



The Livable Housing guidelines outlined in this document are based on the Livable Housing Design Guidelines produced by Livable Housing Australia, AS4299 Adaptable Housing Standard and the Australian Network for Universal Housing Design (ANUHD).

Information

For more information visit

- **Livable Housing Australia** www.livablehousingaustralia.org.au
- **ANUHD** www.anuhd.org
- **Australian Standards** www.standards.com.au

For more information on
Livable Housing Design
Assessments contact Council's
Planning Department on
9457 9808.

How to contact your Council

For all enquiries or information about any Council services:

Telephone: **9490 4222**

Email: enquiries@banyule.vic.gov.au

Website: www.banyule.vic.gov.au

Fax: 9499 9475

If your hearing or speech is impaired, you can call us through the National Relay Service on **133 677** (TTY) or **1300 555 727** (ordinary handset) and ask for 94904222.

Postal Address:

PO Box 51, Ivanhoe 3079
DX 97904 Ivanhoe

Council Service Centres:

Ivanhoe: 275 Upper Heidelberg Road
Rosanna: 44 Turnham Avenue
Greensborough: 9-13 Flintoff Street

Office Hours of Opening:

Monday to Friday 8.30am-5.00pm
Rosanna - Wednesday night until 7.00pm
Greensborough - Saturday 9.00am-12.00pm

Interpreter service:

If you need an interpreter, please contact TIS National on 131 450 and ask to be connected to Banyule Council on 9490 4222.

إذا كنتم بحاجة إلى مترجم، الرجاء الاتصال بالخط القومي لخدمة الترجمة الهاتفية TIS على الرقم 131 450. واطلبوا إيصالكم ببلدية بانبول على الرقم 9490 4222.

若你需要口譯員，請致電131 450聯絡TIS National，要求他們為你致電9490 4222接通Banyule市政廳。

Ako vam je potreban tumač, molimo vas, nazovite TIS National na broj 131 450 i zatražite da vas se spoji sa Vijećem općine Banyule na broj 9490 4222.

Αν χρειάζεστε διερμηνέα τηλεφωνήστε στην Εθνική Υπηρεσία Διερμηνέων Μεταφραστών στον αριθμό 131 450 και ζητήστε να σας συνδέσουν με τη Δημαρχία Banyule στο 9490 4222.

Se hai bisogno di un interprete chiama TIS National al numero 131 450 e chiedi di essere messo in comunicazione con il Comune di Banyule al numero 9490 4222.

Ако ви треба преведувач ве молиме јавете се на TIS National на 131 450 и замовете да ве поврзат со Banyule Council на 9490 4222.

如果你需要一名翻译，请打电话到国家电话翻译服务处 (TIS National) 131 450，再转接到Banyule市政府9490 4222

Haddii aad u baahan tahay mutarjum wac khadka qaranka oo ah TIS 131 450 weydiina in lagugu xiro Degmada Banyule tel: 9490 4222.

Nếu cần thông dịch, xin gọi cho TIS Toàn Quốc qua số 131 450 rồi nhờ họ gọi cho Hội Đồng Thành Phố Banyule theo số 9490 4222 giúp quý vị.



Livable Housing Design Guidelines

Planning for better housing

Individual and family housing needs can change due to a range of factors. These include age, temporary or permanent injury or impairment and disability.

Livable Housing refers to basic and easy to implement features that improve the accessibility of new homes.

Recent changes to Banyule's planning requirements now incorporate a suite of these features to ensure that new homes better meet the current and futures needs of the entire community including:

- Families with young children – 15% of Banyule households with children include children aged 0 – 4 years of age.
- People who sustain a temporary injury that limits their mobility.
- The aging population – Over 20% of Banyule's population are over the age of 60.
- People with a disability and their families – Approximately 20% of residents in Banyule identify as having a disability.

Benefits

Livable Housing features improve new homes so that they are:

- easier to enter
- easier to navigate in and around
- designed to meet changing needs of residents who may experience a disability, injury or change in the family.
- of increased value and
- easier to rent by providing a marketing edge and appealing to a broader demographic.

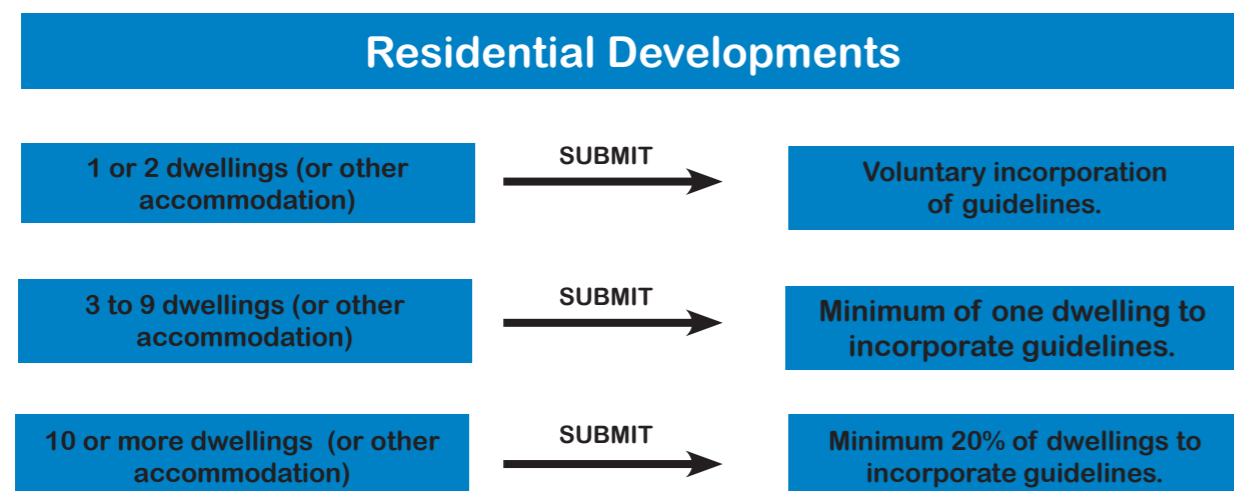
It is 22 times cheaper to incorporate basic livable design features into new housing than retrofitting later.





Assessment Criteria and Process

From **22 April 2013** Council now requires the incorporation of Livable Design guidelines as follows:



To ensure an efficient assessment process it is recommend that plans demonstrate compliance at initial lodgment or upon request for further information.

Applications for 10 or more dwellings must provide a report from a qualified and accredited accessibility consultant to demonstrate the incorporation of features.

The Livable Housing guidelines are supported by **Clause 21.06, Built Environment, Objective 4, Housing Change** of the Banyule Planning Scheme which states 'Encourage design that meets the needs of people with impaired mobility and other special needs, or can be adapted to meet such needs' and **Clause 55.05 -01 Accessibility Objective** of the Planning Scheme.

Livable Housing Design Guidelines

Assessments are made in accordance with the following guidelines:

1. Access to the dwelling

- A continuous accessible path of travel from the street to the dwelling entrance.
- A continuous accessible path of travel from car parking areas to the main entrance or another dwelling entry.
- The path of travel must be minimum 1000mm wide and at a maximum gradient of 1:14 and with a crossfall no greater than 1:40.

2. Entrance

At least one level (step free) entrance into the dwelling that provides:

- Direct access from the accessible path of travel described above.
- A level landing area of 1200mm x 1200mm, exclusive of the swing of the door.
- A minimum doorway width of 850mm.
- The height difference between abutting surfaces must be no greater than 5mm.

3. Corridors

- The width of internal corridors must be a minimum of 1000mm.

4. Doorways

- The width of doorways must be a minimum width of 850mm.

5. Toilet

A toilet on ground floor that provides:

- A clear width of 900mm and a space of 1200mm (length) forward of the pan (exclusive of the swing of the door) if toilet is located in a separate room.
- Reinforced walls to allow for future installation of grab rails.

6. Bathroom and shower

Access to a shower on the ground floor that provides:

- A step free shower area of at least 900mm x 900mm in width and length.
- A clear space in front of the shower that is 1200mm x 1200mm in width and length.
- Reinforced walls to allow for future installation of grab rails.

Note: If the toilet and shower area are located in the same room the above dimensions and features should be maintained for both the shower and the toilet.

7. Bedroom

A room on the ground floor that could be used as a bedroom that is at least 10m².