

Accessible and Adaptable housing in Port Phillip

Council's position on Universal Access



Woodstock
rooming
house,
Balaclava
(MGS
Architects,
photo: John
Gollings)



1. Content of Presentation

- 1.1 Why the City of Port Phillip is currently supporting accessible and adaptable housing**
- 1.2 Council policy and projects**
- 1.3 Limitations of powers under the Planning and Environment Act and the Building Code of Australia**



2. Why City of Port Phillip supports universal, accessible housing

2.1 Council values accessible and adaptable housing because:

- Housing should be accessible and adaptable to suit all users and their life-cycle needs
- It is Local Government's role to advocate for accessible and adaptable housing as:
 - Responsible Authority (approving/rejecting planning permit process)
 - Planning Authority (managing the Port Phillip Planning Scheme)
 - Building Authority (responsible for administering and enforcing the Building Act and regulations and approving/rejecting some building permits) and
 - Under its broad role in seeking sustainable and diverse communities through encouraging affordable, suitable and secure housing
- Accessible and adaptable housing is one way to encourage sustainable communities through social diversity



3. How City of Port Phillip Supports Accessible and Adaptable Housing

3.1 Policy Support

Ageing Well in Port Phillip Strategy 2006-16

- Lobby governments for subsidies for home modifications and mobility aids for ageing in place
- Lobby Office of Housing to increase modifications to an appropriate % of public housing for visitability and adaptability for older persons and persons with a disability
- Support the Housing Strategy through housing design being adaptable, accessible and meeting lifecycle needs
- Increase awareness of council staff responsible for design, service development and implementation to increase equity of access



3. How City of Port Phillip Supports Accessible and Adaptable Housing.

3.2 Policy Support

Disability Action Plan 2008-12

- Ensure DDA compliance when assessing applications for all new buildings
- To achieve this, advocate to the State Government for planning schemes to include disability access standards for new housing (universal accessibility and visitability)
- Encourage applicants to use disability consultants where appropriate
- Aim for the floor level of future, new buildings being at ground levels
- Ensure larger developments have accessible toilets as well as ramps



3. How City of Port Phillip Supports Accessible and Adaptable Housing.

3.3 Policy Support

Port Phillip Housing Strategy 2007-17

- Lobby the State Government for inclusion of stronger accessibility requirements in the Planning Scheme and to change the Building Code of Australia so that Class 1 & 2 buildings are not exempt from the Australian Standard 1428.1
- Educate statutory planning staff and developers of access issues including responsibility under the DDA 1992
- Advocate for DHS to increase one-off grants for renovations to private housing (Home Modification Grants) to more realistic levels and to be available on more than one occasion
- Promote older persons units to be ground floor accessible and encourage the DHS-Office of Housing to incorporate disability access features in new or redeveloped stock



3. How City of Port Phillip Supports Accessible and Adaptable Housing

3.4 Project Support

Port Phillip Housing Program 1985-2006

- Provision of community housing as a direct developer by City of Port Phillip (formerly City of St.Kilda) and after 1998 also by Council's program partner, Port Phillip Housing Association Ltd. (PPHA) to respond to gentrification and provide affordable, suitable and secure housing for all lower income members of the community
- Between 2004-07 the Program was restructured to establish the Port Phillip Housing Trust and transfer ownership and development roles to PPHA as Trustee for the Trust, as a registered housing association under the Housing Act. PPHA also became a developer outside Port Phillip
- Universal access became a standard requirement for all new housing except in specific circumstances where not possible
- This is achieved through:
 - Use of wheelchair size lifts for 3 + level buildings and some 2 level buildings
 - Use of ramps, not stairs accessing buildings and units
 - Minimum door widths for all units and wide corridors
 - Level access to private and communal open space and car parking
 - A % of units (based on need) being internally disability accessible and these units being either fully modified or constructed to be capable of being modified
 - Slip resistant flooring in wet areas

3. How City of Port Phillip Supports Accessible and Adaptable Housing

3.4 Project Support - Port Phillip Housing Program 1985-2006



Built
1886,
surplus
Crown
land

Excelsior Hall, Port Melbourne -before

3. How City of Port Phillip Supports Accessible and Adaptable Housing

3.4 Project Support -Port Phillip Housing Program 1985-2006



Michael
McKenna
Architecture
& Interiors

Excelsior Hall, Port Melbourne- completed

- 10 x dual level, 1 bed singles units (upper levels)
- 5 x 1 bed accessible units (2 with a 2nd bedroom for live-in carers)

3. How City of Port Phillip Supports Accessible and Adaptable Housing

3.4 Project Support - Port Phillip Housing Program 1985-2006



Excelsior Hall, Port Melbourne-
accessible units front entrance

Michael
McKenna
Architecture
& Interiors

For interior
photos of
accessible units,
refer to
presentation by
Jim Connor &
Assoc. (access
consultant)

3. How City of Port Phillip Supports Accessible and Adaptable Housing

3.4 Project Support - Port Phillip Housing Program 1985-2006



MGS
Architects

John Gollings
Photographer

Woodstock, Balaclava- 31 units built in air space over a public car park (all entry to units is accessible)

- 15 rooming house rooms
- 15 bedsitters/studio apartments (2 are fully modified)
- 1 x one bed unit for a person with a disability

3. How City of Port Phillip Supports Accessible and Adaptable Housing

3.4 Project Support - Port Phillip Housing Program 1985-2006



MGS
Architects

John Gollings
photographer

Woodstock, Balaclava

2nd level corridor providing a level route connecting the lift with units

3. How City of Port Phillip Supports Accessible and Adaptable Housing

3.4 Project Support - Port Phillip Housing Program 1985-2006



Woodstock, Balaclava- accessible
bedsitter/studio apartment (note that kitchen bench
height to be modified as needed)

MGS
Architects

John Gollings
photographer



3. How Port Phillip Housing Association Ltd. Supports Accessible and Adaptable Housing

3.5 Project Support

Community Housing Design Guidelines of Port Phillip Housing Association Ltd.

- All units of new projects should be accessible for all users including:
 - Parents with prams
 - Persons carrying shopping
 - Older persons including those who are frail
 - Ambulant persons with a disability
 - Persons in wheelchairs
 - Persons relocating and moving furniture
- No doors should be less than 820 mm wide, be accessible for persons with a disability and in accordance with Australian Standards
- Living Areas should be open plan and enable good internal circulation
- Adaptability should be achieved by
 - Non-load bearing walls
 - Planning for future adaptation
 - Not relying on 'twin key systems' or movable joinery/wall units for adaptability



3. How Port Phillip Housing Association Ltd. Supports Accessible and Adaptable Housing

3.5 Project Support



Pyrmont, St.Kilda (35 units)

- 4 x rooming house rooms
- 20 x studio apartments
- 11 x 1 bed units
- Of the 35 units, 21 (60% accessible, 3 fully modified)

Michael McKenna
Architecture & Interiors

Trevor Mein photographer



3. How Port Phillip Housing Association Ltd. Supports Accessible and Adaptable Housing

3.5 Project Support



Pyrmont, St.Kilda-
accessible 1 bed unit

Pyrmont, St.Kilda

Michael McKenna
Architecture &
Interiors

Trevor Mein
photographer



4. What does Council want to do but does not have the powers to do

4.1 Limitations of Legislation and Regulations

Planning

- The Planning Scheme, standard B25 of clause 55 (ResCode) only states that all ground level entries of multi unit dwellings should be accessible or easily able to be made accessible to a person of limited mobility
- Port Phillip wants to incorporate universal access throughout housing buildings into the Port Phillip Planning Scheme as a general requirement. The State planning department, DPCD, that approved planning scheme amendments argues that it is not a planning matter but a building matter

Building

- However, the Building Code of Australia (BCA) that regulates construction standards does not require accessible housing for:
 - Class 1 buildings (detached & semi-detached housing) and
 - Class 2 (medium-high density/multi unit dwellings) but
- the BCA, in referencing AS1428.1, does require accessible housing in many ways for:
 - Class 3 buildings (rooming houses, hostels, nursing homes, backpacker lodges, etc.)
- The limitations of the BCA have not been addressed due to the lobby power of the development industry that argues that changes will unreasonably increase costs, unit yields, profitability and reduce housing affordability.





4. What does Council want to do but does not have the powers to do

4.1 Limitations of Legislation and Regulations

NO.	VUHA OBJECTIVE	AUSTRALIAN STANDARD 1428.1 (Design for Access & Mobility-General Requirements for Access/New Building Work)	BUILDING CODE OF AUSTRALIA, part D3 (where AS 1428.1 is referenced)	APPLICABLE BUILDING CLASS (for AS 1428.1 and part D3 of the BCA)
1	<i>A clear pathway to a step free, well-lit entry with easy access to car parking</i>	Covered	Covered	Class 3 only
2	<i>Appropriate lighting evenly distributed throughout the house</i>	Not specifically covered	Not specifically covered	N/a (no class covered)
3	<i>Identifiable light switches, controls and handles in easy-to-reach places</i>	Covered	Covered	Class 3 only
4	<i>Reinforced walls in the bathroom, shower and toilet</i>	Covered	Covered	Class 3 only
5	<i>Wide doorways and corridors</i>	Covered	Covered	Class 3 only
6	<i>A straight staircase next to a bearing wall</i>	No specifically covered	No specifically covered	N/a (no class covered)
7	<i>Slip resistant flooring</i>	Covered	Covered	Class 3 only
8	<i>Open plan kitchen, lounge and bathroom with a step-free shower.</i>	Indirectly covered as circulation space will require open plan design	Indirectly covered as circulation space will require open plan design (specifically covers step-free shower)	Class 3 only
9	<i>Open plan room on entry level that can be used as a bedroom</i>	Indirectly covered as circulation space will require open plan design	Indirectly covered as circulation space will require open plan design	Class 3 only
10	<i>Accessible toilet and bathroom on entry level.</i>	Covered	Covered	Class 3 only

5. Why we support the Victorian Universal Housing Alliance

5.1 Advocacy

City of Port Phillip supports the VUHA as it:

- Cannot achieve accessible housing through legislative or regulatory change
- Supports the intent of the VUHA's objectives
- Believes that campaigning and lobbying is the only means available





Excelsior Hall, Port Melbourne
Michael McKenna Architecture & Interiors,
Photo: Trevor Mein)



Woodstock rooming house, Balaclava
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