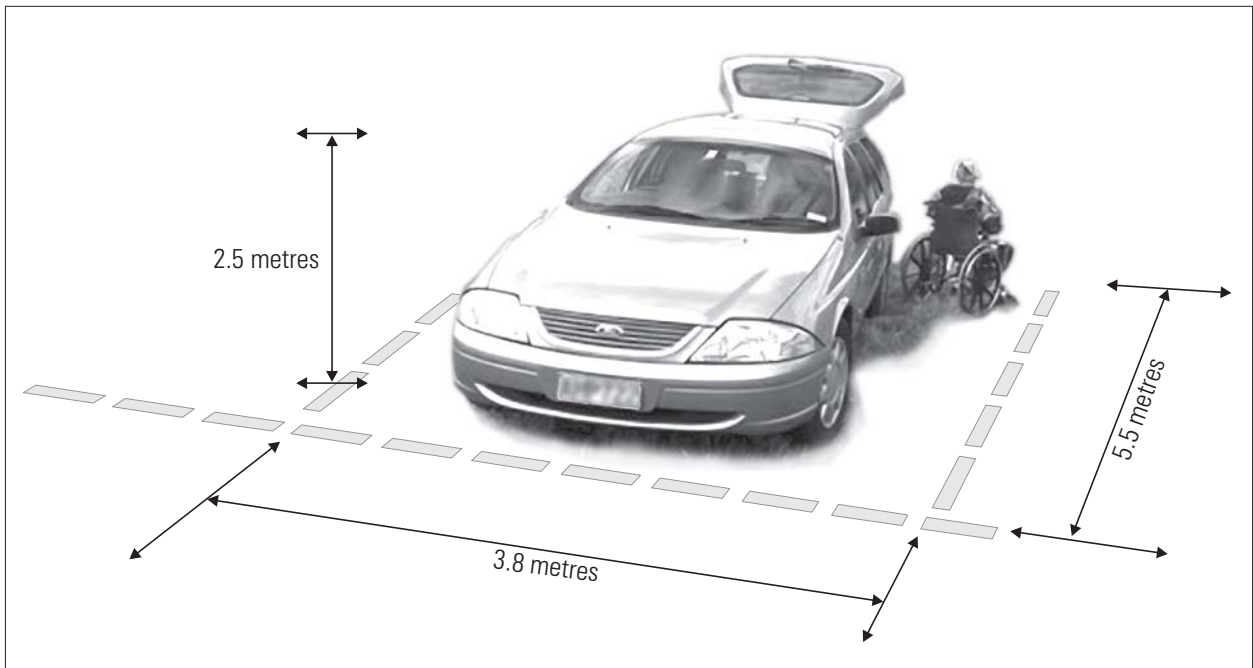


Figure 6 Diagram of stair case complying with ASI428

