

Submission No 36

**Coffs Harbour City Council**  
**Access Advisory Committee**

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22<sup>nd</sup> February 2009

The Secretary  
Committee on Legal & Constitutional Affairs  
House of Representatives  
Parliament House  
Canberra ACT 2600

RECEIVED SM  
27 FEB 2009  
BY: LACA

Dear Sirs,

**Disability (Access to Premises – Buildings) Standards 2009**  
**Disability Discrimination Act 1992**

**Sub-Mission**

This Sub-Mission supports all the recommendations contained in the AFDO Issues Paper dated 8<sup>th</sup> February 2009 attached to this paper. In addition we add our own opinions and support statements to several issues included in the AFDO Paper.

**Item**

- 3** **Part 1.4** : The Trigger of 4 accessible accommodation units would eliminate most B & B's plus caravan (holiday) parks preventing economical holiday touring for people with disabilities many of whom are also on low incomes.  
We strongly support the recommendation that threshold of 3 accommodation units for existing buildings being converted to B & B use. Also we support the recommendation that new B & B's and caravan parks, eco lodges etc comply with the requirements as set out for Class 3 Buildings.
- 9** **Part 2.2 (1) & (2)** : We support the addition of "and any consent authority".
- 10** **Part 4.1(f)** : Unjustifiable Hardship – the inclusion of "remote & regional locations" should be deleted. There are many opportunities in regional and remote locations for people with disabilities especially for example the hospitality industry, professional consulting practices, etc.
- 16** **Table 3.1 Class 7(a)** : we strongly support the recommendation that access requirements must apply to all levels of multi storey car parks. The 13% of registered vehicles issued with mobility parking permits is far in excess of the actual numbers that should be issued. This fact underlines the existing and established abuse by the issuers and some users who take advantage of them. Many holders of permits do not need the extra dimensions provided in an accessible parking space and can use a standard parking space. The provision of access to all levels of a car park will reduce the pressure on accessible parking spaces by those tempted to abuse the privilege provided by a mobility parking permit.
- 19** **Table 3.1 Class 9(c)** : the proportion of mobility problems in the aged community is far in excess of the published data of the general population at 1:5, probably around 50% and the provision of accessible parking spaces should reflect this fact. Whilst many aged people no longer drive, a large percentage of those that do have mobility problems well above the general population average and we believe that the recommendation that the a factor of 3 should applied to Table 3.1 Class (c) provision is fully justified.

- 24 Part D3.4 Exemptions (f)(ii)** : we strongly object to this exemption applying to floor areas under 200sq. mtrs. being included. Such an exemption severely impacts on rural and regional areas drastically reducing employment opportunities for disabled people. Very few buildings in regional and rural commercial centres exceed two storeys also many are located on former housing blocks with small footprints similar to housing. Such buildings are commonly used as restaurants and professional offices providing many employment opportunities.
- 26 Part D3.5 Car Parking** : as stated in 16 above the provision of accessible parking spaces is out of all proportion to the stated number of mobility parking permits issued, 13% of all car registrations to an allocation of 1% for Class 3 buildings is illogical. We strongly support the recommendation to increase the allocation to 5%.
- 29 Part D3.7 Hearing Augmentation** : hearing impairment is the disability being the least obvious and we support all the recommendations contained in the Issues Paper.
- 30 Part D3.9 Wheelchair Seating in Class 9b assembly buildings** : We support the recommendation that there should be different requirements for cinemas and live theatres. Therefore the recommendation to add an additional clause D3.9(c) is fully supported.
- 32 Part D3.10 Swimming Pools** : not included in the Issues Paper except in Issue 37 is the provision of accessible change room facilities for swimming pools when required to be accessible under Table D3.1. This Committee recommends that all swimming pools required to be accessible shall be provided with accessible change room facilities including showers and toilets.
- 35 Part E3 Lift Installations** : the Issues Paper recommends many amendments which are all supported. This committee however does not support the provision of Part 15 Lifts fitted with cars not fully enclosed thus allowing constant pressure control buttons. Constant pressure buttons prevent independent operation of lifts by people with disabilities such quadriplegia, arthritis, MS, etc. and are not recommended by this committee.  
This Committee also recommends that all lifts be fitted for automatic control to allow independent operation. Where lifts are fitted with key access control the locking system used should be of a universal type such as the "MLAK" system.
- 36 Part F2 Sanitary & Other Facilities** : the recommendation for all banks of toilets in commercial & health care facilities is strongly supported. There is a large shopping Centre in Coffs Harbour with 5 banks of toilets only 3 of which have a unisex facility. In one instance the distance between 2 unisex facilities is almost 200 metres including two inclined floor levels. This can be very inconvenient for wheelchair users.
- 37 Part F2 Class 9(a) Health Care Buildings** : the recommendation to provide accessible change room facilities attached to all hydrotherapy/swimming pools & gymnasiums is also strongly supported.

As stated in the opening comments of this Submission this Committee supports all the issues raised in the Issues Paper prepared by AFDO. However this committee is also concerned with the apparent apathy by the proposed "Premises Standard" towards the provision of requirements for existing and new proposed building developments in rural and regional areas. This concern is mainly for enabling & encouraging facilities for the employment and independence for people with disabilities particularly those raised in points 3, 10, 16, 24, 26 & 32.

Peter Dickson-Smith  
Secretary