Council planning documents have:

- Little reference to Universal Design in Public Buildings.
- No measurable outcomes in respect to Universal Design.
Is Universal Design Measurable in the Planning Context?

ACHIEVING ACCESSIBILITY IN THE BUILT ENVIRONMENT FOR ALL

Tweed Shire Council NSW

Access and Inclusion Plan 2014-2018

Is Universal Design Measurable in the Planning Context?

Metropolitan Redevelopment Authority Perth

Elizabeth Quay Guidelines

ACHIEVING ACCESSIBILITY IN THE BUILT ENVIRONMENT FOR ALL

5.2. Universal Access

DESIGN INTENT
A key principle of Elizabeth Quay Project is the establishment and maintenance of a sustainable community – the success of which depends largely on the diversity and vibrancy of this community. One of the means to achieving this is to ensure that all developments in Elizabeth Quay are to be universally accessible. This is in line with universal design principles and the need to design buildings that are accessible to people of all ages, incomes and abilities. This will ensure that everyone can have full access to the facilities and services in the area.

OBJECTIVE
Developments provide a universally accessible environment as an integral component of each building.

ACCEPTABLE DEVELOPMENT CRITERIA

• A report prepared by an accredited access consultant will be required as part of any development application to demonstrate that all development proposals comply with the accessibility requirements of the Disability Discrimination Act and all applicable Australian Standards.

• To ensure universal access the accredited access consultant should have on-going input at all stages of the design and construction process, including project completion.

• Authority Policy: Refer to the Authority’s Central Perth Development Policy, Accessible and Adaptable Housing.
Achieving Accessibility in the Built Environment for All

Lake Macquarie City Council NSW

DCP 2014

Non-discriminatory Access Guideline

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Universal Design is a tool to provide non-discriminatory access and use features can be viewed at www.ud.gov.au. The World Health Organisation's Age Friendly Cities is another tool and the features are used in the Lake Macquarie Aged Population Plan.

In addition to the Building Code of Australia, the following standards and policies are the minimum requirements for providing access for people with a disability:

- AS 1428 Design for Access and Mobility
  - Part 1 - General Requirements
  - Part 2 - Additional Requirements
  - Part 3 - Requirements for Children and Adolescents with a Disability
  - Part 4 - Tactile Surface Indicators
- AS 1777 Life and Egress
  - Part 1 - Stairway Luminance
  - Part 2 - Facilities for Persons with Disabilities
  - Part 14 - Low Rise Platforms for Passengers
- AS 2869 6 Footprint for People with Disabilities
- AS 3798 Automatic Teller Machines

Example of other sections.

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Lake Macquarie City Council NSW

DCP 2014

Part 2 - Specific Land Uses

11 MULTI DWELLING HOUSING

This section of the DCP highlights the Council’s requirements for Multi Dwelling Housing developments. Design requirements that are not in the general development part are found in this section. Where a conflict exists between this section and the general development part of the DCP, this section prevails.

Under LGA 2014, a multi dwelling housing estate or estate consists of two or more low rise buildings on one lot of land, each with access at ground level, but does not include a residential flat building.

11.1 SITE REQUIREMENTS

Objective

To ensure that Multi Dwelling Housing developments are located on sites with sufficient size and street frontage to accommodate the required building coverage, car parking, landscaping, and private open space.

Contents

1. The development site must have a minimum area of 750m² for development consisting of five dwelling units.
2. The development site must have a minimum area of 800m² for development consisting of six or more dwelling units.
3. The development site must have access frontage to a public road.
4. The development site must have a minimum frontage of 15 metres at the road frontage.

11.2 SITE COVERAGE
"Universal design seeks to encourage attractive, marketable products that are more usable by everyone. It is design for the built environment and consumer products for a very broad definition of user."

- Ron Mace, 1985

So what are the principles of universal design and how can they be met in the planning context?

These are some suggestions based on projects we have worked on.
1. Equitable Use

The design is useful and marketable to people with diverse abilities.

2. Flexibility in Use

The design accommodates a wide range of individual preferences and abilities.
ACHIEVING ACCESSIBILITY IN THE BUILT ENVIRONMENT FOR ALL

Is Universal Design Measurable in the Planning Context?

3. Simple and Intuitive Use

Use of the design is easy to understand.

4. Perceptible Information

The design communicates necessary information effectively to the user.
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5. Tolerance for Error

The design minimizes hazards and the adverse consequences of accidental or unintended actions.

6. Low Physical Effort

The design can be used efficiently and comfortably and with a minimum of fatigue.
I’m presenting at a conference on universal design and am doing some research. I hope you can help me. When you go out for the day, what is the main thing you rely on to be able to travel through / navigate the built environment? What irritates you?
Is Universal Design Measurable in the Planning Context?

Lindsay

“I hate not knowing where I’m going. Signs / way-finding cues that do not make sense irritate me”
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Rob

“It is poor signage – as per the signs at Central Station. Misaligned footpaths and kerb / pram ramps.”

Is Universal Design Measurable in the Planning Context?
Michael

“The lack of good way finding signage.”
Andrew

“For me it is definitely the visual environment… I also like a bit of visual preparation on the computer or phone when I go somewhere new”
“A quick path through...anything that doesn’t overwhelm in a sensory way – dimmed lighting, less noise, soothing aesthetic, less distractions.”

“Grant
“a continuous path of accessible travel”

Linda

Is Universal Design Measurable in the Planning Context?
“I would say that I look for visual clues to get me by. I especially hate it when I can’t find the entrance to places – where architects love to make everything uniform and have you guess where the entrance is (its better now than years before though).”

**Measuring Equitable Use**
- Where stairs and a ramp are provided, ensure they start and arrive in a similar location.
- Provide a changing place and quiet area.
- Provide accessible reception / service counters.
ACHIEVING ACCESSIBILITY IN THE BUILT ENVIRONMENT FOR ALL

Is Universal Design Measurable in the Planning Context?

Measuring Flexibility in Use
- Provide audio and visual warning systems for emergency evacuation.
- Provide large-print signage.
- Provide additional handrails at a lower height for children / people of short stature.

Measuring Simple & Intuitive Use
- Signage must include the use of pictograms.
- Paths of travel must be identified through the use of luminance contrast.
- Entrance must be clearly identified.
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### Measuring Perceptible Information

- All signage / information must be provided in written, tactile/Braille and audio formats.
- Provide a minimum 30% luminance contrast between operable components and the background colour.
- Provide a direct line of site between the carparking and the entrance.

### Measuring Tolerance for Error

- Provide non-slip floor / surface finishes.
- Provide sensor lights for safe travel in darker areas.
- Building lines must be kept clear of obstructions.
<table>
<thead>
<tr>
<th>Measuring Low Physical Effort</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Provide accessible carparking as close to the entrance as possible.</td>
</tr>
<tr>
<td>• Provide resting places and seating within the building.</td>
</tr>
<tr>
<td>• Provide automatic doors at the entrance to the building.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Measuring Size and Space for Approach and Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>• All pathways and ramps to be 1800mm wide as a minimum.</td>
</tr>
<tr>
<td>• Provide designated paths of travel through table / seating areas.</td>
</tr>
<tr>
<td>• Provide accessible fitting rooms.</td>
</tr>
</tbody>
</table>
Is Universal Design Measurable in the Planning Context?

Is universal design measurable in the planning context?
Yes, with the right planning documents.

Thank-you