**Proposed Amendments to Warringah Development Control Plan 2011**

*Insert additional text highlighted in red font and detailed below:*

**Part D - Design**

**D18 Accessibility and Adaptability**

**Applies to Land**

This control applies to all development for

* non-residential purposes on land in relation to the Accessibility Requirements of this section
* residential purposes on land in relation to the Adaptability Requirements of this section

to which Warringah Local Environmental Plan 2011 applies.

**Objectives**

* To ensure vehicular access points for parking, servicing or deliveries, and pedestrian access are designed to provide vehicular and pedestrian safety.
* To ensure convenient, comfortable and safe access for all people including older people, people with prams and strollers and people with a disability.
* To provide a reasonable proportion of residential units that should be designed to be adaptable and easily modified to promote ‘ageing in place’ and for people with disabilities.

**Requirements**

1. The design is to achieve a barrier free environment with consideration given to the design of door handles and switches, entrances and corridors. Steep, rough and slippery surfaces, steps and stairs and narrow paths should be avoided.

2. There are to be continuous, independent and barrier-free access ways incorporated into the design of buildings.

3. Pathways are to be reasonably level with minimal cross fall and sufficient width, comfortable seating and slip-resistant floor surfaces.

4. Where there is a change of level from the footpath to commercial or industrial floor levels, ramps rather than steps should be incorporated.

5. There is to be effective signage and sufficient illumination for people with a disability.

6. Tactile ground surface indicators for the orientation of people with visual impairments are to be provided in accordance with the relevant Australian Standard.

**Note** Australian Standard AS1428.4:2002 'Design for Access and Mobility Part 4: Tactile Indicators' applied at the time the DCP was adopted.

7. Access for people with a disability is to be provided at the main entrance to the development.

8. Development is to comply with Australian Standard AS1428.2.

**Note:** All applicants are reminded of their responsibilities under the Disability Discrimination Act 1992.

**Note:** The Residential Flat Design Code provides accessibility standards which are to be satisfied for residential flat building developments

9. Where a development comprises at least 5 dwellings, 10% (rounded up to next whole number) of dwellings shall be capable of being adapted (Class C) under AS4299

**Note:** Evidence of compliance with the Adaptable Housing Class C requirements of AS 4299 shall be submitted when lodging a DA and certified by an experienced and qualified housing professional (e.g. Architect or Accredited Building Certifier)

10. Where a development comprises at least five (5) dwellings, 10% (rounded up to next whole number) of dwellings shall be capable of being adapted (Class C) under AS4299.

**Note**: Evidence of compliance with the Adaptable Housing Class C requirements of AS 4299 shall be submitted when lodging a DA and certified by an experienced and qualified housing professional (e.g. Architect or Accredited Building Certifier).