



ACCESS FOR ALL IN DESIGN PLANNING

Are you planning to construct or refurbish a commercial, industrial or public building?

Equal access for all

The Surf Coast Shire Council is committed to access and inclusion for all to build healthy well connected communities where everyone can participate fully. To achieve this Council works collaboratively with different groups raising awareness of the legal responsibility to be inclusive in the design of buildings. Access to commercial, industrial and public buildings should be accessible to all people in the community.

Who is responsible?

Since the 1 May 2011 certain new buildings, and existing buildings undergoing building work, must comply with the Commonwealth Disability (Access to Premises - Buildings) Standards 2010 (Premises Standards) The Premises Standards have been made under the *Commonwealth Disability Discrimination Act 1992 (DDA)*.

Council is responsible for bringing access and inclusion requirements to the attention of building designers, architects, consultants and building practitioners when they are preparing to submit planning applications for commercial, industrial and public building projects.

Surf Coast Shire Council does not issue building permits. It is the responsibility of the Private Building Surveyors to issue building permits that comply with the Building Code of Australia and Access Standards. However Council appoints a Municipal Building Surveyor (MBS) to respond to potential non-compliance concerns where there is an immediate risk to public safety. The MBS also considers access requirements for some eligible community events.

If the right access requirements are not incorporated early in the design at the planning permit stage it can lead to costly delays when amendments have to be made to planning permit and endorsed plans prior to the release of a building permit by the Private Building Surveyor.

What is good Design?

Statistics show that large proportion of the population will be directly affected either temporarily or permanently by a disability. When the needs of an ageing population are factored in the numbers are significant.

Good design that incorporates access and inclusion for all broadens the potential market for any business so good design is also good business. Accessible pathways (width and surface), tactile indicators, entrances without stairs, clear signage, hearing augmentation, accessible car parking, a continuous path of travel from the allotment boundary to and through all levels of the building and accessible sanitary facilities are examples of good design.

Relevant legislative requirements

Legislation exists at a variety of levels specifying obligations and design requirements relating to access and facilities. The key ones are listed below:

- *Disability Discrimination Act 1992 (DDA)*
- Building Code of Australia (BCA) general access requirements for building work
- AS 1428.1 General requirements for access – new building work
- AS 1428.2 Enhanced and additional requirements – buildings and facilities
- AS 1428.3 Requirements for children and adolescents with physical disabilities
- AS 1428.4.1 Tactile ground surface indicators for orientation for people with vision impairment
- AS 1735.12 Lifts, escalators and moving walks, facilities for persons with disabilities
- AS1428.5 Communication for people who are deaf or hearing impaired

How do you vary requirements?

This process is controlled by the Private Building Surveyor. Where a design cannot meet the specific design requirements, an alternative solution may be appropriate if it can be demonstrated that it will meet the intent of the related legislation. In such cases it is important to liaise with a recognised professional group or consultant and gain formal (written) approval prior to finalising the design.

Unjustifiable hardship

The DDA recognises that there may be cases where the provision of accessible facilities strictly in accordance with the codes and regulations could result in an unreasonable financial loss or hardship that makes full compliance very hard to justify (unjustifiable hardship).

If you are unsure of what you need to do it may be appropriate to engage an access consultant.

Further information about Access Standards

Volume one of the Building Code of Australia (BCA) is where the "Access Code" requirements are located and this provides the legislative links to the Australian Standards that apply to access. This Code has to be applied by the Private Building Surveyor responsible for assessing building plans and issuing the building permit.

The building permit process follows the planning permit process. Private Building Surveyors can only issue building permits that are consistent with the planning permit for the same development.

Access consultants

There are a number of accredited access consultants who can assist you in assessing plans prior to lodging.

Association of Access Consultants Australia (ACAA)

Ph. 03 5221 2820

E. secretary@access.asn.au

www.access.asn.au

Community groups

There are various community groups and associations that provide specialist services and support for persons with specific disabilities. In addition numerous construction industry groups have projects underway relating to access and facilities.

The list below provides you with phone numbers and web addresses if you would like to find out more on how a design can best meet the needs of specific users or if you wish to find out about the latest developments in this area.

Department of Health and Human Services

Ph. 1300 650 172

TTY. 03 9096 0133

E. disability.services@dhs.vic.gov.au

www.dhs.vic.gov.au/disability

Vicdeaf

Ph. 03 9473 1111

TTY. 03 9473 1199

E. info@deafvictoria.org.au

www.vicdeaf.com.au

Australian Human Rights Commission

Ph. 02 9284 9600 / 1300 656 419

TTY. 1800 620 241

E. infoservice@humanrights.gov.au

www.humanrights.gov.au

Vision Australia

Ph. 1300 847 466

E. info@visionaustralia.org

www.visionaustralia.org.au

Victorian Equal Opportunity and Human Rights Commission

Ph. 1300 292 153

TTY. 1300 289 621

E. information@veohrc.vic.gov.au

www.humanrightscommission.vic.gov.au

Property Council of Australia

Ph. 03 9650 8300

www.propertycouncil.com.au

The Centre for Universal Design

www.design.ncsu.edu/ncsu

Disability Online

www.disabilityonline.community

Victorian Building Authority

www.vba.gov.au

Further information

The Surf Coast Shire Council has building and planning officers who can provide initial information and assistance in relation to access to buildings. Contact Council and ask to speak with the Municipal Building Surveyor.

5261 0600 | info@surfcoast.vic.gov.au

1 Merrijig Drive (PO Box 350) Torquay Vic 3228