

1 INTRODUCTION

Members of the community have temporary or permanent restrictions to their general mobility which can often cause anxiety, frustration and discomfort in being confronted with unusable, inaccessible and dangerous facilities.

Accessibility is not only an issue of concern for people using wheelchairs. Frail elderly people, parents with prams, women in later stages of pregnancy, those recovering from temporary disabilities and many others require good access.

It is the City's intention to ensure that all development is designed to accommodate persons with disabilities, such that car parking and access is functional, convenient and safe.

The City's Building Services assess applications for Building Permits, in accordance with the Building Code of Australia (BCA) and Disability (Access to Premises – Buildings) Standards 2010, which mostly relates to internal access, facilities within a building and its immediate surrounds.

It is considered that ease of access, external to the building, should be provided at initial stages of designing a development. This is best achieved at the planning approval stage and this Planning Procedure endeavours to list those matters that will be considered during a planning assessment.

The Disability Services Act 1993 requires the Council to develop and implement a Disability Access and Inclusion Plan (DAIP). One of the desired outcomes for the DAIP is to ensure that people with disability have the same opportunities as other people to access the buildings and other facilities of a public authority.

Further technical information on access for people with disability can be obtained from the following Standards Association of Australia:-

- AS 1428.1 General requirements for access - New building work
- AS 1428.4.1 Means to assist the orientation of people with vision impairment - Tactile ground surface indicators
- AS 1735 Lifts, escalators and moving walks (SAA Lift Code)
- AS 2890.6 Parking Facilities - Off-street parking for people with disabilities
- AS 1742.11 Manual of Uniform Traffic Control Devices - Part 11: Parking Controls

2 STATEMENT OF INTENT

The objective of this Planning Procedure is to ensure that when required, development is designed to accommodate people with disability such that car parking and access is convenient, functional and safe.

3 PLANNING PROCEDURE

When assessing planning applications for buildings and facilities to be used by the general public, the City shall, amongst other matters, take into consideration the provisions made for people with a disability based upon compliance with the BCA and the abovementioned Australian Standards in relation to carparking, pathways, ramps, steps, signs and lighting.

3.1 Accessible Carparking

Carparking spaces for people with disability shall include the following design requirements which are based upon AS 2890.6:-

- (a) A parking space shall consist of an unobstructed area having a sealed, plane surface.
- (b) Angled parking spaces are to be 2.4m wide, 5.4m long and adjacent to a 2.4m wide, 5.4m long shared area (see Figure 1 below).

- (c) Parallel spaces are to be 3.2m wide and 7.8m long. A shared area adjacent to the non-trafficked side of the dedicated space is to be 1.6m wide by 7.8m long.
- (d) For aged or dependant person's dwellings, parallel parking spaces are to be 3.8m wide and 7.8m long.
- (e) Parking spaces shall be located close to the Principal Pedestrian Entrance or where appropriate to a wheelchair accessible lift of the building it serves.
- (f) A continuous, accessible path of travel shall be provided between each parking space and the Principal Pedestrian Entrance to the building or where appropriate to a wheelchair accessible lift.
- (g) Parking spaces should be identified by a sign incorporating the international symbol of access for people with a disability.
- (h) Accessible carparking spaces need not be designated where there is a total of not more than 5 carparking spaces.

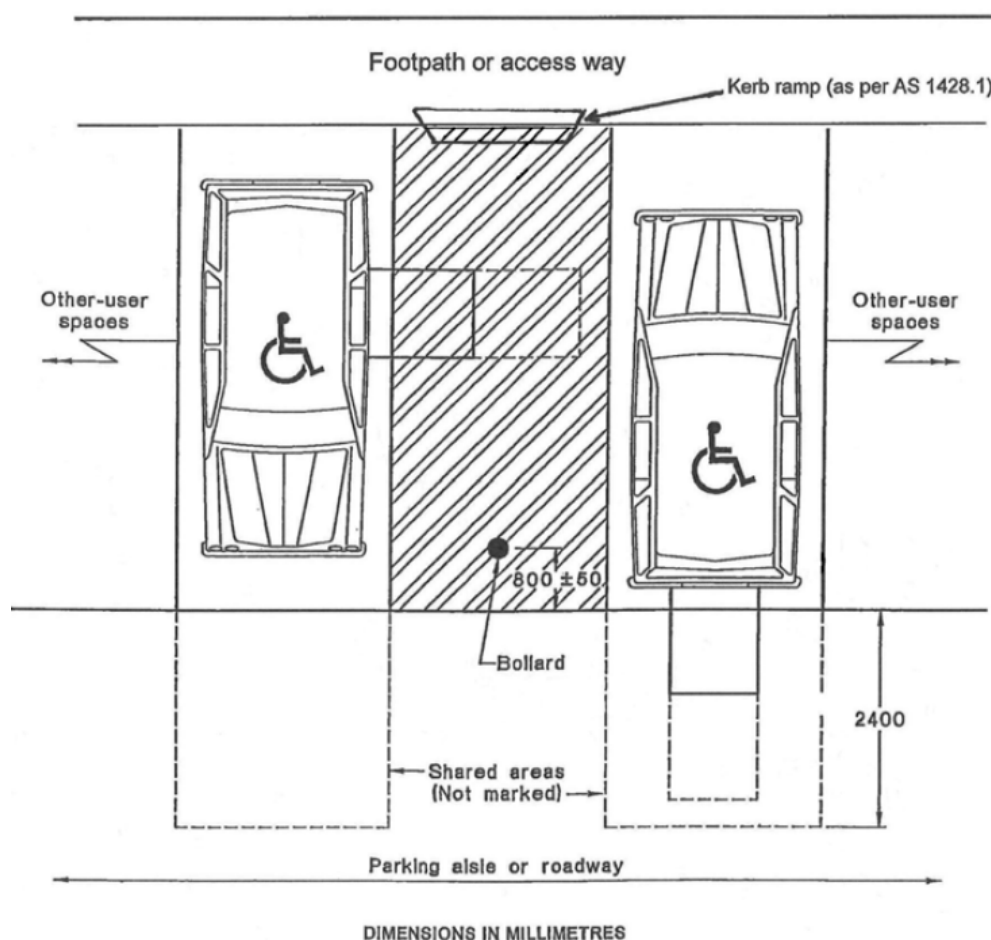


Figure 1 – Angled Carparking Space

3.2 Carparking Provision

The provision of carparking spaces for people with disability is to be provided in accordance with Table 1, attached to this Planning Procedure. Table 1 includes standards for the overall number of carparking bays that must be set aside for people with a disability based upon the Building Classification as per the BCA. Building Classifications are included in Table 2.

3.3 Pathways

A continuous accessible path of travel (as defined in AS1428.1) must be provided to, into or within a building. Some of the design features include:-

- (a) Walkway gradient not steeper than 1 in 20 (Ramps can be considered in accordance with AS1428.1);
- (b) A minimum width of 1.0 metre; and
- (c) The surface shall be adequately sealed and non-slip.

3.4 Signposting

There is no requirement for dedicated spaces to be signposted, however, signs should be provided where necessary as follows:-

- (a) *Direction Signs:* If the route to parking spaces for people with disability is not readily apparent from the vehicular entrance to the car park, direction signs comprising the international symbol of access and an arrow should be used at the entrance and at each change of direction to direct traffic to the spaces. The symbol should point in the same direction as a left or right arrow (see Figure 2).



Figure 2 – Direction Sign

- (b) *Space Reservation Signs:* In public car parks, linear parking control signs* bearing the use limitation ('Access Symbol Only') should be used if it is necessary to formally reserve spaces for their intended use (see Figure 3).

NOTE: Additional words such as PERMIT MUST BE DISPLAYED may be added to the signs.

* Linear parking control signs are shown in AS1742.11, Manual of Uniform Traffic Control Devices, Part 11: Parking controls.



Figure 3 – Space Reservation Sign

3.5 Other Features

Other features such as steps, ramps, handrails, entrances, public utilities and amenities should be provided in accordance with the relevant Australian Standard.

4 INTERPRETATIONS

For the purpose of this Planning Procedure, the following term shall have the same meaning as in Town Planning Scheme No.2:-

Council means the Council of the City of Rockingham

5 ADOPTION

This Planning Procedure was adopted by the Council at its ordinary Meeting held on the 29th October 2013.

6 REVOCATION

This Planning Procedure supersedes the Council's Statement of Planning Policy No.2.3 – Development Considerations for Disabled Persons.

TABLE 1

Carparking Spaces for People with Disability – Based on Table D3.5 of the Building Code of Australia – Carparking Spaces for People with a Disability	
Class of building to which the Class 7a building or carparking area is associated	Number of accessible carparking spaces required
<p>Class 1b and 3</p> <p>(a) Boarding house, guest host, hostel, lodging house, backpackers accommodation, or the residential part of a hotel or motel.</p> <p>(b) Residential part of a school, accommodation for the aged, disabled or children, residential part of a health care building which accommodates members of staff for the residential part of a detention centre.</p>	<p>To be calculated by multiplying the total number of carparking spaces by the percentage of:</p> <p>(a) accessible sole occupancy units to the total number of sole occupancy units; or</p> <p>(b) accessible bedrooms to the total number of bedrooms; and</p> <p>The calculated number is to be taken to the next whole figure.</p> <p>1 space for every 100 carparking spaces or part thereof.</p>
<p>Class 5, 7, 8 and 9c</p>	<p>1 space for every 100 carparking spaces or part thereof.</p>
<p>Class 6</p> <p>(a) Up to 1000 carparking spaces</p> <p>(b) For each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces.</p>	<p>1 space for every 50 carparking spaces or part thereof.</p> <p>1 space.</p>
<p>Class 9a</p> <p>(a) Hospital (non-outpatient area)</p> <p>(b) Hospital (out-patient area)</p> <p>(i) up to 1000 carparking spaces</p> <p>(ii) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces</p> <p>(c) Nursing home</p> <p>(d) Clinic or day surgery not forming part of a hospital</p>	<p>1 space for every 100 carparking spaces or part thereof.</p> <p>1 space for every 50 carparking spaces or part thereof.</p> <p>1 space.</p> <p>1 space for every 100 carparking spaces or part thereof.</p> <p>1 space for every 50 carparking spaces or part thereof.</p>

Carparking Spaces for People with Disability	
Class of building to which the Class 7a building or carparking area is associated	Number of accessible carparking spaces required
Class 9b	
(a) School	1 space for every 100 carparking spaces or part thereof.
(b) Other assembly buildings:	
(i) up to 1000 carparking spaces	1 space for every 50 carparking spaces or part thereof.
(ii) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces	1 space for every 50 carparking spaces or part thereof.

TABLE 2

Building Classifications as per the Building Code of Australia	
Class of Building	Type of Building
Class 1	<p>(a) Class 1a – A single dwelling being:-</p> <ul style="list-style-type: none"> (i) a detached house; or (ii) one of a group of two or more attached dwellings each being a building, separated by a fire-resisting wall, including a row house, terrace house, town house or villa unit; or <p>(b) Class 1b:-</p> <ul style="list-style-type: none"> (i) boarding house, guest house, hostel or the like <ul style="list-style-type: none"> (A) with a total area of all floors not exceeding 300m² measured over the enclosing walls of the Class 1b; and (B) in which not more than 12 persons would ordinarily be resident; or (ii) 4 or more single dwellings located on one allotment and used for short-term holiday accommodation, <p>Which are not located above or below another dwelling or another Class of building other than a private garage.</p>
Class 2	A building containing 2 or more sole-occupancy units each being a separate dwelling.
Class 3	<p>A residential building, other than a building of Class 1 or 2, which is a common place of long term of transient living for a number of unrelated persons, including:-</p> <ul style="list-style-type: none"> (a) a boarding house, guest house, hostel, lodging house or backpackers accommodation; or (b) a residential part of a hotel or motel; or (c) a residential part of a school; or (d) accommodation for the aged, children or people with a disability; or (e) a residential part of a health-care building which accommodated members of staff; or (f) a residential part of a detention centre.
Class 4	A dwelling in a building that is Class 5, 6, 7, 8 or 9 if it is the only dwelling in the building.
Class 5	An office building used for professional or commercial purposes, excluding buildings of Class 6, 7, 8 or 9.

Building Classifications as per the Building Code of Australia	
Class of Building	Type of Building
Class 6	A shop or other building for the sale of goods by retail or the supply of services to the direct public including:- (a) an eating room, café, restaurant, milk or soft-drink bar; or (b) a dining room, bar area that is not an assembly building, shop or kiosk part of a hotel or motel; or (c) a hairdresser's or barber's shop, public laundry, or undertaker's establishment; or (d) market or sale room, showroom, or service station.
Class 7	A building which:- (a) Class 7a – a carpark; or (b) Class 7b – for storage, or display of goods or produce for sale by wholesale.
Class 8	A laboratory, or a building in which a handicraft or process for the production, assembling, altering, repairing, packing, finishing, or cleaning of goods or produce is carried on for trade, sale or gain.
Class 9	A building of public nature:- (a) Class 9a – a health-care building, including those parts of the building set aside as a laboratory; or (b) Class 9b – an assembly building, including a trade workshop, laboratory or the like in a primary or secondary school, but excluding any other parts of the building that are of another class; or (c) Class 9c – an aged care building.
Class 10	A non-habitable building or structure:- (a) Class 10a – a non-habitable building being a private garage, carport, shed or the like; or (b) Class 10b – a structure being a fence, mast, antenna, retaining or free-standing wall, swimming pool, or the like; or (c) Class 10c – a private bushfire shelter.