

ACCESS REPORT
DEVELOPMENT APPLICATION

12-14 PONSONBY PARADE
SEAFORTH

HOUSING FOR SENIORS OR
PEOPLE WITH A DISABILITY

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27th October 2021

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Accessibility Report for a Development Application 12-14 PONSONBY PARADE, SEAFORTH

Development Summary

The following report has been prepared to review the “accessibility” of a development application to establish seniors housing that consists of nine (9) self-care dwellings on a site at 12-14 Ponsonby Parade, Seaforth. The development proposes the following dwelling types and building elements.

- **Dwelling Mix** - The development proposes nine (9) self-care apartments comprising;
 - 2 X 2 bedroom apartments and 7 X 3 bedroom apartments within a two storey building that includes a lift to access the lower ground floor and basement parking.
- **Parking** – The plans show nine (9) accessible resident parking spaces within basement garages.

Assessment Criteria

The assessment has considered the technical design standards of the State Environment Planning Policy: Housing for Seniors or People with a Disability (hereinafter *Housing for Seniors Policy*) and the relevant provisions of the Australian Standards AS1428 *Design for Access and Mobility* and AS4299 *Adaptable Housing* as referenced by the Housing for Seniors Policy.

In particular, this report considers whether the proposed development will provide appropriate housing accessibility and adaptability in accordance with:

- (a) Housing for Seniors Policy, Schedule 3, Clauses 2-21 and 38(b) concerning the self-contained detached dwellings and common amenities.
- (b) Table D3.1 of the Building Code of Australia (2019) and related clauses D3.2, D3.3, D3.8, E3.6 pertaining to the common areas of the development.
- (c) Relevant aspects Australian Standard AS1428.1 (2009) – Design for Access and Mobility and AS4299 (1995) – Adaptable Housing as referenced by Schedule 3.
- (d) Clause 26 of the Housing for Seniors Policy regarding access to shops and services, transport and clause 38(a).

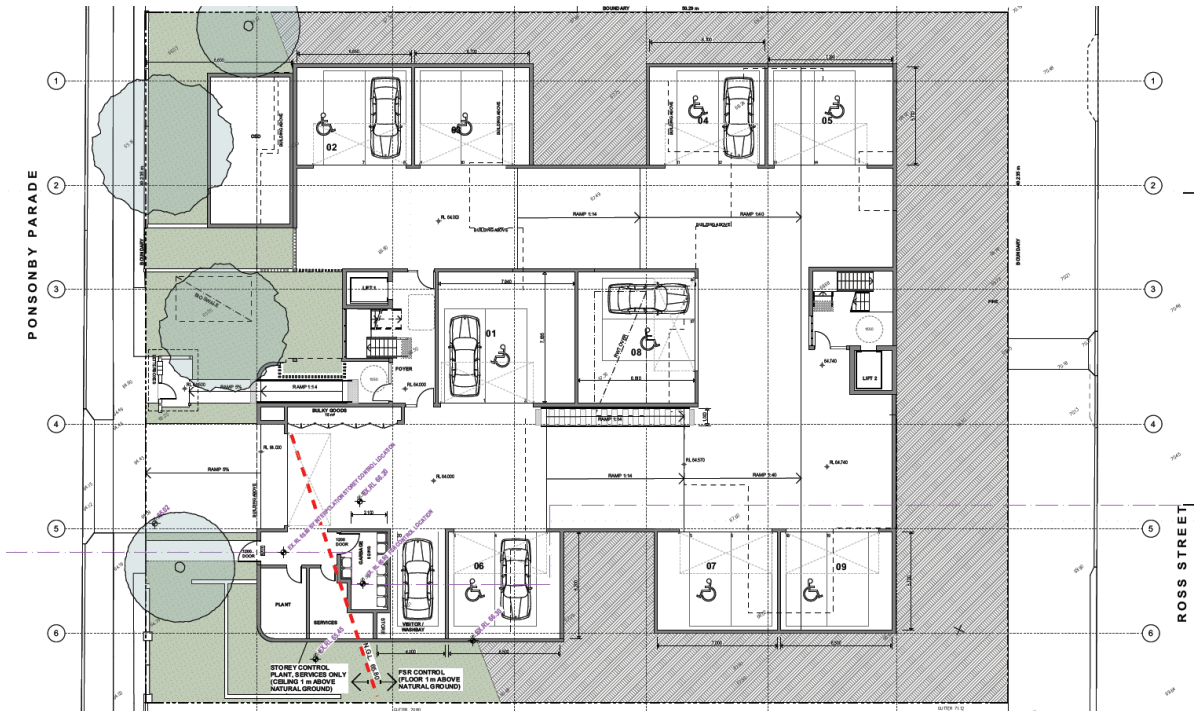
Plans - The appraised plans relied upon for this report include:

Dwg No.	Revision	Title
DA02	E	Site Analysis Plan
DA03	E	Site Plan
DA04	E	Basement Floor Plan
DA05	E	Ground Floor Plan
DA06	E	Level 01 Floor Plan
DA08	E	Elevations West & East
DA07	E	Elevations North & South
DA09	E	Sections

Access Assessment

Development Standards - [schedule 3] Self-Contained Dwellings

The design specifications for the exterior and interior requirements of the Housing for Seniors Policy – schedule 3 requires that all **self-contained dwellings** shall comply with these design requirements.



12-14 Ponsonby Parade, Seaforth (basement level plan)

Clause	Item Assessment	Complies
Schedule 3, Clause 2(1)(2)	Site Access – Wheelchair Access <p>The development site is located at 12-14 Ponsonby Parade which provides moderately sloping on-site topography that incorporates on-grade access to the principal entrance lobby, that is at the same level as the carpark and proposes a lift and stairway to the upper levels to access all areas.</p>	YES
Schedule 3, Clause 2(1)(2)	Ponsonby Parade - In response to clause 2(2) of schedule 3 the development will provide a wheelchair accessible site entrance from the Ponsonby Parade public footpath @RL64.500 which enables access to a 1:20 to 1:14 gradient pedestrian path to the principal common foyer entrance of building I @RL64.000 which also facilitates access into the lift lobby and carpark. <p>The basement plan also illustrates a 1:14 ramp linking foyer 1 and foyer 2 to ensure equitable access to all parts of the development.</p>	YES
	Ross Street – In addition to the principal entrance the plans propose a second entrance from Ross Street with stairway which enables direct	YES

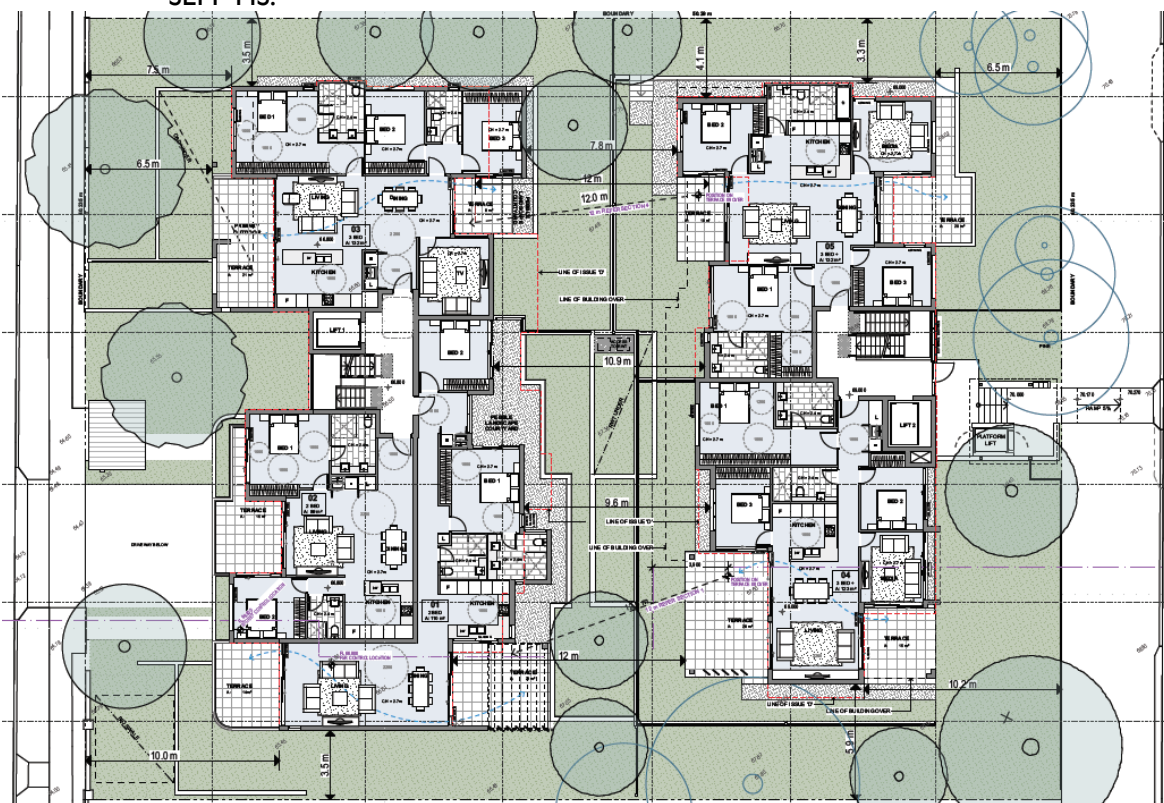
Clause	Item Assessment	Complies
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access to building 2 and lift to enable direct access to all apartment in building 2 and basement carpark. Additionally the plans show a platform lift, although the access entry from Ponsonby Parade satisfies the SEPP HS and NCC for a site of this size.

YES

Schedule 3, Clause 2(1)(2) The plans also illustrate lift access to the upper levels thereby enabling continuous accessible pathways to all areas and all units within the development to confirm compliance with clause 2 of schedule 3 of the SEPP HS.

YES



Ground floor plan

BCA Table D3.1 & Part D3.2 **Site Accessways**

The abovementioned accessways from the common site entrance on Ponsonby Parade to the principal entry lobby and the Ross Street entrance lobby with lift access to the upper levels will also satisfy Table D3.1 and Part D3.2 of the BCA in terms of providing a wheelchair accessible path of travel to the unit entrance doorways of all nine (9) units.

YES

BCA Table D3.1 & Parts D3.3, D3.8 **Common Stairways**

The plans show two common outdoor stairs and two unenclosed stairways within the lift lobbies that will provide handrails on both sides and extensions at landings for safer access in accordance with AS1428.1 to satisfy Part D3.3 of the BCA.

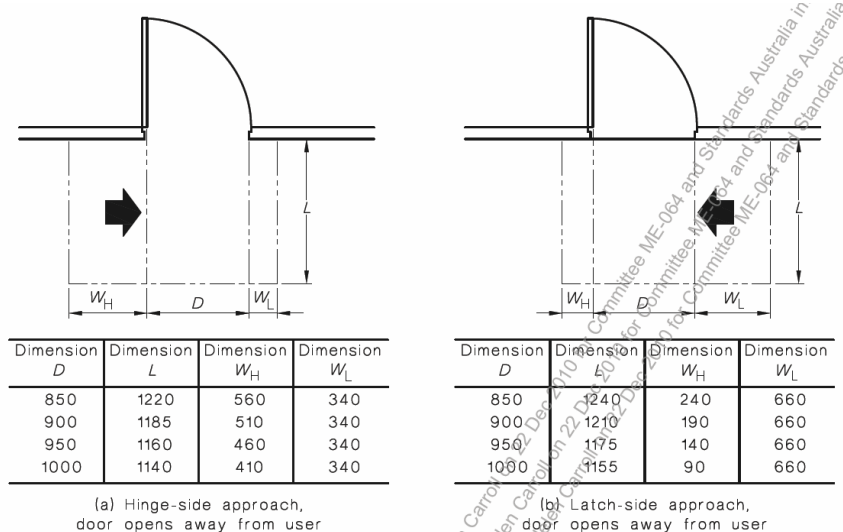
YES

Other accessibility features of step nosings, closed risers, no overhanging lips and tactile indicators shall be detailed at the construction certificate stage.

YES at CC stage

Clause	Item Assessment	Complies
BCA Part E3.6	Common Use Lifts The lifts propose direct access from the entry lobbies and basement carpark to the entrance doorway landings of each unit. The lift will provide a 1400mm X 1100mm minimum lift car which will comply with Part E3.6 of the BCA and 1600mm X 3000-4500 minimum lift landings to satisfy E3.5 of the BCA.	YES
Schedule 3 Clause 3	Security – It is understood that there will be low level lighting along the entry pathways to the building entries to comply with this requirement, which will be confirmed at construction certificate stage.	YES at CC stage
Schedule 3 Clause 4	Letterboxes – The plans indicate that letterboxes will be installed adjacent to the Ponsonby Parade and Ross Street boundaries adjoining the pathways and provide a generally level 1550 X 1550 minimum area adjacent to the letterboxes to comply with this requirement.	YES
Schedule 3 Clause 5	Private Car Accommodation – The development proposes 9 accessible resident garages for a 9 unit development containing up to 18 parking spaces. The garages provide varying widths from 6500mm to 7900mm. In accordance with the SEPP HS the development proposes:	
	<ul style="list-style-type: none"> Garages 01, 05 and 08 which are 7200mm to 7900mm width enable 2 accessible parking spaces of 2400mm and a 2400mm “shared area” plus a second car space. The 4800mm width clear of the second car space satisfies the accessibility requirements of AS2890.6 and schedule 3, clause 5(a) of the Housing for Seniors Policy. 	YES
	<ul style="list-style-type: none"> Garages, 02, 03, 04, 06, 07 and 09 propose 6500mm to 6900mm minimum width which enables residents to park one car and have ample space for a 2400mm width shared area consistent with the accessibility requirements of AS2890.6 and schedule 3, clause 5(a) of the Housing for Seniors Policy. 	YES
	<ul style="list-style-type: none"> These garages enable residents to park one car in a 3800mm width area while second vehicle occupies a 2700mm-3200mm width bay. The 4000mm width ordinary complies with AS4299 minimum of 3800mm. 	YES
	<ul style="list-style-type: none"> The 2500mm minimum internal; headroom clearance over the parking spaces and 2200mm entrance and driveway aisle height satisfies the accessibility requirements of AS2890 and schedule 3, clause 5(a) of the Housing for Seniors Policy. 	YES
	<ul style="list-style-type: none"> The provision of at least 3 accessible spaces within garages 01, 05, and 08 as discussed above will readily satisfy the accessibility requirements of schedule 3, clause 5(b) of the Housing for Seniors Policy which specifies that 20% of the spaces shall capable of being increased to 3800mm minimum width. 	YES

Clause	Item Assessment	Complies
	<ul style="list-style-type: none"> The garage entry door shall be power operated to satisfy schedule 3 clause 5(c) of the Housing for Seniors Policy. 	YES
	Visitor Parking – The plans show one (1) visitor space of 3800mm width.	
Schedule 3 Clause 6	Accessible entry – The plans confirm that the entry doorway landings for each apartment shall provide 1600mm X 1600mm minimum circulation space with 530mm minimum latch side clearance in accordance with AS4299.	YES
	The internal foyer areas of the apartments also provide at least 1600mm X 1600mm circulation space with the required 530mm latch side clearance in accordance with AS4299 and the Housing for Seniors Policy.	YES
	Details of 920mm entry doors and lever door handles shall be confirmed at construction documentation stage.	YES at CC stage
Schedule 3 Clause 7	Interior: general – The plans show that all internal corridors shall be 1240mm minimum width to facilitate side-on doorway circulation spaces in accordance with Figure 31(a)(b) of AS1428.1 to satisfy clause 7 of schedule 3.	YES

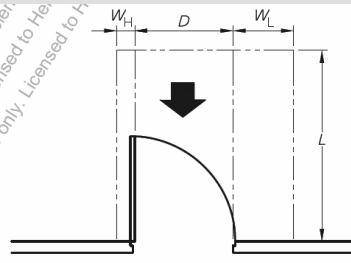


Where front-on approaches to doorways is provided then the doorway circulation space shall provide at least 1600mm width with 530mm minimum latch side clearance in accordance with Figure 31(d)(h) of AS1428.1 to satisfy clause 7 of schedule 3.

Clause

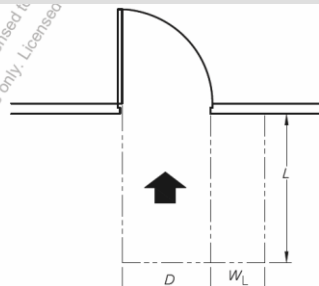
Item Assessment

Complies



Dimension D	Dimension L	Dimension W _H	Dimension W _L
850	1450	110	530
900	1450	110	530
950	1450	110	530
1000	1450	110	530

(h) Front approach,
door opens towards user



Dimension D	Dimension L	Dimension W _H	Dimension W _L
850	1450	0	510
900	1450	0	510
950	1450	0	510
1000	1450	0	510

(d) Front approach,
door opens away from user

Schedule 3
Clause 8

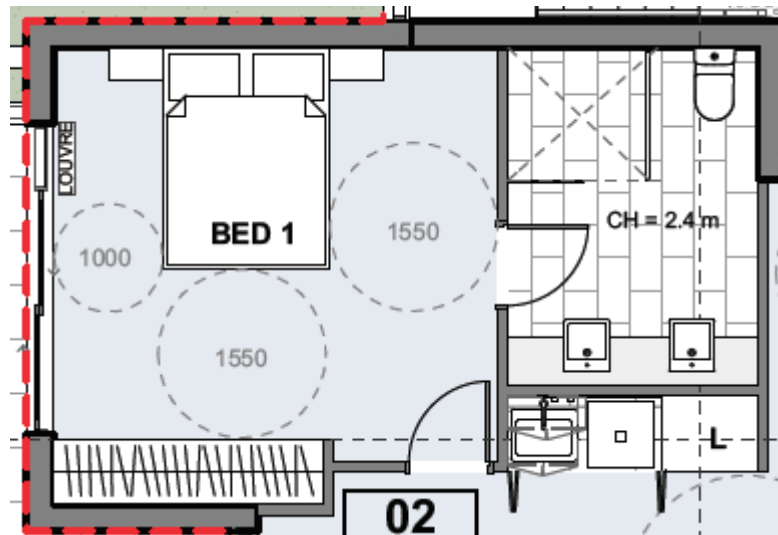
Main bedroom – The plans show the main bedrooms will provide an area large enough to accommodate a queen sized bed with 1000mm minimum on each side of the bed and 1200mm minimum at the foot of the bed as demonstrated by the following dimensions.

- Bedroom 1 provides a minimum of 3750mm to 4600mm width X 3300mm minimum clear of the robes which allows 1550mm clearance at the foot of a queen sized bed to furniture to comply with the SEPP HS.

YES

The doorway circulation space to enter/exit the room or access the ensuite will also provide at least 1600mm X 1600mm circulation space for front-on approaches, which will be confirmed at construction certificate stage.

YES



Schedule 3
Clause 9

Bathroom – The plans show a bathroom in every unit that will provide at least 2300mm X 2900mm with a layout that complies with AS4299/1428.1 in the following manner:

- Toilet in a recessed corner to enable retrofitting of grabrails and provide 1200mm clearance in front of the pan,

YES

Clause	Item Assessment	Complies
	<ul style="list-style-type: none"> Vanity washbasin that will have plumbing that can be adapted to comply with A1428.1. 1200mm X 1100mm minimum shower area with 1400mm X 1600mm minimum circulation area and a removable screen that can accommodate a grabrail, folding seat and portable shower head to comply with ASI428.1. Wall cabinet and mirror with an adjoining power outlet 600-1100mm height above the floor in accordance with AS4299. 	YES Details at CC stage
Schedule 3 Clause 10	Toilet – The plans show that the ensuite bathroom in each unit provides a toilet which is “Visitable” in terms of compliance with AS4299 and ASI428 by providing at least 1250mm X 900mm clearance in front of the pan.	YES
Schedule 3 Clause 11	Surface finishes – Details regarding paving finishes in accordance with the Housing for Seniors Policy, which will be provided at construction certificate stage to comply with this requirement.	YES Details at CC stage
Schedule 3 Clause 12	Doors – While the plans do not show details regarding doors and door handles it is understood that all internal doors shall be 870mm width and entry doors 920mm width with lever handles in accordance with the Housing for Seniors Policy and ASI428.1.	YES Details at CC stage
Schedule 3 Clause 13	Ancillary items – Details regarding installation of switches, power points and the like in accordance with the Housing for Seniors Policy and will be provided at construction certificate stage.	YES Details at CC stage
Schedule 3 Clause 15	Living and Dining rooms – The plans show combined living and dining areas which indicate that the circulation space requirements do comply with this clause. See Private Open Space Cls 50(f) regarding doorway thresholds.	YES
Schedule 3 Clause 16	<p>Kitchen – The plans indicate the floor area and general kitchen layouts will comply with this clause by providing in excess of 1550mm circulation space between kitchen cupboards. The plans also show an area to accommodate a wall oven, hotplate, sink and fridge in accessible positions as required by sub paragraphs (a), (c) and (g).</p> <p>Details regarding other aspects of adjustable cupboards and fitments as per the requirements of sub-paragraphs (d) to (j) which will be provided at construction certificate stage to satisfy the Housing for Seniors Policy.</p>	YES Details at CC stage
Schedule 3 Clause 17	Access to kitchen, main bedroom, bathroom and toilet – While ALL dwellings are single storey then the development readily satisfies the SEPP HS.	YES
Schedule 3 Clause 18	Lifts in Multi-Storey Buildings – The development provides lift access to facilitate access from the basement car park to the ground and first	YES

Clause	Item Assessment	Complies
	<p>floor levels to facilitate appropriate access for people with disabilities to all levels and units to comply with the SEPP HS and Table D3.1 of the BCA.</p> <p>Details of the lift car shall be confirmed at construction certificate stage in accordance with AS1735.12 and Table E3.6 to satisfy Part E3.6 of the BCA and the SEPP HS.</p>	
Schedule 3 Clause 19	<p>Laundry – The plans show that the laundry facilities shall be provided in a room adjoining the hallway. In all cases the laundry facilities provide an area for washing machine, basin and drier and at least 1550 X 1550mm clear circulation space in front of the appliances and door in accordance with the Housing for Seniors Policy.</p> <p>Details regarding other requirements for slip resistant floors and tempering valves, which will be provided at construction certificate stage to comply with this clause.</p>	YES
Schedule 3 Clause 20	<p>Storage – The plans indicate that all units shall have a storage / linen cupboard adjoining the hallway or within a study.</p>	YES
Schedule 3 Clause 21	<p>Garbage – With respect to waste management the development proposes the garbage bin room within the basement and provides an accessible entry and 1550 X 1550 circulation space adjacent to all bins to enable wheelchair access to satisfy the SEPP HS.</p>	YES
Cls 50 (f)	<p>Private Open Space - The plans indicate that there are ground floor terraces/courtyards for the self-contained apartments providing private open space to meet the requirements of at least 15M² with one area adjoining the living room that is at least 3.0 X 3.0 metres.</p> <p>The first floor apartments provide private open space balconies to meet the requirements of at least 10M² with one area adjoining the living room that is at least 2.0 metres width.</p> <p>It is understood that there will be a 30mm height variation between the external and internal finished floor levels with a gradual 1:40 slope up to the doorway threshold and small 1:8 gradient threshold ramps in accordance with AS1428.1.</p> <p>Therefore I am satisfied that there will be 100% wheelchair accessibility to open space balconies from the living areas in a manner that complies with clauses 50(f).</p>	<p>YES</p> <p>YES</p> <p>Details at CC stage</p>

Access to Public Transport and Services [Clause 26 & Clause 38(i)]**Accessible facilities and services**

- 2.1 With respect to the location of the development and provision of access to shops and services the following assessment is provided having regard to clauses 26 and 38 (a) of the SEPP HS.

Clauses 26 and 38(i) sets out the following criteria for determining site suitability with respect to access to shops and services.

Clause 26 - Location and access to facilities

(1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have access that complies with subclause (2) to:

- (a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and*
- (b) community services and recreation facilities, and*
- (c) the practice of a general medical practitioner.*

(2) Access complies with this clause if:

- (a) the facilities and services referred to in subclause (1) are located at a distance of not more than 400 metres from the site of the proposed development that is a distance accessible by means of a suitable access pathway and the overall average gradient for the pathway is no more than 1:14, although the following gradients along the pathway are also acceptable:*
 - (i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time,*
 - (ii) a gradient of no more than 1:10 for a maximum length of 5 metres at a time,*
 - (iii) a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time,*

or

(2) (b) In the case of a proposed development on land in a local government area within the Sydney Statistical Division—there is a public transport service available to the residents who will occupy the proposed development:

- (i) that is located at a distance of not more than 400 metres from the site of the proposed development; and*
- (ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the relevant facilities or services; and*
- (iii) that is available both to and from the proposed development at least once between 8am and 12pm per day and at least once between 12pm and 6pm each day from Monday to Friday (both days inclusive), and the gradient along the pathway from the site to the public transport services (and from the public transport services*

Accessible facilities and services

to the facilities and services referred to in subclause (1)) complies with subclause (3)

- (3) For the purposes of subclause (2)(b) and (c), the overall average gradient along a pathway from the site of the proposed development to the public transport services (and from the public transport services to the facilities and services referred to in subclause (1)) is to be no more than 1:14, although the following gradients along the distance are also acceptable:
- (i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time;
 - (ii) a gradient of no more than 1:10 for slopes for a maximum of 5 metres at a time;
 - (iii) a gradient of no more than 1:8 for slopes for a maximum of 1.5 metres at a time; or
- (4) For the purposes of subclause (2):
- (a) a **suitable access pathway** is a path of travel by means of a sealed footpath or other similar and safe means that is suitable for access by means of an electric wheelchair, motorised cart or the like, and
 - (b) distances that are specified for the purposes of that subclause are to be measured by reference to the length of any such pathway.
- (5) In this clause:
- Bank service provider** means a bank, credit union or building society or any post office that provides banking services.

Clause 38 – Accessibility:

The proposed development should:

- (i) have obvious and safe pedestrian links from the site that provide access to public transport services and local facilities,

The following assessment has considered the above criteria and provides evidence regarding suitability of the location and surrounding environment.

Distance to shops and services

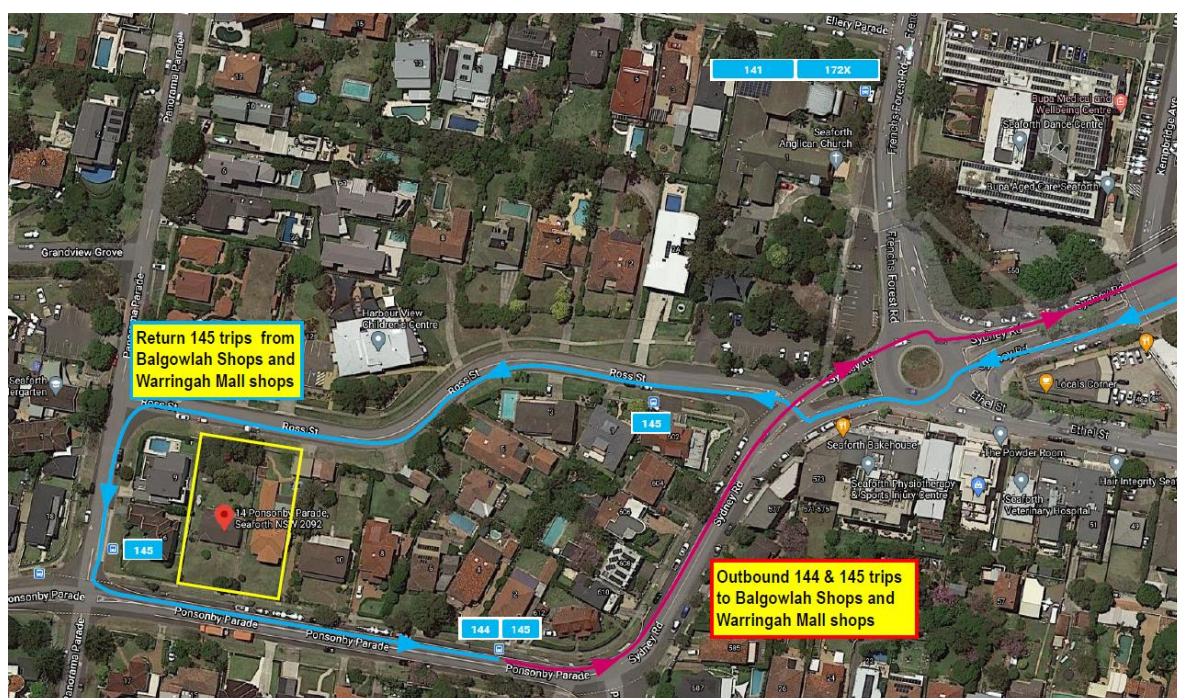
- 2.2 While the site is located within 400 metres of the Seaforth shopping centre it is evident from a site inspection that the pedestrian infrastructure does not fully conform to Clause 26 of the SEPP HS.

Therefore, the development relies upon the use of public transport from Ponsonby Parade, which is less than 100 metres from the subject site to access shops and services.

- 2.3 In particular, the most convenient and accessible access to public transport is using routes 144 and 145 to Balgowlah shopping centre and the 145 which continues to Manly Vale and Warringah Mall shopping centres. A detailed review of the 144 and 145 routes is provided below.

Accessible facilities and services

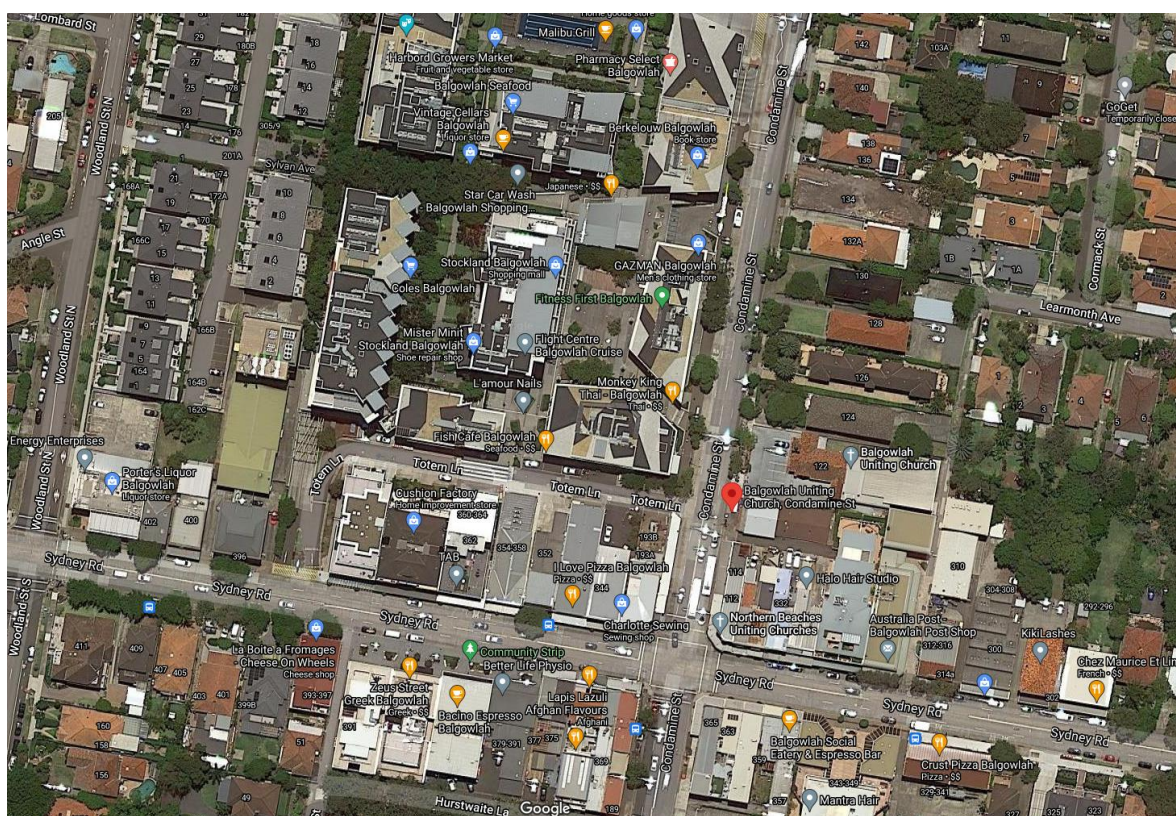
- Outbound Trips via Route 144 and 145 provides direct access to shops and services at Balgowlah shopping centre while the 145 continues to Manly Vale and Warringah Mall.
- Return Trips via route 145 from Balgowlah shops, Manly Vale and Warringah Mall.



- 2.4
- **Outbound Trips** - The 144 and 145 routes services depart from Ponsonby parade 90 metres from the site and stop on Sydney Road at Balgowlah which adjoins the edge of the retail/commercial precinct and Stocklands centre within 400 metres to shops and services to confirm compliance with the SEPP HS.
 - The 145 route service continues to Manly Vale and Warringah Mall shopping centres to confirm compliance with the SEPP HS.
 - **Return Trips** – The 145 route picks up passengers from three primary locations of Condamine Street opposite Stocklands shopping centre and continues to Seaforth arriving at Ponsonby Parade or Panorama Parade and the departure bus stop 90 metres from the development site enabling maximum convenience and safe access.



Accessible facilities and services



Balgowlah Shopping precinct

2.5 Distances from Destination Stops to Shops & Service

The destination shopping centres at Balgowlah, Manly Vale and Warringah Mall provide bus stops within 400 metres of shops and services to readily satisfy Clause 26 (2)(b) of the SEPP HS.



Sydney Road bus stop for the 144 and 145 trips within 100 metres of a signaled pedestrian crossing



Condamine Street bus stop for the 145 return trip within 100 metres of a signaled pedestrian crossing

- 2.6 The 145 route Seaforth loop service interfaces with the other 3 loop services at Condamine Street shopping centre, which provide direct access to Manly and Balgowlah.

2.7 Manly Hop Skip and Jump Community Bus Service

In addition to the Sydney Buses the Manly Hop Skip and Jump bus service operates 11 round trips a day seven days a week from 8.08am to 6.08pm picking up and setting down at Ross Street/Grandview Grove.

Accessible facilities and services

Quality of footpath access to the bus stop

- 2.8 With respect to the distance and footpath access to the bus stop on Ponsonby Parade the site is conveniently located less than 100 metres from the bus stop, which readily complies with Clause 26(2)(b) of the SEPP HS in terms of distance.
- 2.9 The topography of Ponsonby Parade footpath from no. 14 to the bus stop east of the subject site provides a very moderate slope of less than 1:14 to satisfy clause 26(3) of the SEPP HS.

The topography of Ponsonby Parade footpath from no. 14 to the bus stop west of the subject site also provides a moderate slope of 1:14 and kerb ramps at the intersection of Panorama Parade to satisfy clause 26(3) of the SEPP HS.



- 2.10 **Destination Accessibility** - With respect to the accessibility of destinations at Balgowlah, Manly Vale and Warringah Mall/Brookvale the review considers the pedestrian infrastructure from the bus stops to the shopping centre precincts as required by Clauses 26(2)(3)(4) and 38(a) of the SEPP HS.
- 2.11 **Sydney Road and Condamine Street at Balgowlah Shopping Centre** provides accessible bus stops on both Condamine Street and Sydney Road with on-grade pedestrian footpath infrastructure to enable pedestrian access into the shopping centre and strip shops and commercial services to achieve appropriate access to shops and services in accordance with Clauses 26(2)(3)(4) and 38(a) of the SEPP HS.



Condamine Street bus stop within 100 metres of a signaled pedestrian crossing



Condamine Street bus stop within 100 metres of a signaled pedestrian crossing

Accessible facilities and services

- 2.12 **Green Street at Warringah Mall Shopping Centre** incorporates an undercover bus interchange which provides accessible on-grade pedestrian infrastructure that is less than 1:14 to enable pedestrian access into the shopping centre to achieve appropriate access to shops and services in accordance with Clauses 26(2)(3)(4) and 38(a) of the SEPP HS. Return trips also depart from here.



- 2.13 **Condamine Street at Manly Vale Shopping Centre** provides accessible on-grade pedestrian infrastructure that is less than 1:14 to enable pedestrian access to the strip shopping precinct to achieve appropriate access to shops and services in accordance with Clauses 26(2)(3)(4) and 38(a) of the SEPP HS.



Condamine Street bus stops at Manly Vale within 50 metres of a signaled pedestrian crossing

Bus Service Frequencies

- 2.14 **Bus Routes** that provide transport connections between the subject site and the abovementioned shopping centres include;
- Route 144 to Balgowlah Shopping Centre provide at least 40 services daily Monday to Friday from 5.00am to 12.00 noon. There are at least 25 services daily between the hours of 8.00am and noon to satisfy the SEPP HS.
 - Route 145 to Warringah Mall provides 4 round trips daily to Balgowlah, Manly Vale and Warringah Mall shopping centres including 2 outbound services daily Monday to Friday from 9.45am to 12.00 noon and 3 return services after 12.00 noon and before 18.00pm to confirm compliance with the SEPP HS.
- 2.14 A sample of the timetables are attached at Appendix B of this report to illustrate the above frequencies.
- Overall, the abovementioned services provide an appropriate range of services and choice of destinations to access a wide range of shops and services to satisfy clause 26 (2)(a) and (b) of the SEPP HS.

Accessible facilities and services

Summary of Access to Services, Bus Stops and Bus Services
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2.15 In summary it is evident that;

- The site is well located to bus stops on Ponsonby Parade which includes 1:14 maximum sloping footpath access that enables appropriate pedestrian access to the public transport in accordance with clause 26(2)(3)(4) and 38 of the SEPP HS.
- The available 144 and 145 bus services from Ponsonby Parade as listed above in conjunction with the abovementioned pedestrian infrastructure, will provide appropriate access to services at Balgowlah, Manly Vale and Warringah Mall in a manner consistent with clause 26(2)(b) of the SEPP HS.
- The 145 route service from Balgowlah, Manly Vale and Warringah Mall does provide appropriate access in a manner consistent with clause 26(2)(b) of the SEPP HS.
- The destination shopping centres at Balgowlah, Manly Vale and Warringah Mall provide a comprehensive range of services to readily satisfy Clause 26(1) and 26(5) of the SEPP HS.

Conclusion

Following a review of the plans and documentation it is my opinion that the proposed development complies with the accessibility and adaptability requirements of the State Environment Planning Policy - Housing for Seniors or People with a Disability in the following manner;

- The development demonstrates compliance with the minimum requirements of visitability by virtue of 100% of the self contained dwellings that will have wheelchair accessible pathways from an adjoining road or internal road as required by schedule 3 clause 2(2); and
- Accessibility of the self-contained dwellings (100%) and compliance with the design standards of schedule 3; and
- Provision of communal amenities that will be wheelchair accessible and benefit the lifestyle of future residents also demonstrate compliance with ASI428 and clauses 38(b), schedule 3 clause 2(3); and
- Provision of well designed parking for residents in accordance with schedule 3 clause 5 and 38(b); and
- Provision of appropriate access to public bus transport within 100 metres of the site to access an appropriate range of shops and services also less than 400 metres from destination bus stops to comply with clauses 26 and 38 of the SEPP HS.



Mark Relf
Access Consultant (ACAA)


Appendix A – Housing for Seniors Policy – Access requirements

The following extract from State Environment Planning Policy – Housing for Seniors or People with a Disability 2004 (2013) includes matters that require consideration for the provision of accessibility of a development comprising self-contained dwellings.

26 Location and access to facilities

- (1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have access that complies with subclause (2) to:
 - (a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and
 - (b) community services and recreation facilities, and
 - (c) the practice of a general medical practitioner.
- (2) Access complies with this clause if:
 - (a) the facilities and services referred to in subclause (1) are located at a distance of not more than 400 metres from the site of the proposed development that is a distance accessible by means of a suitable access pathway and the overall average gradient for the pathway is no more than 1:14, although the following gradients along the pathway are also acceptable:
 - (i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time,
 - (ii) a gradient of no more than 1:10 for a maximum length of 5 metres at a time,
 - (iii) a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time,
 or
 - (b) in the case of a proposed development on land in a local government area within the Sydney Statistical Division—there is a public transport service available to the residents who will occupy the proposed development:
 - (i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and
 - (ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1), and
 - (iii) that is available both to and from the proposed development at least once between 8am and 12pm per day and at least once between 12pm and 6pm each day from Monday to Friday (both days inclusive), and the gradient along the pathway from the site to the public transport services (and from the public transport services to the facilities and services referred to in subclause (1)) complies with subclause (3), or
 - (c) in the case of a proposed development on land in a local government area that is not within the Sydney Statistical Division—there is a transport service available to the residents who will occupy the proposed development:
 - (i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and

- (ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1), and
- (iii) that is available both to and from the proposed development during daylight hours at least once each day from Monday to Friday (both days inclusive),
- (iv) and the gradient along the pathway from the site to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) complies with subclause (3).

Note. Part 5 contains special provisions concerning the granting of consent to development applications made pursuant to this Chapter to carry out development for the purpose of certain  housing on land adjoining land zoned primarily for urban purposes. These provisions include provisions relating to transport services.

- (3) For the purposes of subclause (2) (b) and (c), the overall average gradient along a pathway from the site of the proposed development to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) is to be no more than 1:14, although the following gradients along the pathway are also acceptable:

- (i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time,
- (ii) a gradient of no more than 1:10 for a maximum length of 5 metres at a time,
- (iii) a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time.

- (4) For the purposes of subclause (2):

- (a) a **suitable access pathway** is a path of travel by means of a sealed footpath or other similar and safe means that is suitable for access by means of an electric wheelchair, motorised cart or the like, and
- (b) distances that are specified for the purposes of that subclause are to be measured by reference to the length of any such pathway.

- (5) In this clause: **bank service provider** means any bank, credit union or building society or any post office that provides banking services.

Clause 38 – Accessibility:

The proposed development should:

- a) have obvious and safe pedestrian links from the site that provide access to public transport services and local facilities, and
- b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.

Schedule 3 - Standards concerning accessibility and useability for hostels and self-contained dwellings

Part I Standards applying to hostels and self-contained dwellings

(1) Application of standards in this Part

The standards set out in this Part apply to any seniors housing that consists of hostels or self-contained dwellings.

(2) Siting standards

(1) Wheelchair access:

if the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous path of travel (within the meaning of AS1428.1) to an adjoining public road.

- (2) if the whole of the site does not have a gradient of less than 1:10,
 - (a) the percentage of dwellings that must have wheelchair access must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater,
 - (b) the wheelchair access provided must be by a continuous accessible path of travel (within the meaning of AS1428.1) to an adjoining public road or an internal road or a driveway that is accessible to all residents.

Note. For example, if 70% of the site has a gradient of less than 1:10, then 70% of the dwellings must have wheelchair access as required by this subclause. If more than 50% of the site has a gradient greater than 1:10, development for the purposes of seniors housing is likely to be unable to meet these requirements.

- (3) **Common areas:**
Access must be provided in accordance with AS1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.

(3) **Security**

Pathway lighting:

- (a) must be positioned at low height to avoid glare for pedestrians and adjacent dwellings, and
- (b) must provide at least 20 lux at ground level.

(4) **Letterboxes for multi-dwelling developments;**

- (a) must be situated on a hard standing area and have wheelchair access by a continuous accessible path of travel (within the meaning of AS1428.1).
- (b) must be lockable, and .
- (c) must be located together in a central location adjacent to the street entry or, in the case of self-contained dwellings, must be located together in one or more central locations adjacent to the street entry.

(5) **Private car accommodation**

If car parking (not being car parking for employees) is provided:

- (a) car parking spaces must comply with the requirements for parking for persons with a disability set out in of AS2890, and
- (b) 5% of the total number of car parking spaces (or at least one space if there are fewer than 20 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and
- (c) any garage must have a power-operated roller door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.

(6) **Accessible entry**

Every entry (whether a front entry or not) to a dwelling, not being an entry for employees: must comply with clauses 4.3.1 and 4.3.2 of AS 4299.

(7) **Interior: general**

Width of internal corridors and circulation at internal doorways must comply with AS1428.1.

(8) Bedroom

At least one bedroom within each dwelling must have:

- (a) an area sufficient to accommodate a wardrobe and a be sized as follows:
 - (i) in the case of a dwelling in a hostel – a single-sized bed,
 - (ii) in the case of a self-contained dwelling – a queen-size bed,
- (b) a clear area for the bed of at least:
 - (i) 1200 millimetres wide at the foot of the bed, and
 - (ii) 1000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and
- (c) 2 double general power outlets on the wall where the bedhead is likely to be,
- (d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and
- (e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and
- (f) wiring to allow a potential illumination level of at least 300 lux.

(9) Bathroom

- (1) At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides circulation space for sanitary facilities in accordance with AS1428.1:
 - (a) a slip-resistant floor surface, and
 - (b) a washbasin with plumbing that would allow, either immediately or in the future the installation of a washbasin with clearances that comply with AS1428.1, and
 - (c) a shower that complies with AS1428.1, except that the following must be accommodated either immediately or in the future:
 - (i) a grab rail, and
 - (ii) portable shower head, and
 - (iii) a folding seat,
 - (d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it, and
 - (e) double general power outlet beside the mirror.
- (2) Subclause (1)(c) does not prevent the installation of a shower screen that can easily be removed.

(10) Toilet

A dwelling must have a toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.

(11) Surface finishes

Balconies and external paved areas must have slip-resistant surfaces.

Note: Advice regarding finishes may be obtained from AS1428.1.

(12) Doors

Door handles and hardware for all doors (including entry and other external doors) must be provided in accordance with AS4299.

(13) Ancillary items

Switches power points must be provided in accordance with AS4299.

Part 2 Additional standards for self-contained dwellings

(14) Application of standards in this Part

The standards set out in this Part apply in addition to the standards set out in Part I to any seniors housing that consists of self-contained dwellings.

(15) Living room and dining room

- (1) A living room in a self-contained dwelling must have:
 - (a) a circulation space in accordance with clause 4.7.1 of AS4299, and
 - (b) a telephone adjacent to a general power outlet
- (2) A living room and dining room must have wiring to allow a potential illumination of at least 300 lux.

(16) Kitchen

A kitchen in a self-contained dwelling must have:

- (a) a circulation space in accordance with clause 4.5.2 of AS4299, and
- (b) a width at door approaches complying with clause 7 of this Schedule, and
- (c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS4299:
 - (i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5(a)
 - (ii) a tap set (see clause 4.5.6),
 - (iii) cooktops (see clause 4.5.7), except that an isolating switch must be included, and
 - (iv) an oven (see clause 4.5.8), and
- (d) “D” pull cupboard handles that are located towards the top of below-bench cupboard and towards the bottom of overhead cupboards, and
- (e) general power outlets:
 - (i) at least one of which is a double general power outlet within 300 millimetres of the front of a worksurface, and
 - (ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.

(17) Access to kitchen, main bedroom, bathroom and toilet

In a multi-storey self-contained dwelling; the kitchen, main bedroom, bathroom and toilet must be located on the entry level.

(18) Lifts in Multi-Storey buildings

In a multi-storey building containing separate self-contained dwellings on different storeys, lift access must be provided to dwellings above the ground floor of the building by way of a lift complying with clause E3.6 of the *Building Code of Australia*.

(19) Laundry

A self-contained dwelling must have a laundry that has:

- (a) a width at door approaches complying with clause 7 of this Schedule, and
- (b) provision for the installation of an automatic washing machine and a clothes dryer,
- (c) that has a clear space in front of appliances of at least 1300 millimetres, and
- (d) that has a slip-resistant floor surface, and
- (e) that has an accessible path of travel to any clothes line provided in relation to the dwelling.

- (20) **Storage**
A self-contained dwelling must be provided with a linen storage in accordance with clause 4.11.5 of AS4299
- (21) **Garbage**
A garbage storage area must be provided in an accessible location.

Division 4 – Self-Contained Dwellings –

Clause 50-Standards that cannot be used to refuse development consent for self-contained dwellings

- (f) **private open space for in-fill self-care housing: if:**
- (i) in the case of a single storey dwelling or a dwelling that is located, wholly or in part, on the ground floor of a multi-storey building, not less than 15 square metres of private open space per dwelling is provided and, of this open space, one area is not less than 3 metres wide and 3 metres long and is accessible from a living area located on the ground floor, and
 - (ii) in the case of any other dwelling, there is a balcony with an area of not less than 10 square metres (or 6 square metres for a 1 bedroom dwelling), that is not less than 2 metres in either length or depth and that is accessible from a living area.
- Note:** The open space needs to be accessible only by a continuous accessible path of travel (within the meaning of AS1428.1) if the dwelling itself is an accessible one. See Division 4 of Part 4.
- (h) **parking:** if at least the following is provided:
- (i) 0.5 car spaces for each bedroom where the development application is made by a person other than a social housing provider, or
 - (ii) 1 car space for each 5 dwellings where the development application is made by a person jointly with a social housing provider.

Appendix B – Public Transport

Samples of the Monday to Friday Timetables appear below for the 144 outbound trips to Balgowlagh Shopping precinct.

144

Chatswood to Manly via St Leonards



Valid from: 19 April 2021

Creation date: 26 May 2021

NOTE: Information is correct on date of download.

Monday to Friday	🕒	🕒	🕒	🕒	🕒	🕒	🕒	🕒	🕒
Chatswood Station	05:11	05:31	05:51	06:05	06:20	06:35	06:52	07:00	07:07
Pacific Hwy opp Burley St, Artarmon	05:14	05:34	05:54	06:08	06:23	06:39	06:57	07:05	07:13
St Leonards Station	05:19	05:39	05:59	06:13	06:28	06:47	07:05	07:13	07:21
Pacific Hwy before Falcon St, Crows Nest	05:21	05:41	06:01	06:15	06:30	06:49	07:07	07:16	07:24
Military Rd opp Watson St, Neutral Bay	05:25	05:45	06:05	06:19	06:36	06:55	07:13	07:22	07:30
Neutral Bay Junction, Military Rd, Neutral Bay	05:26	05:46	06:06	06:20	06:37	06:56	07:15	07:24	07:32
Military Rd opp Holt Ave, Cremorne	05:28	05:48	06:08	06:22	06:39	06:58	07:17	07:26	07:34
Spit Junction B-Line, Mosman	05:31	05:51	06:11	06:25	06:42	07:02	07:21	07:30	07:38
Palmerston Pl after Alan Ave, Seaforth	05:38	05:58	06:18	06:33	06:51	07:11	07:31	07:40	07:50
Sydney Rd after Kempbridge Ave, Seaforth	05:40	06:00	06:20	06:36	06:54	07:14	07:34	07:44	07:54
Sydney Rd at Condamine St, Balgowlah	05:43	06:03	06:23	06:40	07:00	07:20	07:40	07:50	08:00
Manly Wharf Stand J, Manly	05:50	06:10	06:30	06:50	07:10	07:30	07:50	08:00	08:10
Monday to Friday	🕒	🕒	🕒	🕒	🕒	🕒	🕒	🕒	🕒
Service Information					1902				
Chatswood Station	07:14	07:24	07:32	07:40	07:49	07:58	08:08	08:18	08:30
Pacific Hwy opp Burley St, Artarmon	07:20	07:30	07:38	07:46	07:55	08:06	08:16	08:26	08:35
St Leonards Station	07:28	07:38	07:47	07:56	08:05	08:16	08:27	08:37	08:46
Pacific Hwy before Falcon St, Crows Nest	07:31	07:41	07:50	07:59	08:08	08:19	08:30	08:40	08:49
Military Rd opp Watson St, Neutral Bay	07:39	07:49	07:58	08:08	08:17	08:28	08:39	08:49	08:58
Neutral Bay Junction, Military Rd, Neutral Bay	07:41	07:51	08:00	08:10	08:19	08:30	08:41	08:51	09:00
Military Rd opp Holt Ave, Cremorne	07:44	07:54	08:04	08:14	08:23	08:33	08:44	08:54	09:03
Spit Junction B-Line, Mosman	07:48	07:58	08:08	08:18	08:27	08:37	08:48	08:58	09:07
Palmerston Pl after Alan Ave, Seaforth	08:00	08:10	08:20	08:30	08:39	08:49	09:00	09:09	09:17
Sydney Rd after Kempbridge Ave, Seaforth	08:04	08:14	08:24	08:34	08:43	08:53	09:02	09:11	09:20
Sydney Rd at Condamine St, Balgowlah	08:10	08:20	08:30	08:40	08:49	08:59	09:08	09:17	09:26
Manly Wharf Stand J, Manly	08:20	08:30	08:40	08:50	08:59	09:09	09:18	09:28	09:37
Victoria Pde near Manly School, Manly	-	-	-	-	09:02	-	-	-	-
Monday to Friday	🕒	🕒	🕒	🕒	🕒	🕒	🕒	🕒	🕒
Chatswood Station	08:40	08:50	09:00	09:10	09:21	09:31	09:41	09:51	10:01
Pacific Hwy opp Burley St, Artarmon	08:45	08:55	09:05	09:15	09:25	09:35	09:45	09:55	10:05
St Leonards Station	08:56	09:04	09:14	09:23	09:33	09:43	09:53	10:03	10:13
Pacific Hwy before Falcon St, Crows Nest	08:59	09:07	09:17	09:26	09:36	09:46	09:56	10:06	10:16
Military Rd opp Watson St, Neutral Bay	09:08	09:16	09:25	09:34	09:44	09:54	10:04	10:14	10:24
Neutral Bay Junction, Military Rd, Neutral Bay	09:10	09:18	09:27	09:36	09:46	09:56	10:06	10:16	10:26
Military Rd opp Holt Ave, Cremorne	09:13	09:21	09:30	09:39	09:49	09:59	10:09	10:19	10:29
Spit Junction B-Line, Mosman	09:17	09:25	09:34	09:43	09:53	10:03	10:13	10:23	10:33
Palmerston Pl after Alan Ave, Seaforth	09:24	09:32	09:41	09:50	10:00	10:10	10:20	10:30	10:40
Sydney Rd after Kempbridge Ave, Seaforth	09:27	09:35	09:44	09:53	10:03	10:13	10:23	10:33	10:43
Sydney Rd at Condamine St, Balgowlah	09:33	09:41	09:50	09:59	10:09	10:19	10:29	10:39	10:49
Manly Wharf Stand J, Manly	09:44	09:52	10:01	10:10	10:20	10:30	10:40	10:50	11:00
Monday to Friday	🕒	🕒	🕒	🕒	🕒	🕒	🕒	🕒	🕒
Chatswood Station	10:11	10:21	10:31	10:41	10:51	11:01	11:11	11:21	11:31
Pacific Hwy opp Burley St, Artarmon	10:15	10:25	10:35	10:45	10:55	11:05	11:15	11:25	11:35
St Leonards Station	10:23	10:33	10:43	10:53	11:03	11:13	11:23	11:33	11:43
Pacific Hwy before Falcon St, Crows Nest	10:26	10:36	10:46	10:56	11:06	11:16	11:26	11:36	11:46
Military Rd opp Watson St, Neutral Bay	10:34	10:44	10:54	11:04	11:14	11:24	11:34	11:44	11:54
Neutral Bay Junction, Military Rd, Neutral Bay	10:36	10:46	10:56	11:06	11:16	11:26	11:36	11:46	11:56
Military Rd opp Holt Ave, Cremorne	10:39	10:49	10:59	11:09	11:19	11:29	11:39	11:49	11:59
Spit Junction B-Line, Mosman	10:43	10:53	11:03	11:13	11:23	11:33	11:43	11:53	12:03
Palmerston Pl after Alan Ave, Seaforth	10:50	11:00	11:10	11:20	11:30	11:40	11:50	12:00	12:10
Sydney Rd after Kempbridge Ave, Seaforth	10:53	11:03	11:13	11:23	11:33	11:43	11:53	12:03	12:13
Sydney Rd at Condamine St, Balgowlah	10:59	11:09	11:19	11:29	11:39	11:49	11:59	12:09	12:19
Manly Wharf Stand J, Manly	11:10	11:20	11:30	11:40	11:50	12:00	12:10	12:20	12:30

145**Seaforth to Warringah Mall**

Valid from: 19 April 2021

Creation date: 26 May 2021

NOTE: Information is correct on date of download.

Monday to Friday					
Sydney Rd opp Kempbridge Ave, Seaforth	09:45	10:45	12:45	14:45	16:45
Princes Prom opp Richmond Rd, Seaforth	09:50	10:50	12:50	14:50	16:50
Sydney Rd after Kempbridge Ave, Seaforth	09:54	10:54	12:54	14:54	16:54
King St opp Seebrees St, Manly Vale	10:07	11:07	13:07	15:07	-
Warringah Mall, Green St, Brookvale	10:14	11:14	13:14	15:14	-

145**Warringah Mall to Seaforth**

Monday to Friday				
Warringah Mall, Green St, Brookvale	10:22	12:22	14:22	16:22
King St opp Seebrees St, Manly Vale	10:32	12:33	14:33	16:34
Sydney Rd opp Kempbridge Ave, Seaforth	10:41	12:43	14:43	16:44

Statement of Expertise

CONSULTANCY PROFILE & STATEMENT OF EXPERTISE

Accessibility Solutions consultancy offers a range of services to provide advice for clients to develop new and modify existing buildings, facilities and services to be accessible to people with disabilities to comply with legislation and regulations relevant to people with disabilities.

Relevant legislation and regulations that underpins advice includes the Disability Discrimination Act (DDA) Building Code of Australia, Australian Standards 1428, DDA Premises Standards, DDA Transport Standard, State Environment Planning Policy Housing for Seniors or People With a Disability (SEPP HS) / Seniors Living Policy, SEPP 65 – Apartment Design Guide and various local government DCP's.

The scope of services provided by Accessibility Solutions includes:

- Plan Appraisals and design advice
- Access Reports for development applications and construction certificates
- Expert Reports for Court evidence
- Access Auditing of existing buildings, facilities, transport conveyances and infrastructure
- Policy and document reviews and development of Disability Action Plans
- Staff training in access auditing

The services consider issues concerning people with all types of disability including; physical; vision; hearing, intellectual and other cognitive impairments that may affect access for people with a disability consistent with the Disability Discrimination Act.

As principal consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and is an accreditation member of the Association of Consultants in Access Australia for the purposes of providing advice concerning access to the built environment and services for people with disabilities.

His expertise has been gained over 20 years working in management and advocacy roles within the disability sector and since 1994 providing advice to clients on access issues. Mark also participates on various key committees concerning access for people with disabilities. His qualifications and affiliations are:

- Accredited Member of the Association of Consultants in Access Australia.
- Member, Standards Australia Committees responsible for the AS1428 suite, AS4299 – Adaptable Housing, AS1735 Lifts and AS2890 Parking.

