**Existing DCP Provisions for Adaptable Housing**

* **A: Manly DCP 2013**
* **B: Pittwater DCP 2014**
* **C: Warringah DCP 2011 (Dee Why Town Centre only)**

**A: Manly DCP 2013**

**Paragraph 3.6.3.1 Accessible (Adaptable) Accommodation Requirements**

Access in accordance with AS4299 - Adaptable Housing must be provided to at least 25 percent of dwellings within residential accommodation containing 4 or more dwellings.

a) The provision of any required Adaptable Housing need to be demonstrated in the DA drawings. In particular, the following building features are to be included for adaptable housing:

i) Provision of plans showing the dwelling in its pre-adaptation and post adaptation stages;

ii) A continuous accessible path of travel from the car space to and within the adaptable dwelling and to common facilities;

iii) Provision of an adaptable parking space of at least 3.8m wide;

iv) Circulation space to allow potential wheelchair manoeuvrability externally and internally;

v) Modular kitchen cabinetry;

vi) Easily adjustable bathroom facilities;

vii) Easy to use laundry facilities;

viii) Easy use of Garbage facilities by mobility impaired residents; and

ix) Easy egress in case of emergency.

b) Council’s DA determination may condition that the required adaptable units be certified to meet the essential design elements listed in Australian Standard - AS4299. In this regard, applicants will need to submit sufficient design and construction details with the DA that demonstrate that the development is capable of satisfying future levels of access - post adaptation to meet access requirements including full wheelchair accessibility.

c) In relation to Backpackers’ Accommodation at least 1 room capable of accommodating 4 people should be adaptable for access to a person with a disability. Kitchen facilities should also be capable of being used by a person with a disability. Toilet and shower rooms should be provided of suitable design and dimension to allow ease of use by a person with a disability as required by Australian Standard - AS 1482

**B: Pittwater DCP 2014**

**Part C1.9 Adaptable Housing and Accessibility**

*Outcomes*

The community's lifecycle housing needs are met within Pittwater through well designed adaptable housing.

All members of the community enjoy equitable access to buildings to which the general public have access.

Housing for Seniors or People with a Disability is accessible, adaptable and safe.

Equitable access in the public domain.

*Controls - Adaptable Housing*

The design of residential development shall meet the criteria of Australian Standard AS 4299:1995 Adaptable Housing as follows:

|  |  |  |
| --- | --- | --- |
| **Development** | **Percentage of adaptable units (rounded up)** | **Minimum class under AS 4299:1995** |
| Multi Dwelling Housing, Boarding Houses, Group Homes and Hostels, excluding those in Warriewood Valley | 50% | Class B |
| Residential Flat Buildings, Shop Top housing and Mixed Use developments comprising residential accommodation. | 20% | Silver level of the*Liveable Housing Guideline*. |
| Residential development in Warriewood Valley not elsewhere identified in this table. | 25% | Class B |
| Seniors Living | 100% | Per the requirements of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* |

The development application must be accompanied by certification from an accredited access consultant confirming that the nominated adaptable dwellings are capable of being modified, when required by the occupant, to comply with *AS 4299:1995*

**C: Warringah DCP 2011 (Dee Why Town Centre only)**

**Part G1 – Section 5 Design and Architectural Diversity – Housing – Paragraph 4\***

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. 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)

\*Note: the above provision for Warringah DCP 2011 was adopted by Council at its Ordinary Meeting on 26 February 2019 but is are not due to commence until the Amending LEP for Dee Why Town Centre is published. This provisions for Dee Why is identical to the proposed provision to apply for all medium and high density residential development under Warringah DCP 2011.