



Accessible housing

PDA guideline no. 02
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Introduction

Purpose of the guideline

This guideline outlines standards for the planning and design of accessible housing in Priority Development Areas (PDAs) in Queensland. This guideline should be read in conjunction with the provisions of PDA development schemes, interim land use plans (ILUPs) and relevant PDA guidelines and practice notes. A development scheme or ILUP may specify a different standard or specific response.

In consultation with the Minister for Economic Development Queensland (MEDQ) and other relevant parties, applicants may propose alternative, innovative solutions which do not comply with the following standards, but meet the PDA-wide criteria or related provisions of ILUPs.

This guideline relates to all residential development in PDAs and is intended to complement the Livable Housing Design Guidelines.

The documents referenced in this guideline are the version current at the time a decision is made on a development application. The MEDQ may have regard to other documents in assessing development applications.



Accessible housing principles

With the growing number of Australians in higher age groups, the demand for housing that caters to the needs of people with mobility challenges is increasing. Many of these people are becoming more conscious of the desirability of ensuring the home they live in will suit them. Developers and builders are encouraged to consider the benefits of responding to this growing segment of the market and promote the features of the accessible housing product in their range.

Principles of accessible housing

The principles that underpin these guidelines are:

Principle one: Equitable use

The dwelling provides an easy and convenient living environment for all levels of mobility and health in a potential occupant.

Principle two: Flexibility in use

The dwelling provides for potential changes in the mobility and health of an occupant.

Principle three: Simple and intuitive use

The layout of the dwelling and its fixtures and fittings are easy to understand, regardless of an occupant's experience, knowledge, language skills or concentration level.

Universal design

A dwelling that incorporates universal design is versatile and comfortable for a diverse range of people and at different stages of their lives. In a dwelling designed according to universal design principles, it is easy to move around and the operation of fittings and features caters for people of all ages and abilities. The dwelling is also easily accessed by occupants and visitors. For the purposes of this guideline, dwellings that incorporate universal design principles are described as accessible housing.

Accessible housing

Accessible housing incorporates flexibility and choice in moving to, from and within a dwelling, including gently sloping pathways from public spaces to private spaces, level entries, wider doorways and passageways, and appropriately sized bathrooms, bedrooms living areas and vehicle parking arrangements. Accessible housing also means having the ability to readily adapt the dwelling with features and fittings as needs change throughout life, including such elements as showers without hobs and additional structural supports in walls to allow for the easy installation of grab rails.

Planning and design standards

Accessible housing provision

The amount of accessible housing provision will differ across each PDA depending on the project and dwelling type.

Multiple residential dwellings

- » Mandatory delivery of at least 10 per cent of all dwellings as accessible
- » Developers of multiple residential projects that are seeking superior design outcomes in Bowen Hills and Northshore Hamilton are required to provide 20 per cent of dwellings as accessible housing

Development approvals will be conditioned accordingly and evidence of delivery of accessible housing is by private certification of built product.

Of the accessible housing provision, the number of each type of dwelling should ideally be equivalent to the proportion of the type of dwelling that represents all dwellings in the project. For example, in a project with 100 dwellings, of which 60 are detached houses and 40 are apartments, the accessible housing product should comprise six detached houses and four apartments.

Where the accessible housing product is a two storey dwelling, the kitchen, living/dining area, at least one bedroom, a bathroom, and the laundry should be on the ground floor. An elevator (or space to add an elevator) is considered desirable (but not essential) to access the floors above or below ground level of such a dwelling.

Residential subdivisions

- » No requirement for delivery of accessible dwelling but is highly desirable that accessible housing plans are provided to prospective purchasers

Design innovation

These guidelines outline the elements considered to represent the most basic accessible housing outcome. More comprehensive adoption of universal design measures and the use of innovative solutions are encouraged. Links are provided on page 7 to additional information that may assist in the preparation of innovative solutions for accessible housing.

Implementation

It is recommended that developers and builders contact the MEDQ as early as possible in the design phase of a project to discuss how best to respond to these guidelines.

Key design elements

Entry and access

Access from a public space to the front entry of a dwelling should be along an accessible path with a maximum gradient of one in eight over a distance of less than 1.5 metres and a maximum gradient of one in 14 over longer distances

Where a vehicle parking space is provided on the property, the access from the parking space to an entry into the dwelling should be level and there should be no more than a 10mm change in the entry threshold level.

Doorways should be at least 920mm wide and entry thresholds to all rooms in the dwelling should be level (no more than a 10mm change in entry threshold levels).

A passageway to an accessible room in the dwelling should be at least 1200mm wide.



Source: Sustainable Home Zilzie, Dept of Public Works

Vehicle parking

Where a vehicle parking space is provided for the dwelling, the parking space should have minimum dimensions of 3800mm by 5500mm clear of walls or other obstructions such as posts.

Kitchen

The main kitchen in the dwelling should have a central area with a minimum horizontal dimension of 1550mm that is clear of benches, storage cabinets, fixed appliances and other furnishings, as illustrated in Figure 2. The main kitchen should ideally be designed as a passageway or provide access to other rooms in the dwelling.

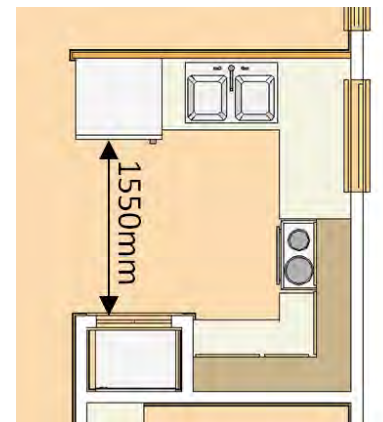


Figure 2: Example kitchen layout

Bathroom

At least one bathroom in the dwelling should have minimum internal dimensions of 2250mm by 2300mm to accommodate a basin/cabinet, toilet and shower. This bathroom should also have a central area with a minimum horizontal dimension of 1550mm that is clear of basins, toilet, cabinets and cupboards as illustrated in Figure 3a. The bathroom should desirably include a hobless shower with a screen or curtain that prevents overspray from the shower enclosure, and structural plywood or similar on all walls to enable the flexible location and easy retrofitting of mobility aids such as grab rails. Where a separate toilet is provided, the toilet should have minimum internal dimensions of 1800mm by 1550mm as shown in Figure 3b.

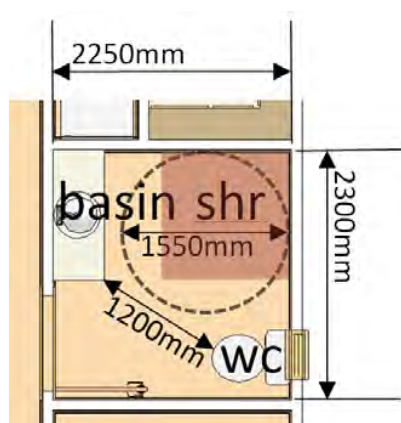


Figure 3a: Example bathroom layout including toilet

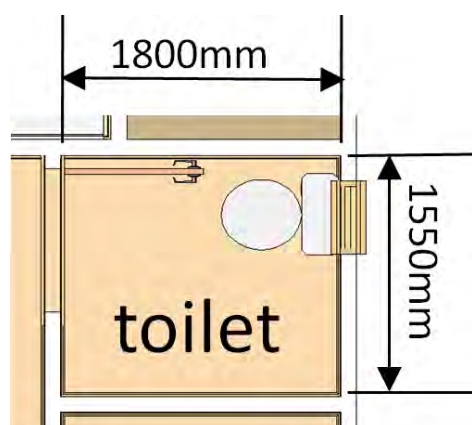


Figure 3b: Example separate toilet dimensions



Source: Sustainable Home Hervey Bay Dept of Public Works



Source: Sustainable Home Redlynch, Dept of Public Works

Bedroom

At least one bedroom in the dwelling should have minimum internal horizontal dimensions of 3700mm by 3550mm. This bedroom should also have an area (typically at the foot of the bed) with a minimum horizontal dimension of 1550mm that is clear of wardrobes, cupboards and other furnishings as illustrated in Figure 4.

The bedroom should desirably be designed to provide space for a double bed (1500mm wide by 2000mm long) and to have space on each side of the bed (at least 1200mm wide on one side and 1000mm wide on the other as illustrated in Figure 4) that is clear of furnishings except bedside tables or cabinets at the head of the bed.

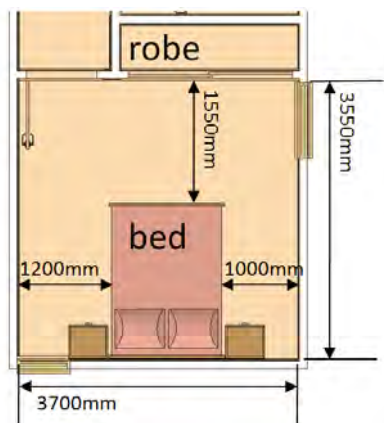


Figure 4: Example bedroom layout



Source: Sustainable Home Doonella, Stockland

Living area

The living area in the dwelling should have a central area with minimum horizontal dimension of 2250mm that is clear of seating, tables, and other furnishings, as illustrated in Figure 5. The living area should have an overall horizontal dimension in one direction of at least 3700mm to accommodate a 1000mm deep lounge chair, the 2250mm wide clear central area and other furnishings such as a 450mm deep cabinet, as shown in Figure 5.

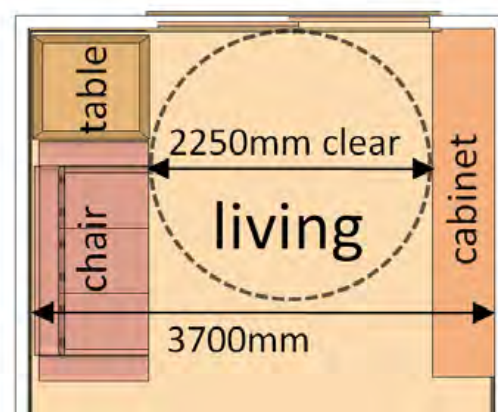


Figure 5: Example living area layout



Source: Sustainable Home Hervey Bay, Dept of Public Works

References

To learn more about universal design refer to the following publications.

Queensland Department of Public Works "Smart and Sustainable Housing Design Objectives"

<http://www.hpw.qld.gov.au/SiteCollectionDocuments/SmartHousingDesignObjectives08.pdf>

Housing Industry Association Greensmart Program

<http://hia.com.au/hia/channel/Builder/region/National/classification/Greensmart.aspx>

Urban Development Institute of Australia 'EnviroDevelopment Standards Version 2.0'

http://www.envirodevelopment.com.au/_dbase_upl/Version%202.0.pdf

Department of the Environment, Water, Heritage and the Arts - 'Your Home - Technical Manual'

<http://www.yourhome.gov.au/technical>

Master Builders Association of the ACT - 'Housing For Life'

http://www.mba.org.au/consumer_advice/housingforlife/

NSW Landcom - 'Universal Housing Design Guidelines'

http://www.landcom.com.au/downloads/uploaded/FINAL_Universal%20Housing%20Design%20Guidelines%20Fact%20Sheet_6507_740d.pdf

Smart Housing Website

http://www.works.qld.gov.au/tdd/enviro_build/ss_house/index.asp

Australian Network for Universal Housing Design

<http://anuhd.org/>

Livable Housing Design Guidelines

http://www.livablehousingaustralia.org.au/pdf/Livable_Housing_Design_Guidelines_Web.pdf

AS 1428.2-1992: Design for access and mobility - Enhanced and additional requirements - Buildings and facilities

<http://infostore.saiglobal.com/store/Details.aspx?DocN=stds000006011>

AS 1428.3-1992: Design for access and mobility - Requirements for children and adolescents with physical

disabilities

<http://infostore.saiglobal.com/store/Details.aspx?ProductID=227283>

AS 4299-1995: Adaptable housing

<http://infostore.saiglobal.com/store/Details.aspx?ProductID=313162>

AS 4226-2008: Guidelines for safe housing design

<http://infostore.saiglobal.com/store/Details.aspx?ProductID=1088688>

The good, the bad and the ugly: Design and construction for access

<http://www.humanrights.gov.au/publications/good-bad-and-ugly-design-and-construction-access>

Your Home: Design for lifestyle and the future

<http://www.yourhome.gov.au/>



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