accessibility solutions (NSW) PTY LTD

ACCESS REPORT

140-146 GLENHAVEN ROAD
GLENHAVEN

HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY

Prepared by Mark Relf

14th September 2015

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Accessibility Report
140-146 GLENHAVEN ROAD, GLENHAVEN

Development Summary

The following report has been prepared following an assessment of the access to public transport, shops and services for Stage 2 of an existing seniors housing development on a site at 144-146 Glenhaven Road to form an overall complex occupying 140-146 Glenhaven Road, Glenhaven under the State Environment Planning Policy – Housing for Seniors Policy.

The Stage 2 Seniors Housing development proposes:

- Twelve (12) self-care dwellings.
- Outdoor footpaths to dwellings and amenities, which also integrate with the existing Stage 1 seniors living development.
- The development is located approximately 1.2 kilometres to the local Glenhaven Shopping centre, 4.5 kilometres to the Dural and 7.0 kilometres to the Castle Hill retail/commercial precincts.
- This application relies upon the 603 public route bus services which travel from Rouse Hill Town Centre to Parramatta via Glenhaven, Knightsbridge and Castle Hill retail/commercial precincts to satisfy Clause 26 of the SEPP HS.

Assessment Criteria

In review of the site and proposed development this assessment considers whether the proposed development will provide appropriate housing accessibility and adaptability in accordance with:

(a) Clauses 26 and 38(a) of the Housing for Seniors Policy concerning access to transport, shops and services.

(b) Housing for Seniors Policy, Schedule 3, Clauses 2-21 and 38(b) concerning the self-contained detached dwellings and common amenities.

(c) Relevant aspects Australian Standard AS1428.1 (2009) – Design for Access and Mobility and AS4299 (1995) – Adaptable Housing as referenced by Schedule 3.

Plans relied upon for this assessment include;

Dwg No.	Issue	Title
13253 – DA 100	5	Site Plan
13253 – DA 101	6	Ground Floor Plan
13253 – DA 300	5	Elevations
13253 – DA 400	5	Sections

View of the site frontage at 146 Glenhaven Road

Access to Public Transport and Services [Clause 26 & Clause 38(i)]

	Accessible facilities and services

1.1 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 (i) 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

Accessible facilities and services

(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 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,

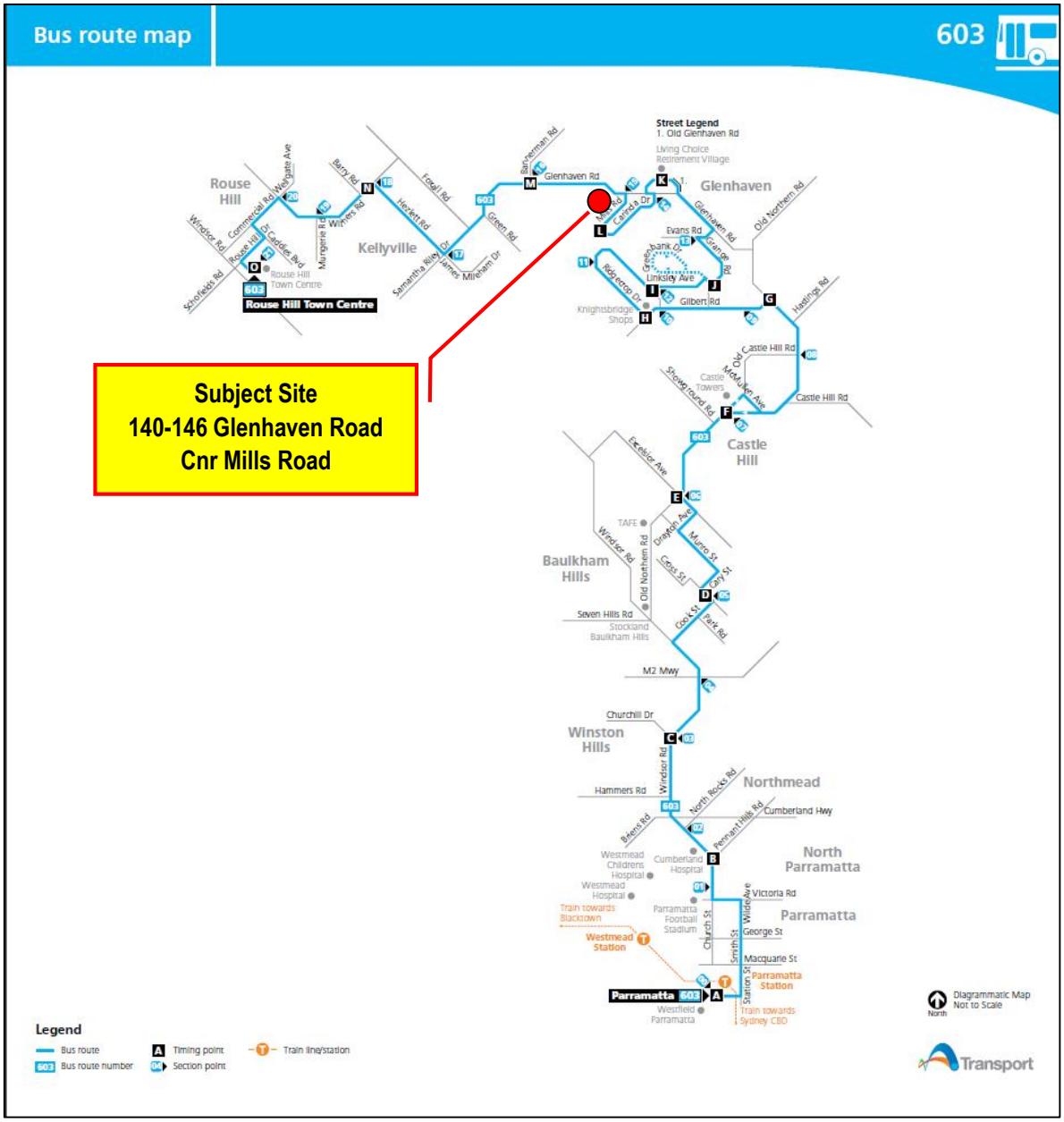
The following assessment has considered the above criteria and provides evidence regarding suitability of the location and surrounding environment.

Distance to shops and services

1.2 The site is located at 146 Glenhaven Road, which forms Stage 2 of an existing seniors Living complex that also adjoins Mills Road.

The site is approximately 1.2 kilometres to the local Glenhaven Shopping centre, 4.5 kilometres to the Dural and 7.0 kilometres to the Castle Hill retail/commercial precincts, which provide a wide variety of shops and services.

Therefore the development relies upon the use of public transport to access shops and services as specified by Clause 26 (2)(b) of the SEPP HS, which requires a 400 metre maximum distance from the site to a bus stop and upon arriving at a destination a further 400 metres maximum distance to reach the specified services.



1.3 The site is located at 146 Glenhaven Road, which forms Stage 2 of an existing seniors Living complex that also adjoins Mills Road.

1.4 This application relies upon the 603 public route bus services which travel from Rouse Hill Town Centre to Parramatta via Glenhaven, Knightsbridge and Castle Hill retail/commercial precincts to satisfy Clause 26 of the SEPP HS.

The abovementioned destination shopping centres provide a comprehensive range of services to readily satisfy Clause 26(1) and 26(5) of the SEPP HS.

Location Maps

1.5 **Bus Route 603** transport service provides;

- Public bus service 603 travels from Rouse Hill Town Centre to Parramatta shopping centres operating 18 services daily Monday to Friday which stops 20-50 metres from the site on Mills Road and Glenhaven Road.

1.6 **Bus Route Frequency**

With respect to services departing the site between 8.00am and noon and return services arriving at the site between noon and 6.00pm the 603 route provides 11 services during these time periods with 4 before noon and 7 after noon to readily comply with clause 26(2)(b) of the SEPP HS. A sample of the timetable is attached at Appendix B of this report to illustrate the above frequencies.

The timetable also confirms that the abovementioned bus route provides services on Saturday (14) and Sunday (10) to ensure a comprehensive array of public transport.

Quality of footpath access to the bus stop

Intersection of Mills Road & Glenhaven Road

Mills Road the adjacent bus stop

1.7 The Stage 2 development at 146 Glenhaven Rd will have a driveway access to Glenhaven Rd which is within 50 metres east and west of bus stops on Glenhaven Rd.

The Stage 2 development shall also include an internal site pedestrian link to Stage 1 that has a wheelchair accessible pathway and ramp to Mills Road which is also within 50 metres to Bus Stops on Mills Road that are directly adjacent to the village complex, which readily complies with Clause 26(2)(b) of the SEPP HS in terms of distance and access.

Stage 2 interface to Stage 1 access path to Mills Rd

Mills Road access path

1.8 The topography of pedestrian footpath along the Mills Road route to the bus stop on the western side provides a moderate 1:16 gradient up to a maximum of 1:14 to satisfy clause 26(3) of the SEPP HS.

1.9 With respect to footpath access to the bus stop on the eastern side of Mills Road the development proposes the installation of kerb ramp on the eastern kerb that interfaces with a concrete boarding plinth within the bus stop zone to facilitate a continuous accessible path of travel.

The pedestrian route provides moderate gradients that satisfies clauses 26(2)(3)(4) and appropriate access to comply with clause 38(i) of the SEPP HS.

1.10 In addition to the Mills Road Bus Stops the 603 bus service also stops at Bus Stops on Glenhaven Road within 50 metres east and west of the new Stage 2 development as illustrated below.

These bus stops would suit residents who are ambulant as there are no footpaths or boarding points.

Nonetheless the Mills road access will satisfy clauses 26(2)(3)(4) and appropriate access to comply with clause 38(i) of the SEPP HS.

Glenhaven Road - Eastbound bus stop opposite the site

Glenhaven Road - Westbound bus stop adjacent to the site

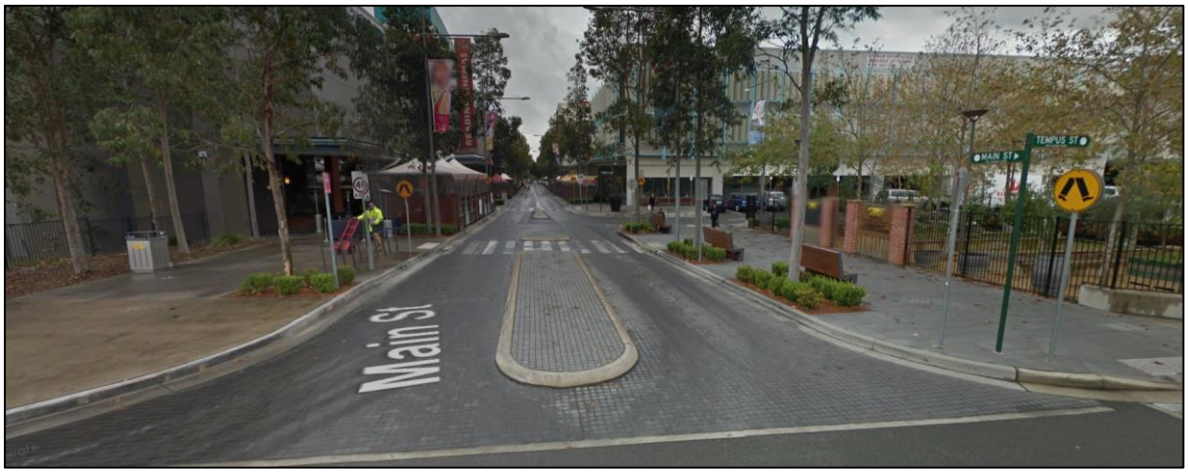
1.11 **Destination Accessibility -** With respect to the accessibility of destination bus stops and access to shops and services this assessment confirms appropriate access in accordance with Clauses 26(2)(3)(4) and 38(i) of the SEPP HS at the local Glenhaven shops, Castle Hill, Parramatta or alternately to Rouse Hill.

1.12 **Glenhaven Shops** – There is a bus stop 50-75 metres east and west of the stops at Glenhaven Road with footpath access to each one.

There is also a median cut-through and kerb ramps to facilitate a wheelchair access path and very moderate topography to comply with Clauses 26(2)(3)(4) and 38(i) of the SEPP HS.

1.13 **Rouse Hill** – The bus terminus at the Rouse Hill Town Centre provides direct access into the central town centre precinct along pedestrian footpaths that readily comply with Clauses 26(2)(3)(4) and 38(i) of the SEPP HS.

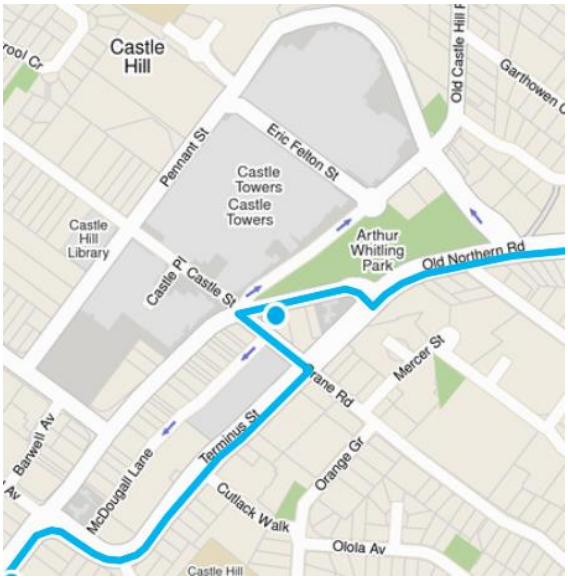
The Shopping Centre provides a wide range of shops, services and recreational choices in accordance with Clauses 26(1)(4) of the SEPP HS.



1.14 **Castle Hill Shopping Centre** is a large suburban centre with a bus interchange at the future railway station which will be a wheelchair accessible railway station.

The 603 bus stops are centrally located with connecting footpaths, kerb ramps and signalized crossings throughout the shopping centre that facilitate appropriate access to access shops and services in accordance with Clauses 26(2)(3) of the SEPP HS.

The Shopping Centre provides a wide range of shops, services and recreational choices that complies with Clauses 26(1)(4) of the SEPP HS.

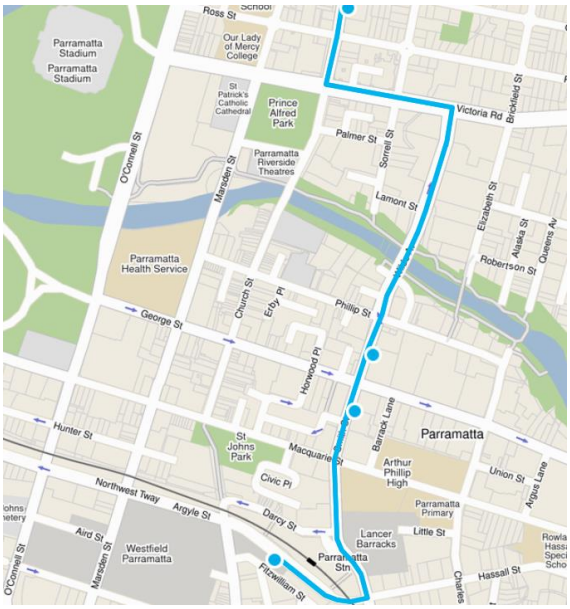


Route 603 at Castle Hill

1.15 **Parramatta CBD** is a large regional centre with a bus route that travels through the centre of Parramatta to the interchange at the railway station which is a wheelchair accessible railway station.

The 603 bus stops are centrally located with connecting footpaths, kerb ramps and signalized crossings throughout the shopping centre that facilitate appropriate access to access shops and services in accordance with Clauses 26(2)(3)(4) of the SEPP HS.

The Shopping Centre provides a wide range of shops, services and recreational choices in accordance with Clauses 26(1)(4) of the SEPP HS.



Route 603 at Parramatta

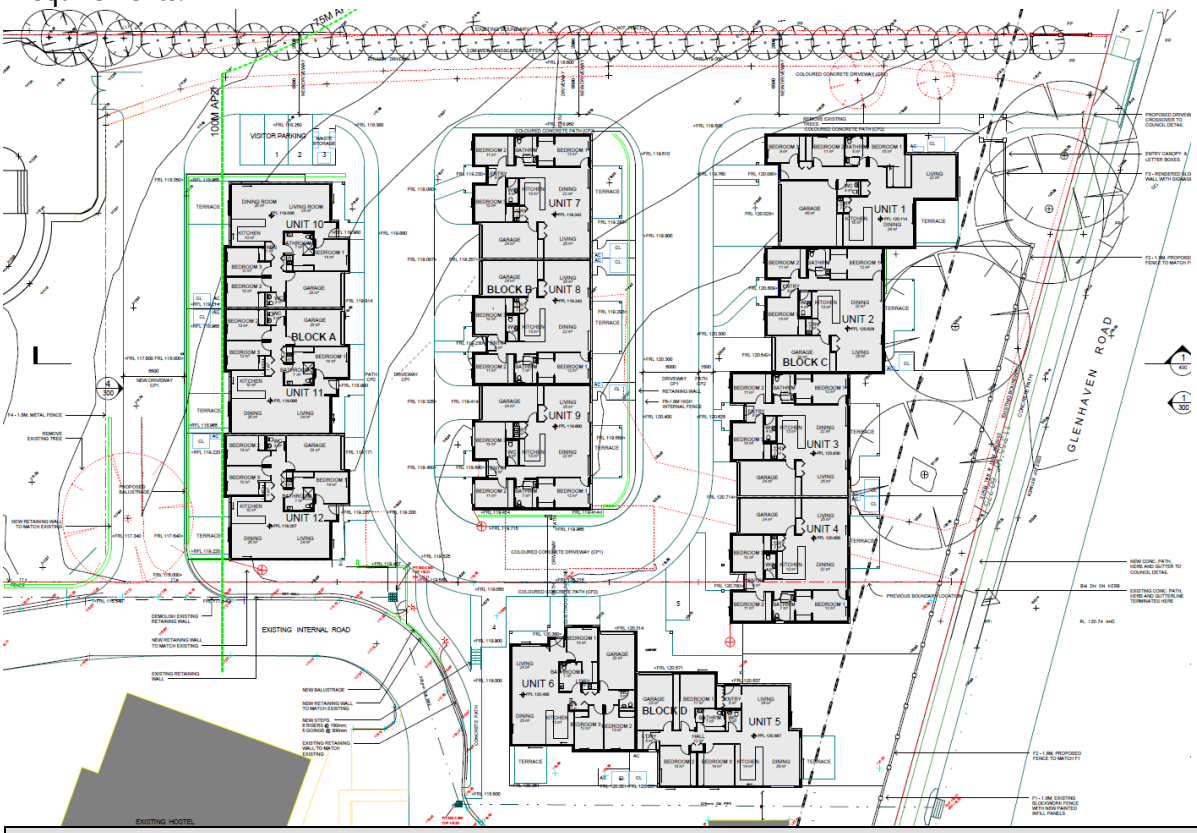
Summary of Access to Services, Bus Stops and Bus Services

1.16 In summary it is evident that;

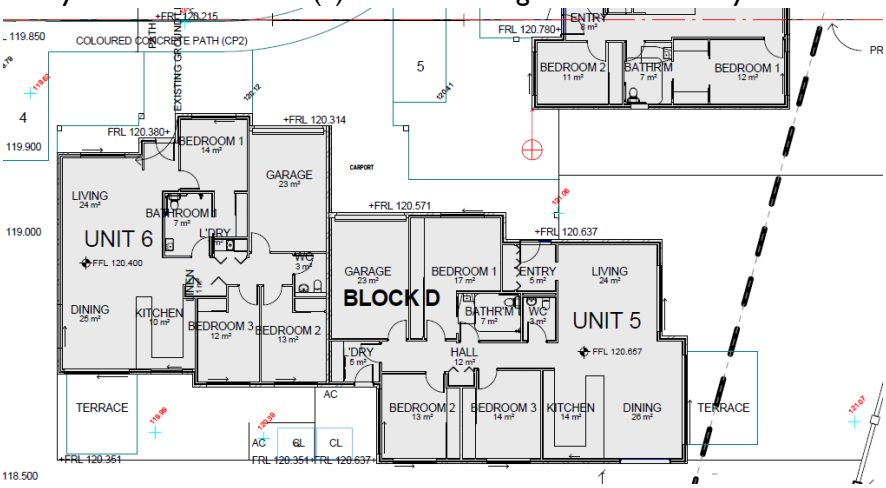
- That the development can provide appropriate pedestrian access to the public transport in accordance with clause 26(2)(3)(4) of the SEPP HS, subject to an appropriate installation of a kerb ramp to access the Mills Road bus stop.
- The available bus services provided by Bus Route 603, in conjunction with the abovementioned pedestrian infrastructure, will provide appropriate access to services in a manner consistent with clause 26(2)(b) of the SEPP HS.
- The 603 bus route and destination shopping centres and services at from Rouse Hill Town Centre, Glenhaven, Castle Hill and Parramatta, provide a comprehensive range of services to readily satisfy Clause 26(1) and 26(5) of the SEPP HS.

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.

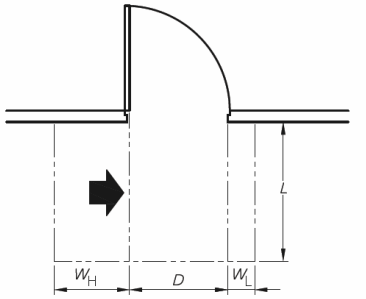


Clause	Item Assessment	Complies
Schedule 3, Clause 2(1)(2)	**Site Access – Wheelchair Access** The development site provides a moderately sloping topography of approximately 1:15-1:20 from the front of the site (RL120.000) to the rear of the development area (RL118.00), which proposes an accessible pathways to enable appropriate access for a Seniors Housing development.	**YES**
	In response to clause 2(2) of schedule 3 the development will provide a wheelchair accessible interface to Stage 1 @RL118.500 which proposes a 1:20 gradient pedestrian pathway travel to a circuit footpath throughout stage 2 that adjoins the internal driveway and facilitates access to all dwellings. The internal driveway and adjoining footpath also provide an access link to the site entrance on Glenhaven Road.	**YES**
	The plans indicate flush kerbs between the driveway and footpaths which will be installed in different colours to clearly identify the footpath and facilitate access convenient access to cross the driveway and access dwellings throughout the development to comply with AS1428.1 and clause 2 of the SEPP HS.	**YES**

Clause	Item Assessment	Complies
Schedule 3, Clause 2(1)(2)	**Dwelling Access** - The plans confirm the levels of the footpath and dwellings will enable detailing of accessible step ramps and walkways to level entry doorway landing areas at every unit with appropriate circulation space and level or ramped thresholds in accordance with AS1428.1 to satisfy schedule 3 clause 2(1) of the Housing for Seniors Policy. 	YES
Schedule 3 Clause 3	**Security** – It is understood that there will be low level lighting along the entry pathways to the dwellings porches 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 front boundary on Glenhaven Road with pathway access from within the site, which will include a generally level 2000 X 1600 minimum area adjacent to the letterboxes to comply with this requirement.	YES
Schedule 3 Clause 5	**Private Car Accommodation** – The development proposes 12 garages that incorporate 13 accessible resident car spaces and 5 additional accessible spaces to driveways to numerically comply with the SEPP HS. In accordance with the SEPP HS the development proposes: • 2 x 2400mm width accessible parking spaces adjoining 2400mm width shared areas within 7200mm width a garage, which satisfies the accessibility requirements of AS2890.6 and schedule 3, clause 5(a) of the Housing for Seniors Policy. • 5 x 2400mm width accessible parking spaces adjoining 2400mm width shared areas on driveways, which satisfies the accessibility requirements of AS2890.6 and schedule 3, clause 5(a) of the Housing for Seniors Policy. • 11 x 3800mm minimum width accessible garages, which satisfies the accessibility requirements of AS2890.1, AS4299 and schedule 3, clause 5(a) of the Housing for Seniors Policy. • The 2500mm minimum internal headroom clearance over the parking spaces and 2200mm entrance height satisfies the accessibility	YES YES YES YES

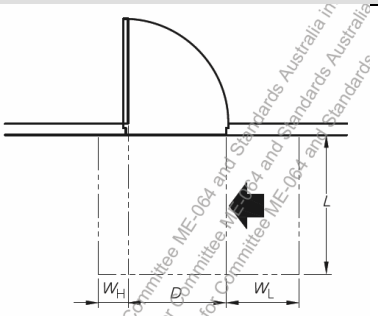
Clause	Item Assessment	Complies
	requirements of AS2890 and schedule 3, clause 5(a) of the Housing for Seniors Policy.	
	• The provision of the 14 accessible spaces of 3800mm width or 4 X 2400mm+2400mm shared areas readily satisfies the intent of schedule 3, clause 5(b) of the Housing for Seniors Policy which specifies that 20% of the spaces shall be 3800mm minimum width.	YES
	• The garage entry doors shall be power operated to satisfy schedule 3 clause 5(c) of the Housing for Seniors Policy.	YES
Clause 50(h)	**Quantity** With respect to the numerical parking requirement of 0.5 accessible spaces per bedroom specified in the SEPP HS the development proposes 36 bedrooms requiring at least 18 accessible resident parking spaces which is satisfied by the 18 accessible resident spaces (12 in garages and 6 on driveways).	YES
	Visitor Parking The development proposes five (5) visitor parking spaces including one (1) accessible space of 2400+2400mm shared area which is consistent with AS4299.	YES
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

Clause	Item Assessment	Complies



Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1220	560	340
900	1185	510	340
950	1160	460	340
1000	1140	410	340

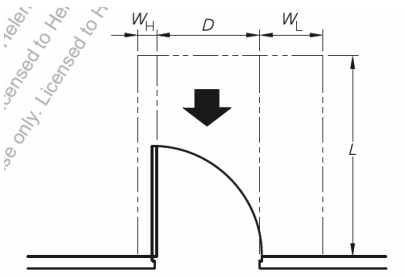
(a) Hinge-side approach, door opens away from user



Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1240	240	660
900	1210	190	660
950	1175	140	660
1000	1155	90	660

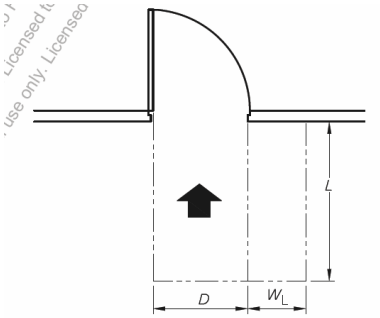
(b) Latch-side approach, door opens away from user

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.



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

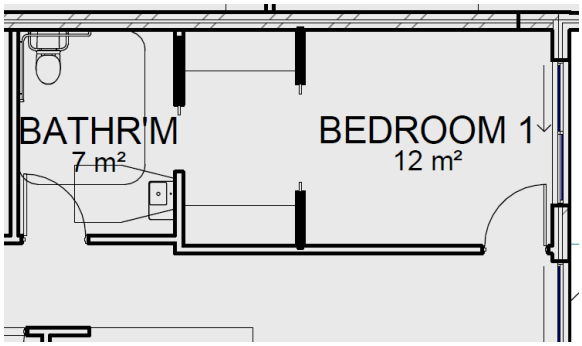
Schedule 3 Clause 8

Main bedroom – The plans show the main bedrooms will provide an area large enough to accommodate a queen sized bed with 1000mm on each side of the bed and 1200mm minimum at the foot of the bed while achieving doorway circulation spaces clear of the bed as specified by AS1428.1 as demonstrated by the following dimensions.

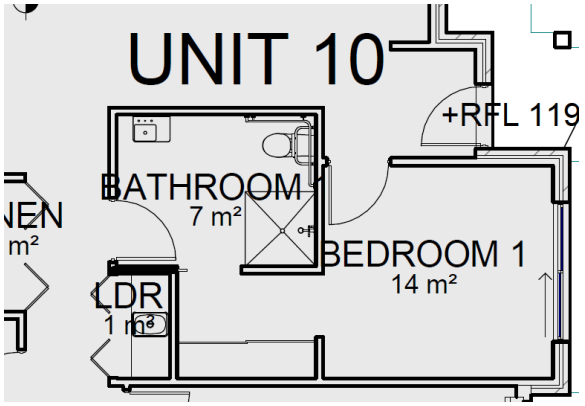
- Unit 1 – provide a minimum of 3800mm X 3200mm clear of the robes.
- Units 2, 3, 4, 7, 8, 9 – provide a minimum of 3700-5400mm X 3250mm, clear of the robes.
- Units 5, 6, 10, 11, 12 – provide a minimum of 3600mm X 3300mm, clear of the robes.

The doorway circulation spaces to enter/exit the rooms or access the ensuites will also provide at least 1250mm width circulation space for

Clause	Item Assessment	Complies
	side-on approaches and 1550mm width for front-on, which will be confirmed at construction certificate stage.	



3700mm X 3250mm
(should be 4100mm X 3250mm by reducing the ensuite 250mm to 2050mm width and the bedroom 2 by 150mm)



3600mm X 3300mm
(should be min of 3600mm X 3600mm by moving the entry foyer 300mm)
Only 1100mm width approach to ensuite – need 1250mm

Schedule 3 Clause 9	**Bathroom** – The plans show a bathroom in every unit that will provide at least; 3000mm X 2050mm. The spatial areas readily comply with AS4299/1428.1 while the layouts of fittings indicate the design can comply in accordance with AS1428.1 with a minor adjustment to the positions of the toilet and shower: ▪ Toilet in a recessed corner to enable retrofitting of grabrails and provide 1250mm clearance in front of the pan and an adjacent sliding door, ▪ Vanity washbasin that will have plumbing that can be adapted to comply with A1428.1. ▪ 1600mm X 1100mm minimum shower area with 1250mm X 1600mm minimum circulation area and a removable screen that can accommodate a grabrail, folding seat and portable shower head to comply with AS1428.1. ▪ Wall cabinet and mirror with an adjoining power outlet 600-1100mm height above the floor in accordance with AS4299.	**YES** **YES at CC stage**
Schedule 3 Clause 10	**Toilet** – The plans show that the ensuite bathroom in each unit can provide a toilet which is "Visitable" in terms of compliance with AS4299 and AS1428 by varying layouts that can provide 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 at CC stage**

Clause	Item Assessment	Complies
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 AS1428.1.	YES 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 At 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	**Kitchen** – The plans indicate the floor area and general kitchen layout will comply with this clause by providing 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).	YES
	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.	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 single levdl dwellings.	N/a
Schedule 3 Clause 19	**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 1300 X 1300mm clear circulation space in front of the appliances and door in accordance with the Housing for Seniors Policy.	YES
	Details regarding other requirements for slip resistant floors and tempering valves, which will be provided at construction certificate stage to comply with this clause.	
Schedule 3 Clause 20	**Storage** – The plans indicate that all units shall have a storage / linen cupboard adjoining the hallway or within a study.	YES
Schedule 3 Clause 21	**Garbage** – With respect to waste management the development proposes a communal garbage enclosure that provides appropriate doorway access and 1550 X 1550 internal circulation space adjacent to all bins to enable wheelchair access to satisfy the SEPP HS.	YES

Clause	Item Assessment	Complies
Cls 50 (f)	**Private Open Space** - The plans indicate that there are terraces/courtyards for all ground level self-contained dwellings providing private open space to meet the requirements of at least 15M^2 with one area adjoining the living room that is at least 3.0 X 3.0 metres or has the potential to achieve this area.	YES
	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.	YES
	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).	YES

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 AS1428 and clauses 38(b), schedule 3 clause 2(3); and
- Provision of well designed parking for residents and visitors in accordance with schedule 3 clause 5, clause 50(h) and 38(b); and
- Provision of appropriate access to public transport to access an appropriate range of shops and services 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 2007 (Amendment 2014) 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), 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 ←seniors→ 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 1 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, an

(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 1 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 – Bus Timetables

2 Monday to Friday — Rouse Hill Town Centre to Parramatta

	Monday to Friday	♿	♿		♿		♿		♿		♿	
map ref	Route Number	603	603	603	603	603	603	603	603	603	603	603
O	Rouse Hill Town Centre Stand 3	05:45	06:15	06:45	07:00	07:15	08:00	08:50	10:00	11:00	12:00	13:00
N	Withers Road & Barry Road	05:50	06:20	06:51	07:06	07:21	08:06	08:57	10:05	11:05	12:05	13:05
M	Glenhaven Road & Bannerman Road	05:54	06:24	06:56	07:11	07:26	08:11	09:03	10:10	11:10	12:10	13:10
L	Mills Road & Carinda Drive	05:57	06:27	06:59	07:14	07:29	08:14	09:06	10:13	11:13	12:13	13:13
K	Living Choice Retirement Village	06:00	06:30	07:02	07:17	07:32	08:17	09:09	10:16	11:16	12:16	13:16
J	Greenbank Drive & Grange Road	06:04	G06:34	G07:07	G07:22	G07:37	G08:22	09:14	10:21	11:21	12:21	13:21
I	Linksley Avenue & Timber Grove	06:05	06:38	07:11	07:26	07:42	08:27	09:15	10:22	11:22	12:22	13:22
H	Samuel Gilbert Public School	06:09	06:44	07:17	07:32	07:48	08:33	09:21	10:26	11:26	12:26	13:26
G	Gilbert Road & Old Northern Road	06:13	06:50	07:23	07:38	07:54	08:39	09:27	10:31	11:31	12:31	13:31
F	Castle Hill Interchange	06:18	06:57	07:30	07:46	08:02	08:47	09:33	10:36	11:36	12:36	13:36
E	Excelsior Avenue & Ambleside Drive	06:24	07:03	07:37	07:53	08:09	08:54	09:39	10:42	11:42	12:42	13:42
D	Cross Street Shops	06:31	07:10	07:44	08:00	08:16	09:01	09:44	10:47	11:47	12:47	13:47
C	Windsor Road & Churchill Drive	06:38	07:19	07:59	08:15	08:31	09:09	09:51	10:53	11:53	12:53	13:53
B	Church Street & Fennell Street	06:45	07:28	08:10	08:26	08:42	09:17	09:59	11:01	12:01	13:01	14:01
A	Parramatta Interchange	06:52	07:38	08:20	08:36	08:52	09:25	10:07	11:09	12:09	13:09	14:09

	Monday to Friday (continued...)	♿		♿		♿		♿
map ref	Route Number	603	603	603	603	603	603	603
O	Rouse Hill Town Centre Stand 3	14:00	15:00	15:30	16:00	17:00	18:05	19:05
N	Withers Road & Barry Road	14:05	15:06	15:36	16:06	17:06	18:11	19:10
M	Glenhaven Road & Bannerman Road	14:10	15:11	15:41	16:11	17:11	18:16	19:14
L	Mills Road & Carinda Drive	14:13	15:14	15:44	16:14	17:14	18:19	19:17
K	Living Choice Retirement Village	14:16	15:17	15:47	16:17	17:17	18:22	19:20
J	Greenbank Drive & Grange Road	14:21	15:22	15:52	16:22	17:22	18:27	19:25
I	Linksley Avenue & Timber Grove	14:22	15:23	15:53	16:23	17:23	18:28	19:26
H	Samuel Gilbert Public School	14:26	15:29	15:59	16:29	17:29	18:33	19:30
G	Gilbert Road & Old Northern Road	14:31	15:35	16:05	16:35	17:34	18:38	19:34
F	Castle Hill Interchange	14:36	15:42	16:12	16:42	17:41	18:45	19:41
E	Excelsior Avenue & Ambleside Drive	14:42	15:49	16:19	16:49	17:48	18:52	...
D	Cross Street Shops	14:47	15:54	16:24	16:54	17:52	18:56	...
C	Windsor Road & Churchill Drive	14:53	16:01	16:31	17:01	17:59	19:01	...
B	Church Street & Fennell Street	15:01	16:09	16:39	17:09	18:06	19:06	...
A	Parramatta Interchange	15:09	16:18	16:48	17:18	18:14	19:13	...

Monday to Friday											
map ref	Route Number	603	603	603	603	603	603	603	603	603	603	603
A	Parramatta Interchange Stand A4	...	...	07:20	07:55	08:55	10:20	11:20	12:20	13:20	14:20	15:05
B	Church Street & Pennant Hills Road	...	...	07:28	08:03	09:03	10:28	11:28	12:28	13:28	14:29	15:15
C	Windsor Road & Churchill Drive	...	...	07:42	08:17	09:13	10:34	11:34	12:34	13:34	14:35	15:24
D	Cross Street Shops	...	...	07:51	08:25	09:19	10:40	11:40	12:40	13:40	14:41	15:32
E	Old Northern Road & Excelsior Avenue	...	...	07:58	08:32	09:24	10:45	11:45	12:45	13:45	14:47	15:39
F	Castle Hill Castle Towers	07:00	07:30	08:04	08:38	09:29	10:50	11:50	12:50	13:50	14:53	K15:45
G	Old Northern Road & Gilbert Road	07:07	07:37	08:13	08:46	09:35	10:56	11:56	12:56	13:56	15:00	15:54
H	Gilbert Road & Ridgecrop Drive	07:11	07:41	08:17	08:49	09:38	10:59	11:59	12:59	13:59	15:04	15:58
I	Linksley Avenue & Ridgecrop Drive	07:16	07:46	08:22	08:54	09:43	11:03	12:03	13:03	14:03	15:09	G16:03
J	Greenbank Drive & Grange Road	07:17	07:47	08:24	08:56	09:45	11:05	12:05	13:05	14:05	15:12	16:07
K	Living Choice Retirement Village	07:21	07:51	08:28	09:00	09:49	11:09	12:09	13:09	14:09	15:17	16:11
L	Mills Road & Carinda Drive	07:24	07:54	08:31	09:03	09:52	11:12	12:12	13:12	14:12	15:20	16:14
M	Glenhaven Road & Bannerman Road	07:27	07:57	08:34	09:06	09:55	11:15	12:15	13:15	14:15	15:23	16:17
N	Withers Road & Hezlett Road	07:32	08:02	08:39	09:11	10:00	11:20	12:20	13:20	14:20	15:28	16:22
O	Rouse Hill Town Centre	07:38	08:08	08:45	09:17	10:06	11:26	12:26	13:26	14:26	15:34	16:28

Monday to Friday (continued...)									
map ref	Route Number	603	603	603	603	603	603	603	603	603
A	Parramatta Interchange Stand A4	15:35	16:05	16:35	17:05	17:35	18:05	18:35	N19:35	...
B	Church Street & Pennant Hills Road	15:44	16:14	16:46	17:16	17:46	18:14	18:43	19:43	...
C	Windsor Road & Churchill Drive	15:52	16:22	16:55	17:25	17:55	18:22	18:49	19:49	...
D	Cross Street Shops	15:58	16:28	17:03	17:33	18:03	18:28	18:55	19:54	...
E	Old Northern Road & Excelsior Avenue	16:04	16:34	17:09	17:39	18:09	18:34	19:01	19:59	...
F	Castle Hill Castle Towers	16:09	16:40	17:15	17:45	18:15	18:40	19:06	20:03	21:05
G	Old Northern Road & Gilbert Road	16:18	16:48	17:23	17:53	18:23	18:48	19:13	20:09	21:11
H	Gilbert Road & Ridgecrop Drive	16:21	16:51	17:26	17:56	18:26	18:51	19:16	20:12	21:14
I	Linksley Avenue & Ridgecrop Drive	G16:26	G16:56	G17:31	G18:01	G18:31	G18:56	G19:20	20:16	21:18
J	Greenbank Drive & Grange Road	16:30	17:00	17:35	18:05	18:35	19:00	19:24	20:18	21:20
K	Living Choice Retirement Village	16:34	17:04	17:39	18:09	18:39	19:04	19:28	20:22	21:24
L	Mills Road & Carinda Drive	16:37	17:07	17:42	18:12	18:42	19:07	19:31	20:25	21:27
M	Glenhaven Road & Bannerman Road	16:40	17:10	17:45	18:15	18:44	19:09	19:33	...	...
N	Withers Road & Hezlett Road	16:46	17:16	17:51	18:20	18:49	19:14	19:38	...	...
O	Rouse Hill Town Centre	16:53	17:23	17:58	18:26	18:55	19:19	19:43	...	...

5 **Monday to Friday** **Parramatta to Rouse Hill Town Centre**

Appendix C – Statement of Expertise

CONSULTANCY PROFILE & STATEMENT OF EXPERTISE

Accessibility Solutions consultancy offers a range to 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 – Residential Flat Buildings Design Code and various local government Development Control Plans.

The scope of services provided by Accessibility Solutions includes:

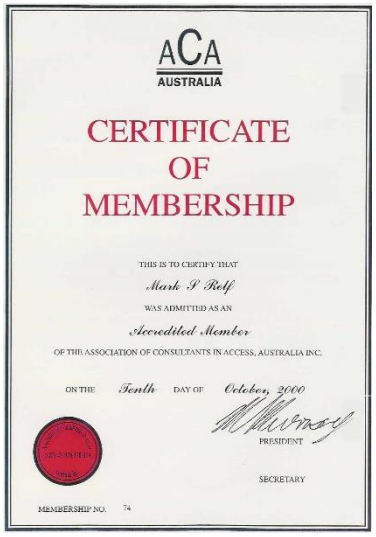
- Plan Appraisals and design advice
- Access Reports for development applications and construction certificates
- Expert Reports for Court evidence
- Access Auditing of existing buildings, facilities, transport conveyances and infrastructure
- Policy and document reviews and development of Disability 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 has attained accreditation with 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 ME/64 Committee responsible for the AS1428 suite and AS4299 – Adaptable Housing.
- Member, NSW Heritage Office's – Fire, Access and Services Advisory Panel.


ACA
AUSTRALIA

CERTIFICATE
OF
MEMBERSHIP

THIS IS TO CERTIFY THAT
Mark P Relf
WAS ADMITTED AS AN
Accredited Member
OF THE ASSOCIATION OF CONSULTANTS IN ACCESS, AUSTRALIA INC.
ON THE Tenth DAY OF October, 2000

PRESIDENT

SECRETARY

MEMBERSHIP NO. 74