Development Control Plan 24

ACCESS & MOBILITY

Adopted 11 March 1997

TABLE OF CONTENTS

1. PREFACE

This document is to be used as a guide only for more detailed assessment. Further information can also be obtained by contacting Council's Sustainable Development Services Department.

DEVELOPMENT CONTROL PLAN – ACCESS AND MOBILITY

2. INTRODUCTION

This Development Control Plan provides development standards for developers and builders on the provision of access for all people. This plan has been prepared in conjunction with Council's Access Committee.

3. NAME AND STATUS OF THE PLAN

This document is known as "Development Control Plan No. 24 – Access and Mobility". The plan was made pursuant to S.72 of the Environmental Planning and Assessment Act 1979.

4. COMMENCEMENT

This plan was adopted by Council on 11 March, 1997 (Minute No. 97.181) and shall be effective on and from Tuesday 18 March, 1997.

5. APPLICATION OF THE PLAN

(a) This plan does not apply to Residential dwellings or flat buildings.

(b) Council may vary the provisions of the plan if compliance with the plan will cause major difficulties or unreasonable costs to a person or organisation.

(c) Unless exempted by (a) and (b) above, this plan applies to all land within the Shire of Kempsey and includes all parts of buildings, plazas, parks, open space, pathways and recreational, social and cultural facilities, which are the subject of the applications where there is reasonable expectation of access by any owner, occupier, employee, customer or visitor.

6. OBJECTIVES

(a) To make Kempsey Shire a safer place for all.

(b) To provide a continuous accessible path of travel throughout public areas.

(c) To increase awareness of access requirements and provide guidelines for all people involved in the Development and Building Applications process.

(d) To provide assistance to Council in the processing of Development and Building Applications.

7. DESIGN

The design must have regard to the relevant provisions of the following documents:

(a) Building Code of Australia

(b) Australian Standard 1428.1 (1993) General Requirements for Access – Buildings

(c) Australian Standard 1428.2 (1992) Enhanced and Additional Requirements – Buildings and Facilities

(d) Australian Standard 1428.3 (1992) Requirements for Children and Adolescents with Disabilities

(e) Australian Standard 1428.4 (1992) Tactile Ground Surface Indicators for Orientation of People with Visual Impairments

(f) Australian standard 1735.12 (1994) Lift Facilities for Persons with Disabilities

(g) Australian Standard 2890.1 (1993) (Off Street Parking) Car Parking Facilities

(h) Australian Standard 3661.1 (1993) Slip Resistance to Pedestrian Surfaces Guide to the Reduction of Slip Hazard

(i) Department of Planning Technical Bulletin 17 – Access to Public Spaces for Disabled People

8. RELATIONSHIP TO OTHER ENVIRONMENTAL PLANNING INSTRUMENTS, LEGISLATION AND POLICIES

This plan is intended to complement and expand upon the provisions of the Building Code of Australia, Council's Local Environmental Plans, Development Control Plans, Disability Discrimination Act and Policies.

PROPOSING, AND IN ASSESSING APPLICATIONS, THE FOLLOWING CHECK LIST IS TO BE USED

Premises: _____

"YES" is the required response. Please circle where applicable.

1 WALKWAYS, RAMPS AND LANDING

(Australian Standard 1428.1 Clause 5)

General

(a) Are paths of travel to the building and to all areas of the building normally used by occupants accessible to disabled persons (NB: No steps with a maximum construction tolerance of 5mm between abutting surfaces?) YES/NO

(b) Does the walkway, path or landing have:

(i) An unobstructed width of 1000mm YES/NO
(ii) An unobstructed vertical height of not less than 2000mm? YES/NO

(c) Are crossfalls or cambers of the paths less than 1:40? YES/NO

(d) Is provision made for people with visual impairment, ie contrasting surfaces at the edges of the path and at the end of the ramps? YES/NO

Walkways

(a) Is the maximum gradient 1:20? YES/NO

Are landings provided at intervals not exceeding:

(i) Walkway gradients of 1 in 33:25m YES/NO
(ii) Walkway gradients of 1 in 20:14m? YES/NO

Note: • 1/20 – 1/33 by linear interpolation
• Intervals may be increased where kerbs and handrails are provided

(b) Are kerbs and handrails provided when the ground falls away within 600mm from the walkway? YES/NO

Ramps

(a) All ramps exceeding 1520mm maximum gradient 1 in 14? YES/NO

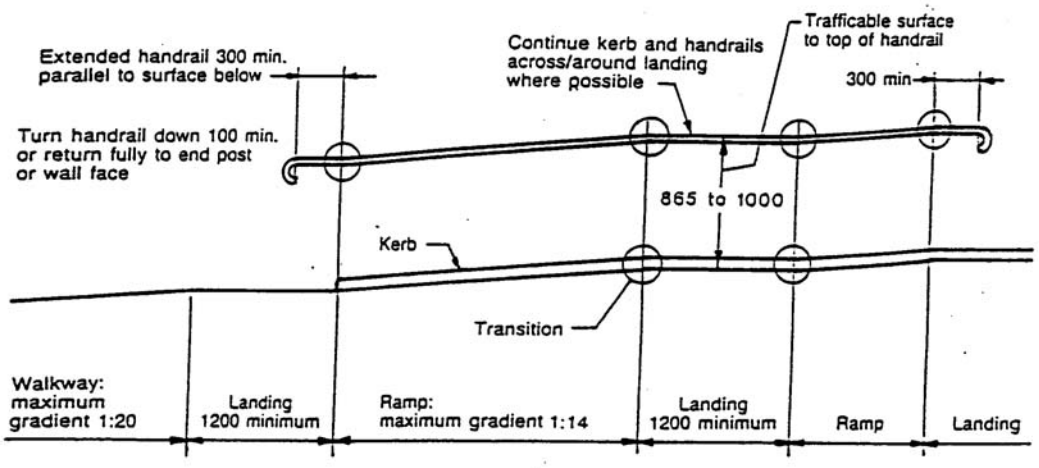
(b) Are landings provided at bottom and top of ramp and at intervals not exceeding:

(i) 9m – 1 in 14 YES/NO
(ii) 14m – 1 in 19 YES/NO
(iii) 1/14 – 1/19 by linear interpolation? YES/NO

(c) Are kerbs and handrails provided in accordance with:

Figure 1 YES/NO
Figure 2 YES/NO
Figure 3 YES/NO

FIGURE 1 - RAMP HANDRAILS
Source (Australian Standard 1428.1 - 1993)



Landings

(a) Does length of landing exceed 1200mm or 1330mm for a kerb and step ramp? YES/NO

(b) If there is an adjacent doorway to the landing, does the circulation space comply with 1428.2 (Clause 7.3)? YES/NO

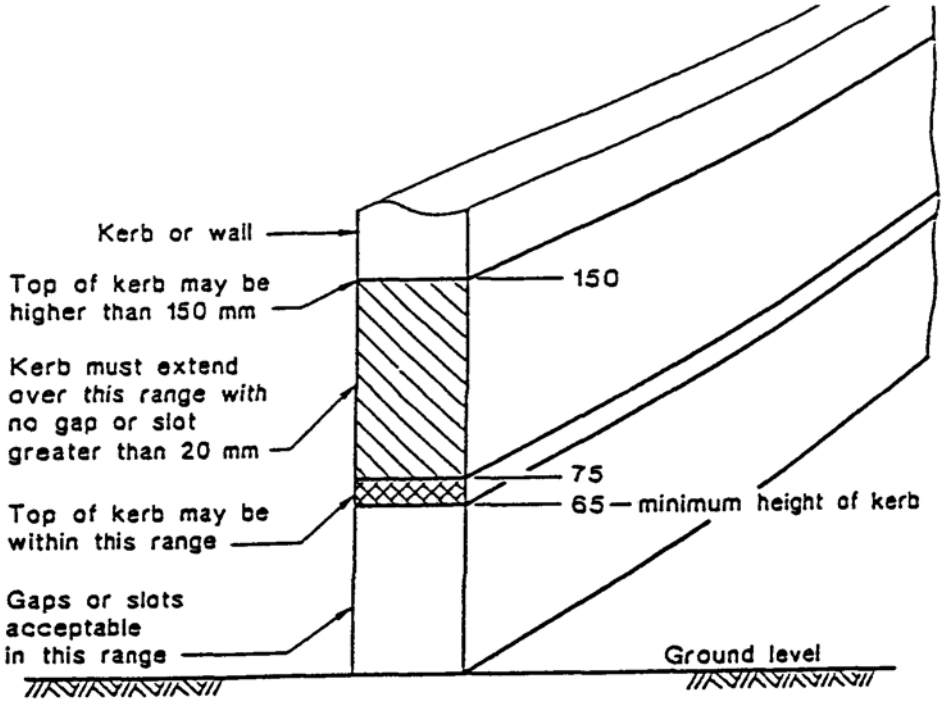
Kerb, Ramps and Step Ramps

(a)	Is kerb ramp not greater than 1520mm in length with a gradient of not greater than 1 in 8?	YES/NO
(b)	Are kerb ramps at intersections and pedestrian crossings? Are they parallel to pedestrian flow?	YES/NO YES/NO
(c)	Is there an unobstructed landing of 1330mm at the top of the kerb ramp?	YES/NO
(d)	Where transverse pedestrian traffic is anticipated, are the sides of kerb ramps and step ramps graded plane surfaces? Note: This requirement is not necessary if a suitable 900mm high barrier is erected.	YES/NO
(e)	Has the requirements of Clause 7.3 circulation space at doorways of AS 1428.1 been considered in designing the width of the ramp?	YES/NO

2 HANDRAILS AND GRABRAILS
(Australian Standard 1428.1 Clause 6)

(a)	Is the cross-section of handrails circular, not less than 30mm nor more than 50mm diameter for not less than 270 degrees around the uppermost surface?	YES/NO
(b)	Is there a 50mm clearance (max 60mm clearance) between handrails or grabrails and an adjacent wall surface? Note: The clearance should extend 600mm above top of rail	YES/NO
(c)	Is the top of the handrail not less than 865mm or more than 1000mm above the nosing of the tread or the plane of the finished floor?	YES/NO
(d)	Are handrails securely fixed and rigid and their ends returned away to a side wall or turned downwards for a distance of not less than 100mm?	YES/NO
(e)	Are handrails and grabrails free of sharp corners or obstructions?	YES/NO
(f)	Are grabrails fixed to withstand a force of 1100N?	YES/NO

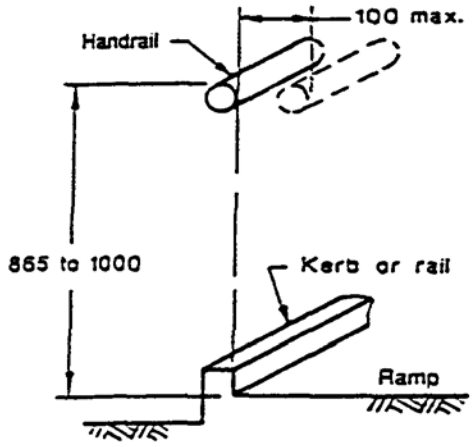
(g)	Do exposed edges of rails have a minimum radius of 5mm?	YES/NO
(h)	Do grabrails have an outside diameter of not less than 30mm and not more than 40mm? Note: Refer Figure 1 for further information.	YES/NO



DIMENSIONS IN MILLIMETRES

FIGURE 2 - KERBS

Source (Australian Standard 1428.1 - 1993)



DIMENSIONS IN MILLIMETRES

FIGURE 3 - LOCATION OF KERB IN RELATION TO HANDRAIL
Source (Australian Standard 1428.1 - 1993)

3 DOORWAYS, DOORS AND DOOR CIRCULATION SPACE

(a)	Is there an entrance door useable by a person with a disability? Note: This access should be a main door and sheltered and the requirements of the provision of required exit doors under the Building Code of Australia should be taken into consideration.	YES/NO
(b)	Is the entrance free of steps/lips? Note: 1 in 8 ramped threshold not exceeding 450mm long permitted.	YES/NO
(c)	Is there an alternative to a revolving or turnstile door?	YES/NO
(d)	Are all doors capable of being used by people in wheelchairs? Note: Council has resolved to request a minimum door width of 870mm.	YES/NO
(e)	Does the circulation space comply with the requirements of Figure 4?	YES/NO
(f)	Are glass doors clearly marked with a 75mm wide line between 900mm and 1000mm above the floor?	YES/NO

(g)	Is the door able to be unlocked and opened with one hand? Note: Lever handles are preferred. If another type of handle is being considered, you are requested to contact Council's Sustainable Development Services Department to confirm suitability.	YES/NO
(h)	Are doors easy to open? Note: Max 19.5N to initially open the door and 6N to swing. This requirement does not refer to fire doors. Delayed action door closers should be used where door closers are required.	YES/NO
(i)	Are handles mounted between 900mm-1100mm above the floor?	YES/NO
(j)	Are handles between 35mm and 45mm from the door face?	YES/NO
(k)	Are handles in sliding doors 60mm clear of the jamb lining?	YES/NO

4 <u>SANITARY FACILITIES</u>
(Australian Standard 1428.1 Clause 10)

Requirements for toilets and showers for use by people with disabilities are set out in Part F2.4 of the Building Code of Australia.

Essentially, if a building is required to be accessible under Part D3 of the building Code of Australia and it is required to have sanitary facilities, then sanitary facilities for the disabled are required.

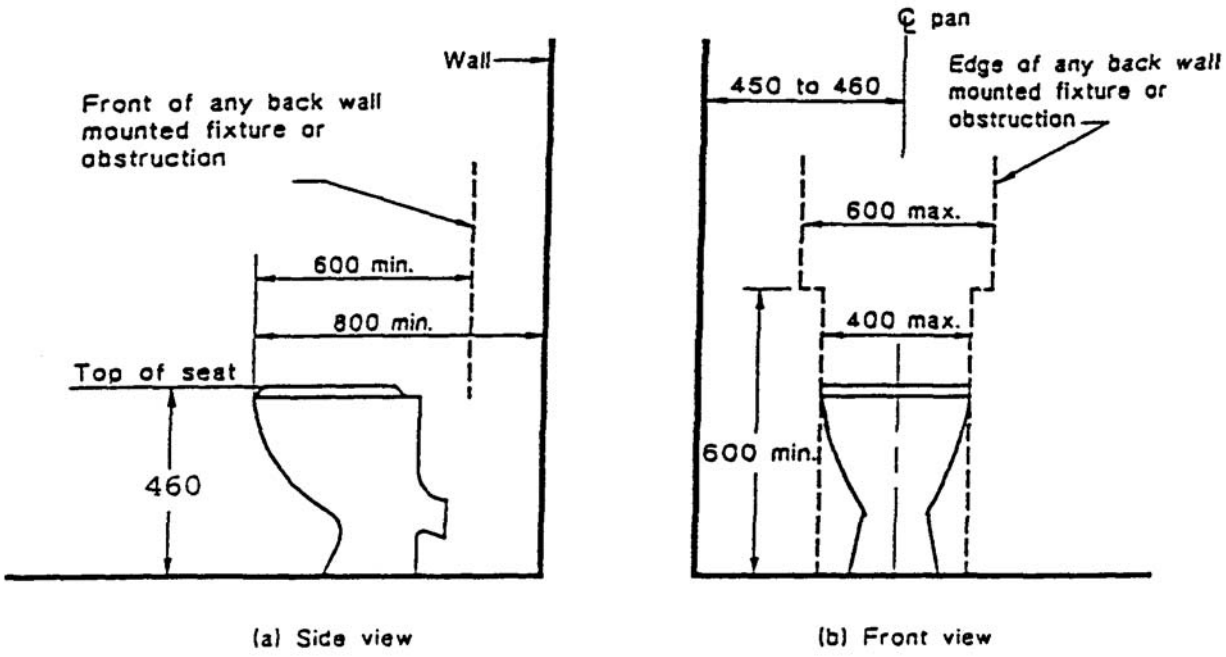
To enable Council to properly assess compliance with 1428.1 detailed specifications including elevations and floor plans are required. These detailed drawings can then be provided for the builders, plumbers and other tradespeople when these areas are to be fitted out.

Toilets

(a)	Where more than one disabled WC is provided, is the layout reversed to give right and left hand rails?	YES/NO
(b)	Do the WC dimensions comply with the requirements of 1428.1 (see Figure 5)?	YES/NO

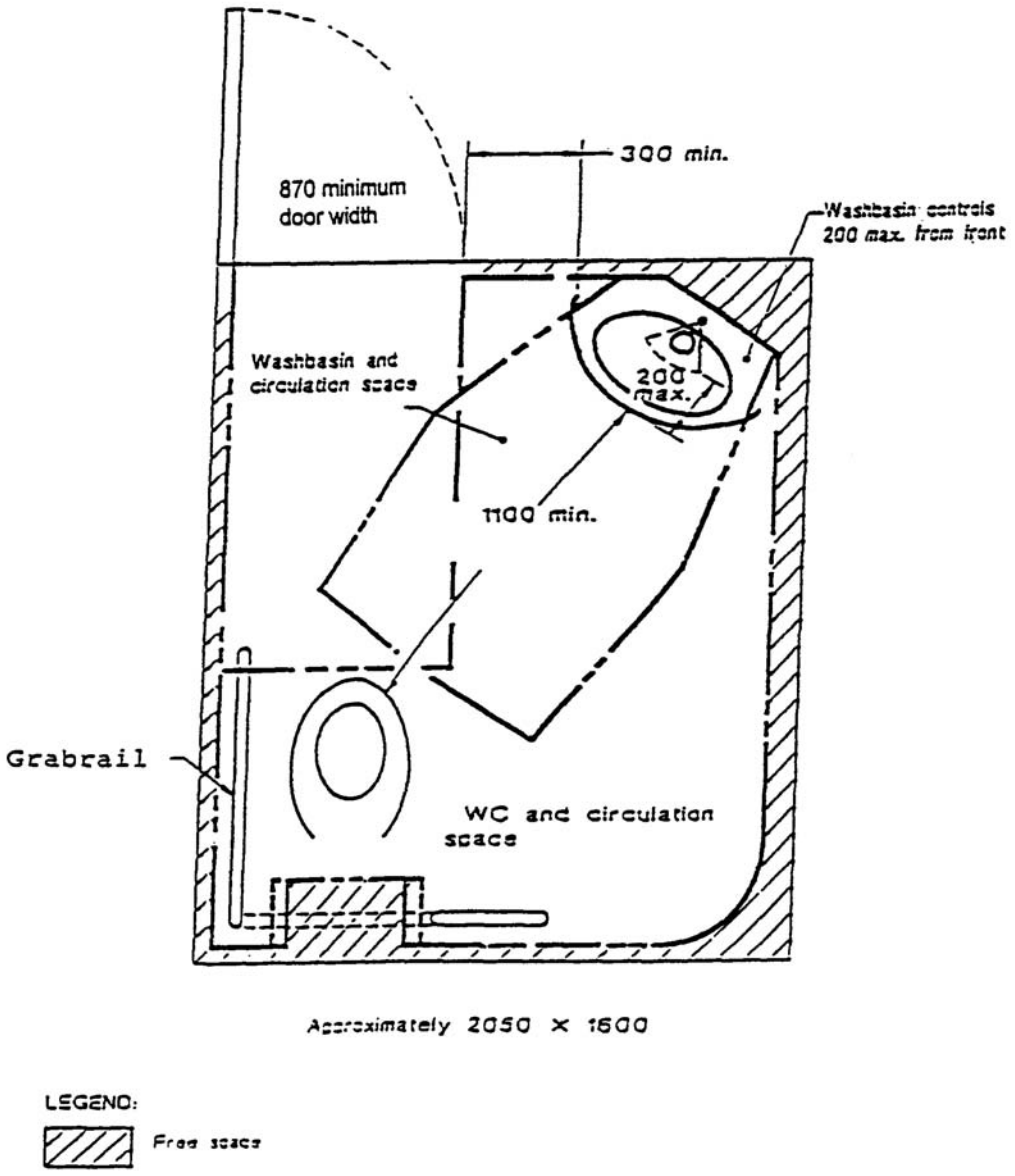
FIGURE 5

Source (Australian Standard 1428.1 - 1993)



(c) Is the cubicle large enough to provide adequate circulation space (see Figure 6)? YES/NO

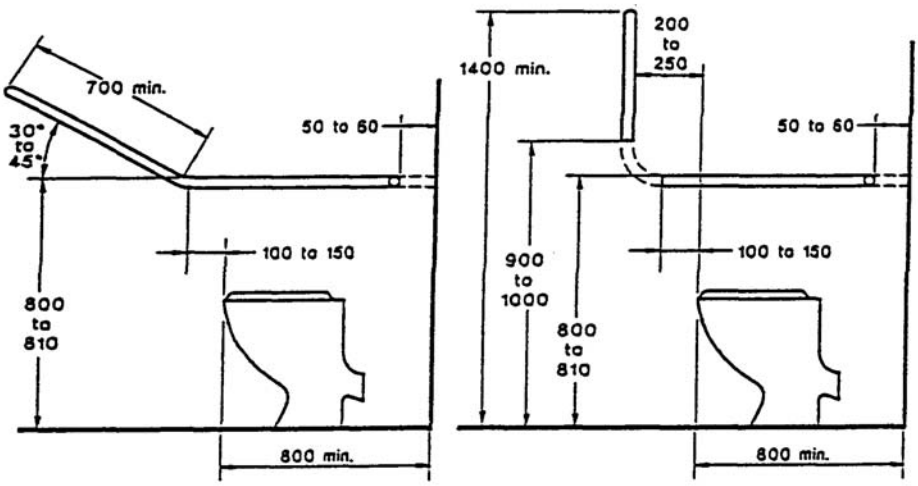
FIGURE 6
Source (Australian Standard 1428.1 - 1993)



(d) Can the door be opened or removed from the outside in an emergency? YES/NO

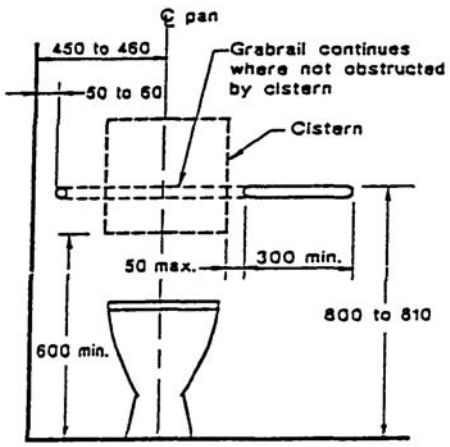
(e)	Is the door fitted with an “in use” indicator?	YES/NO
(f)	Is there a side and rear grabrail in accordance with Figure 7?	YES/NO

FIGURE 7
Source (Australian Standard 1428.1 - 1993)



(i) Option A (ii) Option B

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



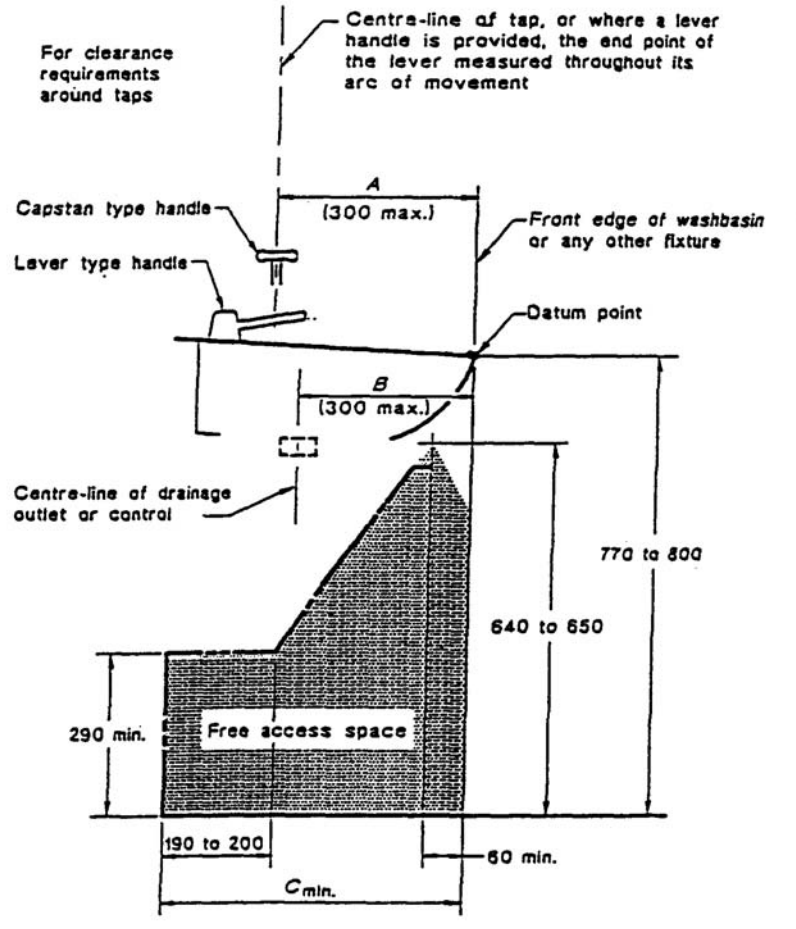
(b) Grabrail at back of pan and sectional view of grabrail at side of pan

DIMENSIONS IN MILLIMETRES

Washbasins

(a) Are washbasins located to maintain circulation space?
Note: See Figure 8 YES/NO

FIGURE 8
Source (Australian Standard 1428.1 - 1993)



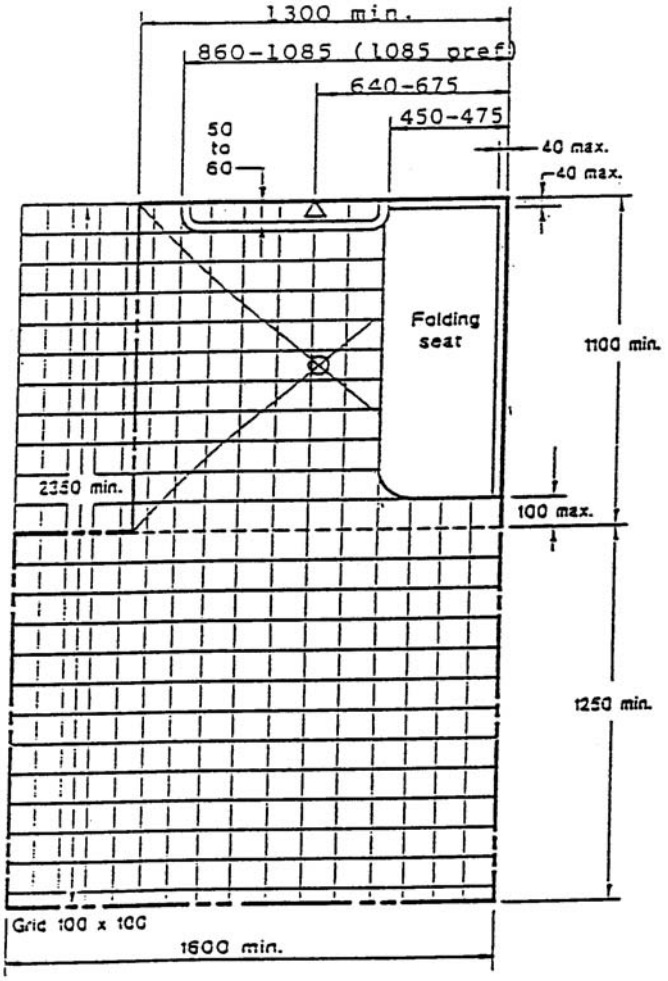
LEGEND:
$C_{min.}$ = (the greater of A and B) + 190
Outer limits of obstructions beneath the washbasin

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

DIMENSIONS IN MILLIMETRES

(b)	Are hot water pipes insulated or screened?	YES/NO
(c)	Are taps easy to grip?	YES/NO
(d)	Is hot water delivered through mixing spout?	YES/NO
(e)	Is the hot tap placed to the left of the cold?	YES/NO
(f)	Is the tap 50mm clear of any adjacent surface which could restrict hand movement?	YES/NO
(g)	Is the washbasin and fitting set-out in accordance with Figure 8?	YES/NO
Washroom Fixtures and Fittings		
(a)	If a mirror is provided is it a vertical mirror minimum 350mm wide x 950mm high, centred over the hand basin and a minimum 900mm above the floor?	YES/NO
(b)	Are all other fittings located within a range of 900mm to 1100mm from the floor (eg shelves, soap dispensers, waste disposal units, switches etc)?	YES/NO
(c)	Are clothes hangers located between 1200mm and 1350mm above floor level and more than 500mm from an internal corner?	YES/NO
Showers		
(a)	Does the shower comply with the design shown in Figures 9 and 10?	YES/NO
(b)	Is the foldable, self-draining non-slip seat with rounded edges able to withstand a force of 1100N?	YES/NO
(c)	Can the shower head be used while sitting or standing?	YES/NO
(d)	Is the floor of the shower recess self-draining, without a kerb and on the same plane as adjacent areas? Note: The floor is to fall away from the folding seat area.	YES/NO

(e) Is the waste outlet in the centre of the floor of the shower recess? YES/NO



LEGEND:

Circulation space

NOTES:

1 These circulation spaces may overlap any other circulation spaces in this Standard.

2 The folding seat is not part of the circulation space.

3 These dimensions also apply in mirror image configurations.

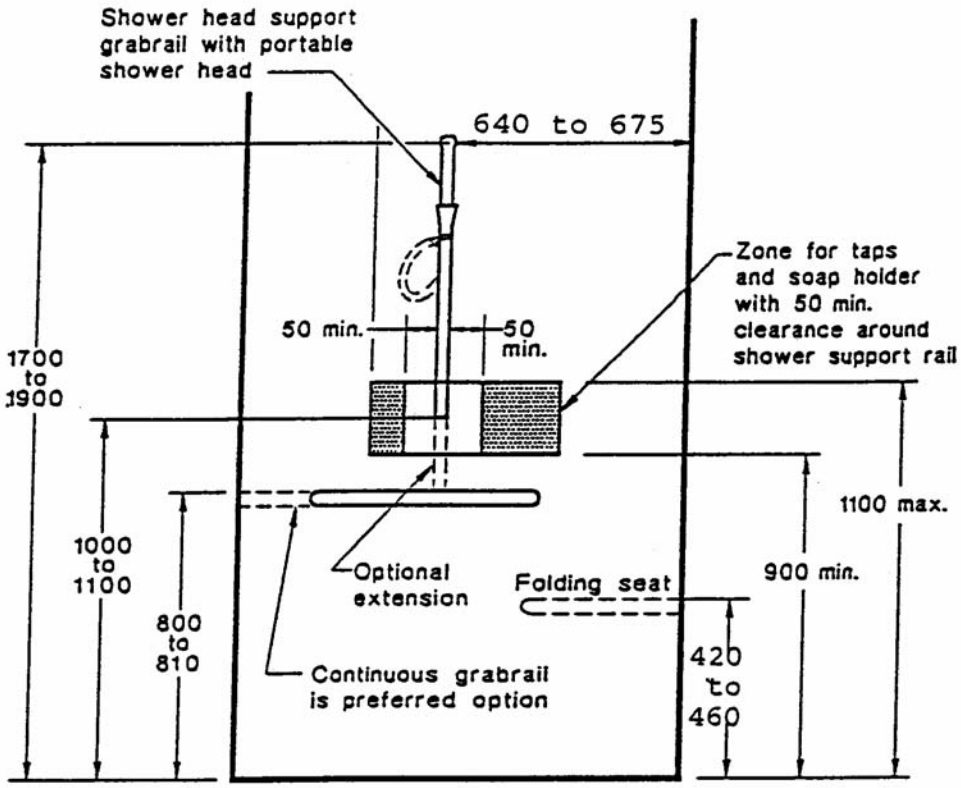
DIMENSIONS IN MILLIMETRES

FIGURE9

Source (Australian Standard 1428.1 - 1993)

FIGURE10

Source (Australian Standard 1428.1 - 1993)



DIMENSIONS IN MILLIMETRES.

5 FLOOR SURFACES

(a) Is there a slip resistant finish, traversable by a wheelchair with no trip hazards, provided to floors, ramps, walkways and landing? YES/NO

Note: You are requested to discuss the type of floor surface with Council's Sustainable Development Services Department

6 CAR PARKING

(AS 1428.1 Clause 13, As 2890.1 and Clause D3.5 of the Building Code of Australia)

(a) Is a car parking space for people with disabilities provided at a rate of not less than one space per one hundred or part thereof in:

(i) a public car park required to be accessible? YES/NO

(ii) a Class III building which contains an accessible sole occupancy unit or accommodation; and YES/NO

(iii) a car parking area on the same allotment as a building required to be accessible where more than 10 car parking spaces are provided YES/NO

(b) Are designated parking spaces close to accessible building entrances? YES/NO

(c) Are designated parking spaces connected by continuous path of travel to the building? YES/NO

(d) Are spaces a minimum of 3200mm wide? YES/NO

(e) Do parking spaces have unobstructed headroom of 2500mm? YES/NO

(f) Are parking spaces well lit, clearly line marked on the ground and signposted with the international symbol? YES/NO

(g) Is the surface of the parking space(s) level? YES/NO
Note: The required level is less than 1 in 40 parallel to or at 90º to the angle of parking (less than 1 in 33 is permissible for outdoor bitumen areas).

7 PLACES OF ENTERTAINMENT, AUDITORIUMS, GRANDSTANDS AND THE LIKE

Council would prefer a removable seating system which would decrease possible commercial loss due to the reduced seats to the proprietor.

Details of the seating layout will need to be discussed with Council's Development Control Officer.

8 SIGNS

(a) Are disabled access signs posted and located in a position where they can be clearly seen?

(i)	Entrance(s)/exits	YES/NO
(ii)	Car parks	YES/NO
(iii)	Other disabled facilities	YES/NO

ACKNOWLEDGEMENTS:

This Development Control Plan has been prepared with the assistance of:

- Armidale City Council
- Kempsey Shire Council Access Committee