



Bellinghen Shire Development Control Plan 2017

Chapter 13 **Universal Housing**

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Table of Amendments

Amendment	Date Adopted	Date Commenced
Minor review of DCP - DCP 2017 replaces DCP 2010	22 November 2017	6 December 2017

13.1 Aims

- a) To recognise changes in housing needs over time and to plan for the future housing needs of the people of Bellingen Shire.
- b) To increase the supply of universal housing in the Bellingen Shire.
- c) To promote ageing in place by extending the usability of dwellings to meet “whole of life” needs of the community.

13.2 Where This Chapter Applies

The provisions of this chapter apply throughout the Bellingen Shire.

13.3 When This Chapter Applies

The provisions of this Chapter apply when a development application for a new attached dwelling, dual occupancy, dwelling houses, multi-dwelling housing, residential flat building, secondary dwelling, semi-detached dwelling and shop top housing development is received by Council.

13.4 Variations

Council may consider variations to the standards required of development in this chapter when documentation is submitted that demonstrates that:

- a) The overall aims of this chapter can be achieved, and
- b) The performance statement for the particular design element in the Livable Housing Australia’s Livable Housing Design Guidelines (2012) can be achieved.

13.5 Development Criteria

13.5.1 Development application requirements

Full compliance with the criteria specified in this Chapter must be demonstrated at the development application stage.

13.5.2 Universal housing requirements

- 1) All new attached dwelling, ground floor dual occupancy (attached), dual occupancy (detached), dwelling house, multi-dwelling housing, ground floor secondary dwelling and semi-detached dwelling developments must be designed and constructed so that each dwelling meets the **Silver Level** requirements of Livable Housing Australia’s *Livable Housing Design Guidelines (2012)*. This will involve incorporating the following seven core design elements into each dwelling as further detailed in the *Livable Housing Design Guidelines (2012)*:
 - i) A safe and continuous and step free path of travel from the street entrance and/ or parking area to a dwelling entrance that is level,
 - ii) At least one, level (step-free) entrance into the dwelling,
 - iii) Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces,
 - iv) A toilet on the ground floor (or entry) level that provides easy access,

- v) A bathroom that contains a hobless (step-free) shower recess,
 - vi) Reinforced walls around the toilet, shower and bath to support the safe installation of grab rails at a later date, and
 - vii) A continuous handrail on one side of any stairway where there is a rise of more than 1 metre.
- 2) Provision 1) of Section 13.5.2 a) does not apply:
- i) where the average slope of the ground where the path would feature is steeper than 1:14 **unless** the garage is incorporated into the dwelling design, or
 - ii) in circumstances where the land is flood prone and Chapter 8 of DCP 2017 requires that the finished floor level of the dwelling is constructed at 0.3 metres or more above ground level **unless** the garage is incorporated into the dwelling design.
- 3) 20% of all new multi-dwelling housing, residential flat building and shop top housing developments that involve the construction of 5 or more dwellings must be designed and constructed to meet the **Gold Level** requirements of Livable Housing Australia's *Livable Housing Design Guidelines (2012)*. This will involve incorporating the previously described seven core design elements into each dwelling as well as provision for more generous dimensions for most of the core livable housing elements and additional design elements in areas such as the kitchen and bathroom.

Note: When the calculation for the numbers of dwellings required to be constructed to meet the Gold level requirements results in a fraction less than 0.5, the number may be rounded down to the next whole number.

13.5.3 Certification requirements

Formal certification of compliance with the specified performance level of the Livable Housing Design Guidelines (2012) undertaken by an accredited LHA Design Guideline Assessor must be provided to Council prior to issue of the final occupation certificate.