



Site Compatibility Certificate Application

Location and Accessibility Statement

St Joseph's Residential Aged Care

**Proposed Expansion of RACF at
2 Kensington Road, Kensington**

SEPP (Housing for Seniors and People with a Disability) 2004

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APPROVAL FOR ISSUE

Name	Signature	Date
Peter Laybutt	PL	28/10/2016

Introduction

This Location and Accessibility Statement has been prepared by RPS to accompany an application to Randwick City Council associated with replacement of the existing St. Joseph's aged care facility on the Daughters of Our Lady of the Sacred Heart Kensington Campus., with new contemporary residential care facilities.

In June 2012, Council provided "master plan" approval to the development concept and the proposed building envelope for a new residential aged care facility (RACF). Specifically, approval of Development Application No 955/2011 provided consent for:

'The setting out of a master plan for the demolition of the existing aged care facility at the Daughters of Our Lady of the Sacred Heart Kensington Campus, and the construction of a new 6 storey aged care facility with a total of 128 beds, car parking for 44 vehicles, offices, administration, staff training area, services, wellness centre and landscaped gardens'

The "Stage" 1 Development Application (DA) was assessed by Council in relation to the provisions of the *State Environmental Policy (Housing for Seniors of People with a Disability) 2004* (Seniors Housing SEPP 2004).

Condition 3 of DA No 955/2011 provides that:

'The applicant must provide written evidence that the proposed development will address Clause 26 of the State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004 with a stage 2 development application for building works. This evidence should be accompanied by an Access Plan for Residents'

State Environmental Planning Policy (Housing for Seniors of People with a Disability) 2004

State Environmental Planning Policy (SEPP) (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP) seeks to increase the provision of housing for seniors and people with disabilities across NSW in carefully considered and appropriate locations close to services, transport and with high levels of amenity. Clause 26 of the policy provides as follows:

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),
- iv) 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),

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).

(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.

Location & Accessibility Statement

Clause 26 (1) Access to services and facilities

Services provided In-house

In relation to the facilities specified within Clause 26(1), it is noted that the existing St Joseph's Aged Care Facility holds relevant Commonwealth accreditation, and provides an extensive range of services in-house, through established arrangements with local doctors and allied health professionals. These services include:

- Physiotherapy
- visitor's accommodation
- hairdresser
- staff education room
- Pastoral care
- medical doctor
- Consulting spaces for other specialists as required.

Dedicated private transport to specialist medical or surgical appointments is also provided, when required, together with an escort.

In addition to the availability of in-house services and facilities, including mini-bus transport to external facilities (when required), access to the facilities specified within Seniors Housing SEPP 2004 Clause 26(1) is available in accordance with the requirements of Clauses 26(2) (a) and 26(2) (b), as indicated below.

Clause 26 (2) (a) Services and facilities within 400m

The Anzac Parade commercial strip is located less than 400 metres to the east of the Kensington site, and is accessible via a travel path that has an overall gradient of less than 1:14 (see Annexures 1 and 2). Services available within the Anzac Parade commercial strip include retail, convenience shops, cafes, bank service providers, medical practitioners and community and recreational facilities (Photos 1 – 3).



Photos 1 - 3
Services, facilities & retail
Anzac Parade Commercial Strip
 Source: Whelans InSites Pty Ltd 2012



Clause 26(2) (b) Access to Public Transport Services

The subject site is located approximately 365m and 380m (respectively) from public transport bus stops on the west and east sides of Anzac Parade near its intersection with Addison Road (see Annexure 3). Both stops are accessible by means of a suitable access pathway with an average gradient of less than 1:14 (see Annexures 1 and 2).

Bus Stop No. 203346 (Anzac Parade near Addison Street) and Bus Stop No 203324 (Anzac Parade near Darling Street) are serviced by a number of routes that connect directly with the Sydney CBD, East Gardens, Bondi Junction and Coogee. All these destinations provide the facilities specified within Clause 26(1) within 400m of the respective transport service. Numerous routes serve these bus stops (inward and outward) on either side of Anzac Parade, multiple times, daily. Copies of relevant timetables are provided in Annexure 3.



Photo 4
Bus stop 203346 Anzac Parade(west side)
Source: Whelans InSites Pty Ltd 2012

Clause 26 (3)

The topography of the path of travel to public transport services located on Anzac Parade has been surveyed, and a long-section is provided at Annexure 2. The calculated grades comply with the requirements of the Clause 26 (3) (i)-(iii) with the minor exception of the gutter crossings on either side of the existing pedestrian crossing within Kensington Road. Insertion of a gutter grates at these kerb lines would remove this minor exception (see Photo 5 below).



Photo 5
Existing pedestrian crossing at Kensington Road
Source: Whelans InSites

Clauses 26 (4)

The provisions of Seniors Housing SEPP 2004 Clause 26 (4) are satisfied, as a suitable sealed pathway is available along Kensington Road and Addison Road, which provides access to the bus stops and other facilities within Anzac Parade (Annexure 1). The specific requirements of Clause 26(3) are fully satisfied via the installation of gutter grates at the kerb lines of the existing Kensington Road pedestrian crossing (Photo 5).

Access Plan for Residents

The Access Plan for residents of the proposed new St Joseph's Residential Aged Care Facility includes the following elements:

- (i) Provision of a dedicated mini-bus service to fulfil the specific needs of residents (as required) to attend specialist medical appointments, retail shops and community and recreational facilities within the local area.
- (ii) The ability to directly access retail, banking and medical facilities within the Anzac Road commercial strip, which is located within 400 metres of the Kensington Road Campus, and is accessible by means of a suitable access pathway with an overall average gradient of less than 1:14 (Seniors Housing SEPP 2004, Clauses 26(2) (a)).
- (iii) The ability to access public transport services within Anzac Road, which is located within 400 metres of the Kensington Road Campus, and is accessible by means of a suitable access pathway with an overall average gradient of less than 1:14. (Seniors Housing SEPP 2004, Clauses 26(2) (b)).

Proposed accessibility and access arrangements within the site itself are addressed within the accompanying architectural drawings. In this regard, it is noted that access from the proposed RACF building itself is available from both Tunstall Avenue and the internal central forecourt adjacent to the eastern façade.

From the central forecourt, direct internal access to the Kensington Road entrances of the site is available by various means, including:

- The existing inclinator, which currently provides access for residents from the existing RACF building to the footpath in Kensington Road; and
- Use of the in-house mini-bus and/or Golf Buggy to transport residents to various locations within and/or beyond the site, including the Kensington Road footpath and frontage.

Conclusions

On the basis of analysis of the annexures included with this Statement, it is concluded that future residents of the proposed replacement St Joseph's RACF development, within the Daughters of Our Lady of the Sacred Heart Kensington Campus, will have access to facilities in accordance with the requirements of *State Environmental Planning Policy (SEPP) (Housing for Seniors or People with a Disability) 2004*, Clause 26.



Annexure 1

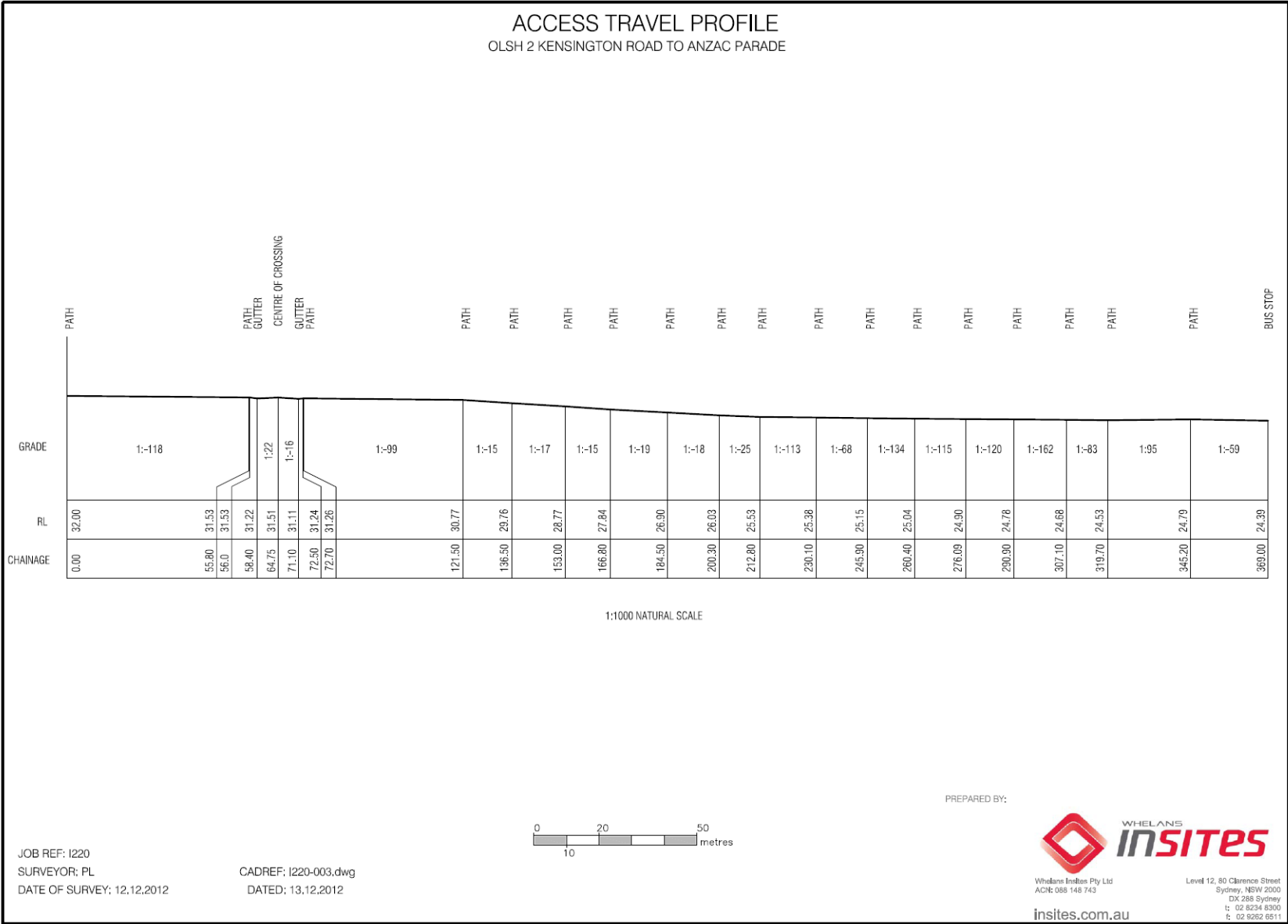
Access to Facilities

(Plan)



Annexure 2

Access Pathway (Vertical Section)



Annexure 3

Bus Timetables



Next departures

Trip planner

From

Kensington

08:00 27/10/2016 (Thu)

- ☒ Train
 ☒ Bus
 ☒ Ferry
 ☒ Light Rail
 ☒ School bus
☐ Accessible services only

Departures from Kensington

Departs Line/Route

Stop: Todman Av near Anzac Pde, Kensington

08:00 Todman Av near Anzac Pde (Stop 203328)

- B** 370
 Coogee to Leichhardt Marketplace service
[View stop sequence](#)

08:00 Todman Av near Anzac Pde (Stop 203328)

- B** 348
 Bondi Junction to Wollie Creek service
[View stop sequence](#)

Route 348 - bus diversions - May 2016 until January 2017

Stop: Anzac Pde near Todman Av, Kensington

08:00 Anzac Pde near Todman Av (Stop 203314)

- B** 393
 La Perouse to Central Railway Square via Maroubra & Kingsford service
[View stop sequence](#)

Departure bus stop is prepay only between 07:00 and 19:00, Monday to Friday. You need a valid Opal card to board the bus during these times.

08:01 Anzac Pde near Todman Av (Stop 203314)

- B** 392
 La Perouse to City Circular Quay via Eastgardens & Prince Henry Hospital service
[View stop sequence](#)

Departure bus stop is prepay only between 07:00 and 19:00, Monday to Friday. You need a valid Opal card to board the bus during these times.

08:01 Anzac Pde near Todman Av (Stop 203314)

- B** M50
 Prepay Only - Coogee to Drummoyne service
[View stop sequence](#)

Departure bus stop is prepay only between 07:00 and 19:00, Monday to Friday. You need a valid Opal card to board the bus during these times.

08:01 Anzac Pde near Todman Av (Stop 203314)

- B** X97
 PrePay Only - South Maroubra to City Circular Quay (Express) service
[View stop sequence](#)

Departure bus stop is prepay only between 07:00 and 19:00, Monday to Friday. You need a valid Opal card to board the bus during these times.



Next departures

Trip planner

From

Kensington

09:00 27/10/2016 (Thu)

- ☒ Train
 ☒ Bus
 ☒ Ferry
 ☒ Light Rail
 ☒ School bus
☐ Accessible services only

Departures from Kensington

Departs Line/Route

Stop: Todman Av near Anzac Pde, Kensington

09:01 Todman Av near Anzac Pde (Stop 203328)

- B** 370
 Coogee to Leichhardt Marketplace service
[View stop sequence](#)

Stop: Anzac Pde near Todman Av, Kensington

09:00 Anzac Pde near Todman Av (Stop 203314)

- B** 393
 La Perouse to Central Railway Square via Maroubra & Kingsford service
[View stop sequence](#)

Departure bus stop is prepay only between 07:00 and 19:00, Monday to Friday. You need a valid Opal card to board the bus during these times.

09:00 Anzac Pde near Todman Av (Stop 203314)

- B** 394
 La Perouse to City Circular Quay via Maroubra & Kingsford service
[View stop sequence](#)

Departure bus stop is prepay only between 07:00 and 19:00, Monday to Friday. You need a valid Opal card to board the bus during these times.

09:01 Anzac Pde near Todman Av (Stop 203314)

- B** M50
 Prepay Only - Coogee to Drummoyne service
[View stop sequence](#)

Departure bus stop is prepay only between 07:00 and 19:00, Monday to Friday. You need a valid Opal card to board the bus during these times.

09:01 Anzac Pde near Todman Av (Stop 203314)

- B** 397
 South Maroubra to City Circular Quay service
[View stop sequence](#)

Departure bus stop is prepay only between 07:00 and 19:00, Monday to Friday. You need a valid Opal card to board the bus during these times.

09:02 Anzac Pde near Todman Av (Stop 203314)

- B** X99
 PrePay Only - Little Bay to City Museum (Express) service
[View stop sequence](#)

Departure bus stop is prepay only between 07:00 and 19:00, Monday to Friday. You need a valid Opal card to board the bus during these times.



Next departures

Trip planner

From

Kensington

15:00 27/10/2016 (Thu)

☒ Train ☒ Bus ☒ Ferry ☒ Light Rail ☒ School bus

☐ Accessible services only

Departures from Kensington

Departs Line/Route

Stop: Anzac Pde near Todman Av, Kensington

15:00 **B** Anzac Pde near Todman Av (Stop 203314)

399 La Perouse to City Circular Quay via Malabar Beach & Maroubra Junction service
[View stop sequence](#)

① Departure bus stop is prepay only between 07:00 and 19:00, Monday to Friday. You need a valid Opal card to board the bus during these times.

15:04 **B** Anzac Pde near Todman Av (Stop 203314)

L94 La Perouse to City Circular Quay (Limited stops) service
[View stop sequence](#)

① Departure bus stop is prepay only between 07:00 and 19:00, Monday to Friday. You need a valid Opal card to board the bus during these times.

15:05 **B** Anzac Pde near Todman Av (Stop 203314)

395 Maroubra Beach to Central Railway Square service
[View stop sequence](#)

① Departure bus stop is prepay only between 07:00 and 19:00, Monday to Friday. You need a valid Opal card to board the bus during these times.

Stop: Anzac Pde near Todman Av, Kensington (1 min walk)

15:00 **B** Anzac Pde near Todman Av (Stop 203320)

M50 Prepay Only - Drummoyne to Coogee service
[View stop sequence](#)

① Departure bus stop is prepay only between 07:00 and 19:00, Monday to Friday. You need a valid Opal card to board the bus during these times.

15:01 **B** Anzac Pde near Todman Av (Stop 203320)

M10 Prepay Only - Leichhardt to Maroubra Junction via City service
[View stop sequence](#)

① Departure bus stop is prepay only between 07:00 and 19:00, Monday to Friday. You need a valid Opal card to board the bus during these times.

15:01 **B** Anzac Pde near Todman Av (Stop 203320)

L94 City Circular Quay to La Perouse (Limited stops) service
[View stop sequence](#)

①



Next departures

Trip planner

From

Kensington

16:00 27/10/2016 (Thu)

☒ Train ☒ Bus ☒ Ferry ☒ Light Rail ☒ School bus

☐ Accessible services only

Departures from Kensington

Departs Line/Route

Stop: Todman Av near Anzac Pde, Kensington

16:01 **B** Todman Av near Anzac Pde (Stop 203328)

370 Coogee to Leichhardt Marketplace service
[View stop sequence](#)

Stop: Anzac Pde near Todman Av, Kensington

16:01 **B** Anzac Pde near Todman Av (Stop 203314)

M10 Prepay Only - Maroubra Junction to Leichhardt via City service
[View stop sequence](#)

① Departure bus stop is prepay only between 07:00 and 19:00, Monday to Friday. You need a valid Opal card to board the bus during these times.

16:02 **B** Anzac Pde near Todman Av (Stop 203314)

399 La Perouse to City Circular Quay via Malabar Beach & Maroubra Junction service
[View stop sequence](#)

① Departure bus stop is prepay only between 07:00 and 19:00, Monday to Friday. You need a valid Opal card to board the bus during these times.

Stop: Anzac Pde near Todman Av, Kensington (1 min walk)

16:00 **B** Anzac Pde near Todman Av (Stop 203320)

M10 Prepay Only - Leichhardt to Maroubra Junction via City service
[View stop sequence](#)

① Departure bus stop is prepay only between 07:00 and 19:00, Monday to Friday. You need a valid Opal card to board the bus during these times.

16:01 **B** Anzac Pde near Todman Av (Stop 203320)

M50 Prepay Only - Drummoyne to Coogee service
[View stop sequence](#)

① Departure bus stop is prepay only between 07:00 and 19:00, Monday to Friday. You need a valid Opal card to board the bus during these times.

Stop: Anzac Pde near Darling St, Kensington (3 min walk)

16:00 **B** Anzac Pde near Darling St (Stop 203324)

392 City Circular Quay to La Perouse via Eastgardens & Prince Henry Hospital service
[View stop sequence](#)

①