22.23 EQUITY OF ACCESS TO BUILDING AND FACILITIES

This policy applies to all development where public access is intended to be provided.

Policy Basis

The Federal Disability Discrimination Act (1992) (DDA) makes it unlawful to discriminate against a person on the grounds of a disability in a broad range of areas including access to premises, work, accommodation, transport and education.

The City of Wodonga is committed to ensuring that developments provide access for people with disabilities and this policy clarifies how the Council intends to apply the requirements of the DDA through the planning process.

The DDA requires that people with disabilities should have access to any services and facilities in the premises and that access be provided for employees.

Objectives

- Ensure equity of access for people with disabilities to all sites, buildings and facilities in the City of Wodonga.

Implementation

- That all development which is intended to provide access to the public comply with the requirements of the Disability Discrimination Act (1992).
- A report prepared by a professional access adviser detailing compliance with the DDA may be required by the Responsible Authority for developments deemed to be of major public interest.
- Appropriate conditions may be applied to permits requiring applicants to provide relevant access for people with disabilities.
- The Building Code of Australia (BCA) which incorporates Australian Standard 1428.1 “Design for Access and Mobility Part 1 : General Requirements of Access – Building (AS 1428.1)”, be enforced as the minimum requirement for new buildings and developments.
- Access in accordance with AS 1428.1 be provided at the principal public entrance and exit points in all new buildings.
- Access in accordance with AS 1428.1 be required to the public areas of new buildings including colonnades, plazas, tunnels and bridges to all shops, restaurants and other services of retail or services of this nature.
- Assistive listening shall be provided in any new public theatre, auditorium, hall, conference centre, where a public address system is installed.
- Appropriate signage and tactile information indicating accessible facilities be provided at the principal public entrance directory, or wherever directional signage or information is provided, in all buildings, and such signage shall have regard to the provisions of AS 1428.1, AS 1428.2 and AS 1742.5.
- Council can include appropriate conditions on permits requiring applicants to provide relevant access for people with disabilities.

At least one lift having minimum dimensions of 975mm width and 1300mm depth, having doors which open to a minimum clear width of not less that 800mm, and having all numbers and buttons for calling and operating the lift, not more than 1200mm above floor level, be provided in all new or refurbished building with lifts.

One percent of the total car spaces for parking be provided for the vehicles of people with disabilities in all new or refurbished buildings which provide parking.

The car spaces be identified and reserved at all times and be in the vicinity of lifts, or as close as possible to the principal public entrance, public areas and facilities. The car parking spaces shall have minimum dimensions of 3.2m x 8.5m (3.8m preferred) and one space shall have a minimum headroom clearance of 2.6m for use by vehicles fitted with a roof mounted wheelchair rack. A notice be displayed at the entrance to the parking area indicating the location of the car spaces and the maximum headroom for vehicles. Refer to AS 2890.1.

Exemptions

The Council may at its discretion, vary the above requirements if the circumstances warrant. Any request for variation of the Policy should be accompanied by a report detailing the reasons for non-compliance and this should be subject to discussion with the professional Access Advisors.

Access in accordance with AS 1428.1 be provided to at least one unit in new buildings providing residential units excluding buildings with four units or less.

Access in accordance with AS 1428.1 be required to the principal public entrance and to the relevant floors of all residential buildings, if it is proposed to use part of the building for an office, shop or other commercial use which would be open to the public.

Access in accordance with AS 1428.1 be required to a principle entrance and to public areas in existing buildings or developments if it is proposed to carry out a substantial intensification of use or if it is to carry out substantial alterations. In no case shall alterations result in a decrease of access.

Access in accordance with AS 1428.1 be required to the principal public entrance of existing buildings or developments if substantial alterations to the principal public entrance are proposed. In no case shall alterations result in a decrease of access.

At least one unisex sanitary facility, designed in accordance with AS 1428.1 be provided in all new or refurbished buildings and car parking stations which provide public sanitary facilities.