



## ACCESSIBLE DWELLINGS

### What is an Accessible Dwelling?

The Residential Design Codes – Volume 1 (R Codes) defines an Accessible Dwelling as a “Dwellings having features already in place to enable use by people with a disability.”

These dwellings incorporate universal design to make the dwelling more accessible to facilitate ageing in place and cater for people with disabilities. Universal Design is defined in the R Codes as “The design of products and environments that are inherently accessible to all, including for older people and people with disability.”

### What are the benefits of building an Accessible/Universally Designed Dwelling?

Accessible dwellings that achieve 'gold' standards can seek a reduction of up to 35% to the minimum site area requirements of the R Codes. This may mean you are able to construct additional dwelling(s) on the same size lot.

These area concessions are only available to properties that are coded R30 and above. Accessible dwellings have a **maximum internal floor area of 110m<sup>2</sup>** and must still satisfy all other provisions of the R Codes Part B or C, as applicable and as amended by the City's Policy 7.1.1 – Built Form.

The site area concession standards of the R Codes Volume 1 are:

R30 & R40	R50+
<p><b>C1.1.6</b> – In areas coded R30 – R40; for an accessible dwelling designed to gold level universal design that is the subject of a development proposal, the minimum and average site area of Table D may be reduced by up to 35 per cent, provided that:</p> <ul style="list-style-type: none"> <li>• For single houses and grouped dwellings, no site is less than 100m<sup>2</sup>; and</li> <li>• For development or subdivision of 4 or more dwellings or sites, the site area reduction is limited to a maximum 50 per cent of the total number of dwellings or sites.</li> </ul> <p><i>For example: Development of 3 dwellings, all could use the site area concession. Development of 4 dwellings, 2 could use the site area concession.</i></p>	<p><b>C1.1.7</b> – In areas coded R50; for accessible dwelling designed to gold level universal design that is the subject of a development proposal, the minimum and average site area of Table D may be reduced by up to 35 per cent, provided that:</p> <ul style="list-style-type: none"> <li>• For single houses and grouped dwellings, no site is less than 100m<sup>2</sup>; and</li> <li>• The site area reduction is limited to a maximum 50 per cent of the total number of dwellings or sites.</li> </ul> <p><i>For example: Development of 3 dwellings, 1 could use the site area concession. Development of 4 dwellings, 2 could use the site area concession.</i></p>

## What are the design requirements for an Accessible Dwelling?

Gold Level Universal Design is means the development meets the standards outlined in Appendix A4 of the R Codes.

The below table details the design elements that are relate to either silver or gold level standard. These standards are provided by the [Liveable Housing Design Guidelines](#). The elements that are assessed for proposed developments are summarised as follows:

As outlined in Appendix A4, not all elements are required to be shown at development (planning) application stage.

	Summary of Requirements
<b>1. Dwelling access</b>	<ul style="list-style-type: none"> <li>• Continuous path of travel from the street and a car parking space;</li> <li>• Minimum standards for the car parking space and the path of travel including:                             <ul style="list-style-type: none"> <li>○ Dimension</li> <li>○ Gradient</li> </ul> </li> </ul>
<b>2. Dwelling entrance</b>	<ul style="list-style-type: none"> <li>• Minimum door width and opening space with a level threshold</li> <li>• Maximum gradient and landing area dimensions</li> </ul>
<b>3. Internal doors and corridors</b>	<ul style="list-style-type: none"> <li>• Minimum door width and opening space with a level threshold</li> <li>• Minimum corridor dimension (1.2m)</li> <li>• Maximum gradient and landing area dimensions</li> </ul>
<b>4. Toilet</b>	<ul style="list-style-type: none"> <li>• At least one toilet on the entry level with minimum circulation spaces</li> </ul>
<b>5. Shower</b>	<ul style="list-style-type: none"> <li>• At least one hobless (step free) shower and minimum dimension</li> </ul>
<b>6. Reinforcement of bathroom &amp; toilet walls</b>	<ul style="list-style-type: none"> <li>• Walls to be reinforced to allow for future grab rails.</li> </ul>
<b>7. Internal Stairways</b>	<ul style="list-style-type: none"> <li>• Minimum clear 1m width.</li> <li>• Straight Design</li> <li>• Adjoining a load bearing wall</li> </ul>
<b>8. Kitchen and laundry spaces</b>	<ul style="list-style-type: none"> <li>• Kitchen and laundry spaces to have at least 1200mm clearance in front of fixed benches and appliances (excluding handles).</li> </ul>
<b>9. Ground (or entry level) bedroom space</b>	<ul style="list-style-type: none"> <li>• The dwelling is to provide a bedroom on the ground (for entry) level that:                             <ol style="list-style-type: none"> <li>Is a minimum 10m<sup>2</sup> internal floor area; and</li> <li>Is a minimum dimension of 3m.</li> </ol> </li> </ul> <p><i>Note: minimum area and dimensions are exclusive of robes.</i></p>
<b>10. Switches and powerpoints</b>	<ul style="list-style-type: none"> <li>• Height of light switches</li> <li>• Height of powerpoints</li> </ul>
<b>11. Door and tap hardware</b>	<ul style="list-style-type: none"> <li>• Height of door handles</li> </ul>

## When are the silver standards relevant?

Where 10 or more grouped or multiple dwellings are proposed, a minimum 20 per cent of all dwellings are designed and constructed to a minimum of silver level performance. These are not eligible for site area concessions under the R Codes Volume 1 Part D.

## How long do I have to build my Accessible Dwelling?

Development approvals are valid for 2 years from the date of approval and so the construction of the accessible dwelling must be substantially commenced within this time period.



## What information do I need to submit to the City for a Development Application?

Please refer to the [Single House and Grouped Dwellings – Development Application Checklist](#) for a full list of information to be submitted as part of your application for an ancillary dwelling.

All of the City's development approval application forms and checklists can be found on the City's website [here](#).

Please refer to Appendix A4 of the R Codes Volume 1 for which outlines which elements do and do not need to be shown at development application stage.

## Do I need a Building Permit?

Applying for development approval and a building permit are two separate processes, both controlled under different legislation. A building permit ensures that the building is structurally safe and complies with the relevant building legislation. A Building Permit is required for all ancillary dwellings.

If you would like further information on the Building Permit process and requirements, please contact the City on **9273 6000**.

## Do you have more questions?

The City is unable to confirm if a proposal will be supported in the absence of a formal development applications. However, applicants can discuss planning proposals and preliminary plans with the City's Urban Planners. Urban Planners can provide general advice to applicants on a proposed development or land use and the information required to lodge a complete application.

A Duty Planner is available to talk to at the City's Administration Office Monday to Friday, 8.30am to 5.00pm, in person or on the phone.

**Phone:** **9273 6000**

**Email:** [mail@vincent.wa.gov.au](mailto:mail@vincent.wa.gov.au)

**Address:** **Main Administration Building, 244 Vincent Street, Leederville 6007, WA**

***Disclaimer:** This information is produced by the City of Vincent in good faith and the City accepts no responsibility for any ramifications or repercussions for providing this information. Verification with the original planning schemes, relevant development approvals and other relevant documents is recommended for detailed references.*