

Access Review

19-23 Rosalind Street Cammeray

Report Issue 1

30/01/26



Consultant Declaration

Access Review

PROJECT NAME	
Application number	SSD-96505456
Address of subject land	19-23 Rosalind Street, Cammeray
Lot / DP	SP4657, SP5218 and SP16181
APPLICANT DETAILS	
Applicant name	Perifa Rosalind Development Pty Ltd
Applicant address	Level 7/111 Elizabeth Street, Sydney
REPORT DETAILS	
Name of report this declaration relates	Access Review Report
Report reference no.	V1
Report date	30/01/26
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DECLARATION BY CONSULTANT	
Name	Jen Barling
Registration no.	Accredited with Association of Consultants in Access, Australia (No.300) Registered Occupational Therapist (no: OCC0001724072)
Organisation registered with	As above
Declaration	<p>The undersigned declares that the Access Review Report:</p> <ul style="list-style-type: none"> • has been prepared in accordance with the following policy, guidelines, or legislative requirements: <ul style="list-style-type: none"> - Commonwealth Disability Discrimination Act (DDA) (1992) - Disability (Access to Premises - Buildings) Standards 2010 - National Construction Code (2022) Parts D4, E3 & F4 - Housing SEPP 2021 - Standards concerning access and useability - AS1428.1 (2021) (Incorporating Amendment No 1): Design for access and mobility Part 1: General requirements for access – New building work. - AS2890.6 (2009) Parking Facilities - Off-street parking for people with disabilities • contains all available information relevant to the environmental assessment of the development, activity or infrastructure to which the Access Review Report relates; • does not contain information that is false or misleading; • identifies and addresses the relevant Planning Secretary's environmental assessment requirements (SEARs) for the project;

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- identifies and addresses the relevant statutory requirements for the project, including any relevant matters for consideration in environmental planning instruments to which the Access Review report relates;
- contains a consolidated summary of the proposed or necessary mitigation measures

Signature



Date

30/01/26



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Reviewed by: M Jack

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Issue 1: 30/01/26 [FINAL]



Introduction

Background

This Access Review Report has been prepared by Funktion on behalf of Perifa Rosalind Development Pty Ltd (Perifa) to assess the potential environmental impacts that could arise from the construction of a seniors housing development (the development) at 19-23 Rosalind Street, Cammeray (the site). This report supports the assessment of the proposed development under Part 4 of the *Environmental Planning and Assessment Act 1979*.

Industry specific SEARs were issued on 17 October 2025 for the development. Development for the purposes of seniors housing with an Estimated Development Cost (EDC) of more than \$30 million and includes a residential care facility is state significant development under Schedule 1, Section 28 of the *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP). The proposed development has an EDC exceeding \$30 million and includes a residential care facility component. Accordingly, it is considered State Significant Development.

This report has been prepared to review the development for compliance with the Disability (Access to Premises - Buildings) Standards 2010, relevant sections of the National Construction Code (NCC), Australian Standards on Access and Mobility and State Environmental Planning Policy (Housing) 2021- Schedule 4 – standards concerning access and useability.

The designs have been assessed for the provision of equitable and dignified access for people with disabilities and older people. In carrying out an accessibility assessment, the main objective is to ensure access is provided through the provision of accessible facilities and continuous paths of travel to and within resident areas, public visitor areas and staff areas.



Introduction

Background

Summary of the Development

The proposed development includes the construction of a new seniors housing development and comprises the following works:

- Site preparation works including demolition of three (3) existing residential flat buildings and associated parking facilities as well as bulk excavation;
- Construction of two (2), five (5) and six (6) storey buildings, Building A and B respectively, comprising the following:
 - Building A:
 - 7 x 2-bedroom ILUs;
 - 11 x 3-bedroom ILUs; and
 - Internal communal space for use by residents.
 - Building B:
 - 11 x 2-bedroom ILUs;
 - 20 x 3-bedroom ILUs;
 - Two (2) residential care facility beds and residential care hub; and
 - Internal communal facilities for use by all residents comprising a cinema, private dining room, gymnasium and pool.
- Communal open space and associated landscaping;
- Construction of two (2) basement levels to facilitate car parking accessible via Rosalind Street;
- Ground Level neighbourhood shop located in Building A;
- Extension and augmentation of utility infrastructure as required.

For a detailed project description refer to the Environmental Impact Statement prepared by Colliers Urban Planning.



Introduction

Background

Site Description

The site is located at 19–23 Rosalind Street, Cammeray within the North Sydney Local Government Area (LGA). It comprises three (3) allotments legally described as SP4657, SP5218 and SP16181, and occupies a total area of approximately 4,100m². A site aerial showing each allotment is provided at **Figure 1**.

Each respective lot currently comprises a three (3) storey residential flat building with the two (2) of the rear buildings situated on battleaxe allotments connected to Rosalind Street.

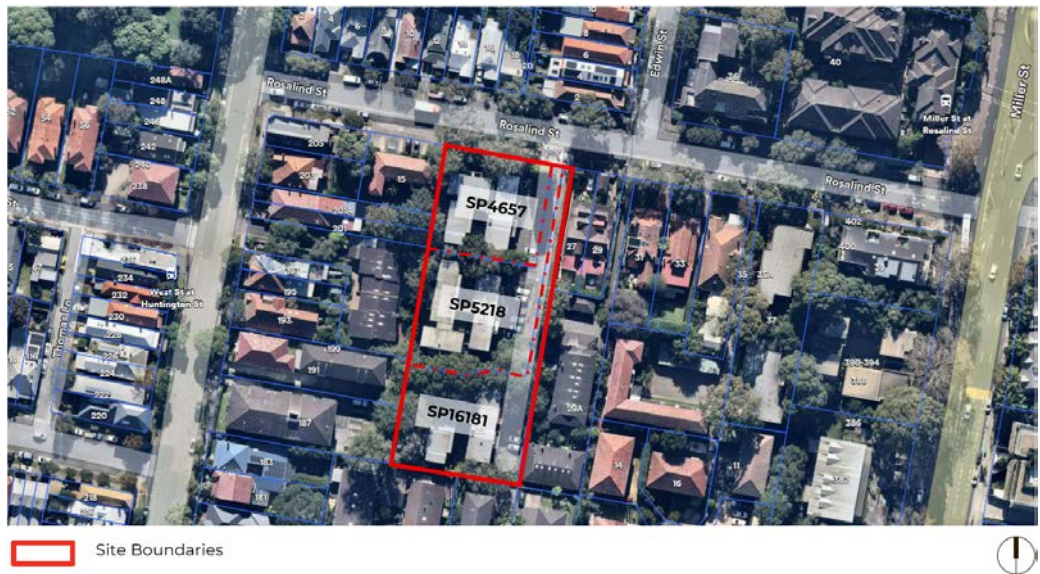


Figure 1 Site aerial

Source: Nearmap/Colliers Urban Planning



Introduction

SEARs Reporting

This report addresses the following SEARS Requirements:

Item	SEARS Requirement	Relevant Section of Report
6.0	<i>If relevant, provide an assessment of the development against:</i> <ul style="list-style-type: none"><i>the design principles for seniors housing set out in Schedule 8 of State Environmental Planning Policy (Housing) 2021 (Housing SEPP) and the Seniors Housing Design Guide.</i>	Pages 17-24



Context for Planning & Design

Accessibility Requirements

The National Construction Code 2022 (NCC) in conjunction with the Disability (Access to Premises - Buildings) Standards 2010 (Premises Standards) apply to new buildings and existing buildings that undergo refurbishment.

Under the Premises Standards, access must be provided, to the degree necessary, to enable people to approach the building from the road boundary and from any accessible carparking spaces associated with the building; approach the building from any accessible associated building; access work and public spaces, accommodation, and facilities for personal hygiene; and to enable identification of access ways at appropriate locations which are easy to find.

Under the NCC 2022 classification of buildings, the development includes the following classes.

Class 7a (parking); Class 2 (units and common areas), Class 6 (retail), Class 9c (residential aged care).

To meet the NCC part D4D2 for a new **Class 7a** development access is required:

- To and within any level containing accessible carparking spaces

To meet the NCC part D4D2 for a new **Class 2** development access is required:

- From an accessible pedestrian entrance via the proposed lift to all floors containing sole occupancy units and to the entrance doorway of each unit.
- To and within one of each type of common area including garbage bins, letterboxes, intercom, and landscaped areas.
- To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like.

To meet the NCC part D4D2 for a new **Class 6** development (retail) access is required:

- To and within all areas normally used by the occupants

To meet the NCC part D4D2 for a new **Class 9c** development access is required:

- From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.
- To and within not less than 1 of each type of room or space for use in common by the residents
- Sole-occupancy units — to and within one sole-occupancy unit determined in accordance with Table D4D2b.

Housing SEPP 2021 Schedule 4 - Standards concerning access and useability

Housing SEPP 2021 applies to this development. It includes accessibility requirements for access to facilities, parking, common areas and units.



Context for Planning & Design

Legislation & Standards

The new work is subject to access provisions in the following documents:

- Commonwealth Disability Discrimination Act (DDA) (1992)
- Disability (Access to Premises - Buildings) Standards 2010
- National Construction Code (2022) Parts D4, E3 & F4
- AS1428.1 (2021) (Incorporating Amendment No 1): Design for access and mobility Part 1: General requirements for access – New building work.
- AS1428.4 (2009) (Incorporating Amendment No 1): Design for access and mobility Part 4.1: Means to assist the orientation of people with vision impairment -tactile ground surface indicators
- Housing SEPP 2021 - Standards concerning access and useability
- AS2890.6 (2009) Parking Facilities - Off-street parking for people with disabilities
- AS3745 (2009) Planning for Emergencies in Facilities (referenced)
- AS1428.5 (2010) Design for access and mobility Part 5: Communications for people who are deaf or hearing impaired (referenced)
- Australian Human Rights Commission Guideline on the Application of the Premises Standards (2013)



Context for Planning & Design

Legislation & Standards

DDA

The objectives of the Disability Discrimination Act 1992 (DDA) – section 23, focus on the provision of equitable, independent and dignified access to services and facilities for people with mobility, sensory and cognitive disabilities. The DDA covers existing premises, including heritage buildings, those under construction and future premises. It extends beyond the building itself to include outdoor spaces and within, to address furniture, fittings and practices.

Premises Standards

Disability (Access to Premises - Buildings) Standards (Premises Standards) 2010 which commenced on 01 May 2011, has been incorporated into the NCC (2022) to ensure that access provisions for people with disabilities more fully meet the intent of the DDA. Meeting the Premises Standards ensures fulfilment of obligations under the Disability Discrimination Act in relation to physical access within the buildings. Schedule 1 of the Premises Standards contains the Access Code for Buildings and is equivalent to the NCC provisions for access.

NCC

The National Construction Code (NCC)(2022) applies to new buildings and existing buildings that undergo refurbishment. In this report the description of the level of accessibility throughout the new work is generally measured against the Deemed-to-Satisfy Provisions of the NCC Parts D4, E3 and F4.

AS1428 – Standards for Access

The Australian Standards design for access and mobility are a suite of standards relating to the inclusion of features in the built environment that improve access and mobility for people with a disability.

AS1428.1 (2009) sets out minimum requirements for design of buildings and facilities, while AS1428.2 includes enhanced and additional requirements that are not covered in AS1428.1, such as street furniture and reach ranges.

AS1428.4.1 (2009) Design for access and mobility Part 4.1: Means to assist the orientation of people with vision impairment primarily details the requirements for the application of tactile ground surface indicators (TGSIs).

Housing SEPP 2021 Schedule 4 - Standards concerning access and useability

Housing SEPP 2021 applies to this development. It includes accessibility requirements for parking, common areas and units.

To meet the requirements set out in the State Environmental Planning Policy - (Housing) the proposed development should:

- have obvious and safe pedestrian links from the site boundary that provides access to public transport services or local facilities, and
- provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.
- Meet the requirements for accessibility in Schedule 4



Design Review

Documentation

This assessment is based on discussion with the design team and review of the following architectural documentation prepared by CHROFI Architects.

Page No.	Title	REV
DA-000	COVER PAGE	A
DA-001	SURVEY 1/2	A
DA-002	SURVEY 2/2	A
DA-003	SITE PLAN	A
DA-004	SITE ANALYSIS	A
DA-005	EXISTING PLAN	A
DA-006	DEMOLITION PLAN	A
DA-100	BASEMENT 2 - PROPOSED PLAN	A
DA-101	LOWER GROUND - PROPOSED PLAN	A
DA-102	GROUND - PROPOSED PLAN	A
DA-103	LEVEL 1 - PROPOSED PLAN	A
DA-104	LEVEL 2 - PROPOSED PLAN	A
DA-105	LEVEL 3 - PROPOSED PLAN	A
DA-106	LEVEL 4 - PROPOSED PLAN	A
DA-107	LEVEL 5 - PROPOSED PLAN	A
DA-108	ROOF - PROPOSED PLAN	A
DA-200	ELEVATIONS	A
DA-201	ELEVATIONS	A
DA-202	ELEVATIONS	A
DA-300	SECTIONS	A
DA-301	SECTIONS	A
DA-302	SECTIONS	A
DA-303	SECTIONS	A
DA-400	SHADOW DIAGRAMS 1/2	A
DA-401	SHADOW DIAGRAMS 2/2	A
DA-500	GFA AREA SCHEDULES & PLANS	A
DA-501	UNIT MIX	A
DA-502	COMPLIANCE DIAGRAMS	A
DA-503	ADG - CROSS VENTILATION	A
DA-504	ADG - SOLAR	A
DA-505	HEIGHT PLANE DIAGRAM	A
DA-600	STREET VIEW 1	A
DA-601	STREET VIEW 2	A
DA-602	STREET VIEW 3	A
DA-603	COURTYARD VIEW 1	A



Design Review

Accessibility Assessment

Location & Access to Facilities & Services

Location and access to facilities and services – independent living units

Existing paths of travel via the public footpaths on Rosalind Street to the closest bus stops were assessed for accessibility during a site inspection carried out on 17th November 2025.

To meet the requirements set out in the Housing SEPP 2021 for location and access to facilities (Section 93), accessible paths of travel are available via existing footpaths to bus stops within 400m of the site however there are some uneven sections on Rosalind Street which we recommend are repaired. See Appendix 2 for images of these areas.

Existing bus stops are located on Miller Street located 200m (northbound) and 350m (southbound) from the proposed development. A zebra crossing is available to reach the northbound bus stop and a signalised pedestrian crossing across Miller Street is available to reach the southbound bus stop. The following public bus service routes operate from these stops and include wheelchair accessible services:

Northbridge, City, North Sydney, Castlecrag, East Lindfield, Milsons Point, Crows Nest, Cremorne, Chatswood, Greenwich.

Location and access to facilities and services – residential care facilities

To meet the requirements set out in the Housing SEPP 2021 for location and access to facilities (Section 94), residents of the facility will have access to facilities and services from the onsite shop and communal recreation facilities such as the gym, cinema and pool.

The residents within the village could also access the allied health services, which may include a registered nurse (and a GP, on occasion).



Design Review

Accessibility Assessment

Parking

Parking

Sixty six (66) parking spaces are required for this development (refer to Traffic Engineer Report for details). The Housing SEPP 2021 Schedule 4 - Standards concerning access and useability parking requirements for residents are as follows:

(c) for a group of 8 or more parking spaces—

(i) at least 15% of the parking spaces must comply with AS/NZS 2890.6, and

(ii) at least 50% of the parking spaces must comply with AS/NZS 2890.6 or be at least 3.2m wide and have a level surface with a maximum gradient of 1:40 in any direction.

- To meet these requirements, 10 parking spaces (ie 15%) are proposed to be designed to AS2890.6; and 33 parking spaces (ie 50%) are proposed be designed as 3.2 m wide, providing a total of 43 accessible parking spaces.
- To manage the need for accessible parking spaces, it is anticipated that the allocation of parking spaces to residents will be managed and accessible parking spaces allocated according to residents' needs as required.
- Provision for floor to ceiling height of 2.5m over the accessible parking spaces that are designed to meet AS2890.6 and 2.2m on the path of travel to the spaces is indicated.
- The overhead clearance requirement is not specified in SEPP (Housing) 2021 for the spaces that are 3.2m wide.



Design Review

Accessibility Assessment

Principal Entrances & Internal Areas

Overview

To meet provisions for access and the requirements of the Access to Premises Standards and NCC Part D4D3 and D4D6, accessible links proposed to meet AS1428.1 design requirements include the following:

- Accessible resident parking with lift access into the building from carpark levels
- Pathway link from the property boundary and footpath to the building entrances
- Access to and within common areas
- Accessible paths of travel to and within the buildings and independent living units
- Provision of accessible facilities such as toilets and lifts

Principal Entrances

To meet NCC D4D3, the pedestrian entrances into the buildings are indicated be capable of providing a clear opening and circulation space to meet the requirements of AS1428.1 (2009) clauses 13.2 and 13.3 and figure 31.

The principal pedestrian entrances to the shop and communal area on the ground floor are indicated to be capable of providing level access at the entrances and clear door opening (minimum 850mm at one active leaf) and circulation space to meet the requirements of AS1428.1 (2009) clauses 13.2 and 13.3 and figure 31.

Internal Areas

To meet the NCC D2D8, Part D4D3 and the Disability (Access to Premises - Buildings) Standards 2010, the design is indicated to include the following:

- Lift access linking all levels of the buildings
- Corridor dimensions at the lift lobbies of minimum 1.5m
- Door circulation space at common areas meeting the requirements of AS1428.1, in addition to clear door openings of 850mm

Common Areas on Lower Ground Level & Ground Level

To meet the NCC Part D4D3 and the Disability (Access to Premises - Buildings) Standards 2010, the common areas are indicated to include:

- circulation space to and within areas used by the occupants to meet AS1428.1 and the access requirements of the Access to premises Standards and NCC part D4D3
- Accessible sanitary facilities



Design Review

Accessibility Assessment

Principal Entrances & Internal Areas

Lifts

Passenger lifts link all levels of the building. The dimensions of the lifts are proposed to be sufficient in accordance with NCC E3D3.

Common Sanitary Facilities

To meet NCC F4 and the Disability (Access to Premises - Buildings) Standards 2010, the design is indicated to include accessible sanitary facilities in common areas on the lower ground level and ground level.

Residential Aged Care Facility

In the Class 9c part of the building, the following requirements apply, to meet NCC D3:

Rooms: One accessible room is required. As this is an assisted care setting, residents will receive a high level of care and assistance from staff and accessible rooms / ensuites that meet the requirements of AS1428.1 may not be appropriate to meet the needs of the residents. A performance solution may be suitable to ensure the room is fit for purpose for the residents and care staff.

Corridors - the unobstructed width of each required exit or path of travel to an exit, except for doorways, must be not less than 1.5 m; and 1.8 m for the full width of the doorway, providing access into a sole-occupancy unit or communal bathroom.

Doorways - in a required exit or path of travel to an exit, the unobstructed width of a doorway must be not less than—800 mm, except—in resident use areas the minimum unobstructed width must be 870 mm; and for doorways leading from a public corridor to a sole-occupancy unit the minimum unobstructed width must be 1070 mm; and where the doorway is fitted with two leaves and one leaf is secured in the closed position in accordance with D3D26(3)(e), the other leaf must permit an unobstructed opening not less than 870 mm wide in resident use areas and 800 mm wide in non-resident use area; or in any other case except where it opens to a sanitary compartment or bathroom — 750 mm wide.

Handrails - must be provided along both sides of every passageway or corridor used by residents and must be— fixed not less than 50 mm clear of the wall; and where practicable, continuous for their full length.

Areas that are Exempt from Accessibility Requirements

The areas listed below are areas that will meet the requirements of the Disability (Access to Premises - Buildings) Standards and the Building Code of Australia part D4D5 as areas that are not required to be accessible, as they are areas where access would be inappropriate because of the particular purpose for which they are used. These areas will be accessed by staff who will be required to undertake manual handling, bending and reaching. Exempt areas include: plant rooms, services rooms, comms, switch room, fire tank and fire pump rooms, bin holding rooms.



Design Review

Accessibility Assessment

Recommendations for Ongoing Design

In ongoing design, to comply with the Disability (Access to Premises - Buildings) Standards 2010 and NCC, include the following:

- i. Accessible parking spaces and related walking and wheelchair unloading areas comprise a slip-resistant, firm plane surface with a fall not exceeding 1:40 in any direction.
- ii. Provision of floor to ceiling height of 2.5m over the accessible parking spaces that are designed to meet AS2890.6 and 2.2m on the path of travel to the spaces.
- iii. Spaces that are designed to AS2890.6 must have overhead clearance of 2.5m over the space and shared space whereas overhead clearance is not specified for the 3.2m wide spaces.
- iv. Slip resistant surfaces on accessways that are traversable by people who use a wheelchair and those with an ambulant or sensory disability.
- v. All doorways for public and resident common areas (excluding any exempt areas meeting the NCC part D4D5) are to include a clear opening at the active leaf and circulation spaces to meet the requirements of AS1428.1 (2009) clauses 13.2 and 13.3 and figures 31 – 34; or an automatic door opener.
- vi. To meet the NCC D4D13, unframed glazed doors and walls are to be provided with visual indicators to fully comply with AS1428.1 clause 6.6 (2009)
- vii. Solid doors are to provide luminance contrast to meet AS1428.1 clause 13.1.
- viii. All door handles and related hardware shall allow the door to be unlocked and opened with one hand and be such that a hand of a person who cannot grip will not slip from the handle during the operation of the latch as per AS1428.1 (2009) clauses 13.5.1 - 3 and figures 35 – 37.
- ix. Provide pathways compliant with AS1428.1 linking to each type of outdoor area, including flush door thresholds or the inclusion of threshold ramps that meet AS1428.1 clause 10.5 – maximum 1:8 gradient and 280mm length.
- x. Abutment of surfaces to have a smooth transition with construction tolerance of 5mm, with a bevelled or rounded edge.
- xi. Intercom/swipe card access is to be located at a height to meet AS1428.1 clause 13.5.3 (900-1100mm) AFFL and minimum 500mm from an internal corner.
- xii. To meet the intent of the DDA, make provision for access into the pool – either by mobile platform lift or hoist with sling.



Design Review

Accessibility Assessment

Recommendations for Ongoing Design

- xiii. In ongoing design, to comply with NCC D4D3 and E3 the lifts are to include the following features in accordance with AS1735.12:
 - A handrail complying with the provisions for a mandatory handrail in AS 1735.12 clause 5.3
 - Minimum clear door opening of 900mm as in AS 1735.12 section 2
 - Passenger protection system complying with AS 1735.12 clause 4.2
 - Lift car and landing control buttons complying with AS 1735.12 section 7 for Braille, tactile and luminance contrast
 - Lighting complying with AS 1735.12 section 10
- xiv. To meet NCC D4D3 and AS1428.1 clause 11, ensure in ongoing design that general use stairs (ie lower ground to ground) include handrails on both sides that include a 300mm horizontal extension at the top and bottom set back by a minimum of 600mm so that the handrail does not protrude into the transverse path of travel as per AS1428.1 (2009) figure 26(A) and TGSIs.
- xv. All stairways are required to have nosing profiles which include 50-75mm wide solid slip resistant highlighting strips on the tread at the nosing that includes a minimum luminance contrast of 30% with the tread to comply with AS1428.1 figures 27(a) and (b); and opaque risers.
- xvi. At fire stairs, handrails are required to be continuous and comply with Clause 12 of AS1428.1 including an offset riser so that the height of the handrail is consistent throughout the stairway and landing; and handrail endings in accordance with AS1428.1 figure 26(B).
- xvii. Ensure in ongoing design that new accessible sanitary facilities in common areas include a layout, circulation space (door, WC pan, basin) and fittings to meet the requirements of AS1428.1 clause 15 and are unisex.
- xviii. Unisex accessible sanitary facilities should provide LH and RH layouts as evenly as possible to comply with NCC F4D5.
- xix. Ensure that in ongoing design cubicles for people with ambulant disabilities are provided on the LG floor and include features complying with AS1428.1 clause 13.4 and 16 and figures 34 and 53 (signage, entry airlock and cubicle door circulation, WC pan height, grabrails, toilet paper dispenser, clothes hook).



Design Review

Accessibility Assessment

Independent Living Units (ILUs)

Housing State Environmental Planning Policy (2021)

Schedule 8 Design Principles for seniors housing

The design has incorporated the following requirements for Accessibility in Schedule 8:

Seniors housing should—

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

Direct and accessible pathway links from the site to Rosalind Street footpaths are proposed, the footpaths link to nearby bus stops.

The basement parking is proposed to provide accessible parking spaces that are conveniently located nearby lifts for direct access to the buildings.

Schedule 4 - Standards concerning access and useability

The design has incorporated the design requirements in Housing SEPP 2021 Schedule 4 - Standards concerning access and useability for independent living units. All unit types are proposed to include:

- Entrance doorways with 850mm clear width doors with suitable latch side clearances in accordance with AS1428.1-2009 clause 13 and figure 31
- A minimum 1000mm clear width path of travel throughout the apartments
- Accessible paths of travel and door approach compliant with AS1428.1 to the master bedroom, kitchen, living room, laundry, study and balcony
- The accessible ensuite with suitable clearances including 1900mm x 2300mm clearance around the pan, located 450-460mm from the side wall, in accordance with AS1428.1 clause 15
- Shower with minimum 2350mm x 1600mm clearance including the shower recess and circulation area (when accessible basin installed).
- The basin is indicated to be located outside these circulation areas and offset a minimum 425mm (to centre line) from the internal corner.
- Adequate circulation space around the bed in the master bedroom
- Circulation space in front of wardrobe in the master bedroom

The following table sets out the requirements to be included in ongoing detailed design to comply with the Housing SEPP 2021.



Design Review

Accessibility Assessment – Housing SEPP 2021

Clause	Access Requirements	Comment
Schedule 4 SEPP 2021 – Standards Concerning accessibility and usability		
Clause 2 Siting Standards	<p>(i) Wheelchair access 100% if site has gradient of less than 1:10</p> <p>(ii) If the whole of the site does not have a gradient of less than 1:10:</p> <p>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, and</p> <p>b) the wheelchair access provided must be by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road or an internal road or a driveway that is accessible to all residents.</p>	100% of the dwellings are wheelchair accessible
Common areas	(iii) Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.	Indicated on plans
Clause 3 Letterboxes	<p>(a) must be situated on a hard standing area and</p> <p>(b) must have wheelchair access and circulation by a continuous accessible path of travel from the letterbox to the relevant dwelling</p> <p>(c) must be lockable by a lock that faces a wheelchair accessible path.</p> <p>(2) If a structure contains multiple letterboxes, the structure must be in a prominent location.</p> <p>(3) At least 20% of the letterboxes on the site must be more than 600mm and less than 1,200mm above ground level (finished).</p>	To be confirmed.
Clause 4 Car Parking	<p>(2) If parking spaces associated with a class 1, 2 or 3 building under the <i>Building Code of Australia</i> are provided in a common area for use by occupants who are seniors or people with a disability, the following applies—</p> <p>(c) for a group of 8 or more parking spaces—</p> <p>(i) at least 15% of the parking spaces must comply with AS/NZS 2890.6, and</p> <p>(ii) at least 50% of the parking spaces must—</p> <p>(A) comply with AS/NZS 2890.6, or</p> <p>(B) be at least 3.2m wide and have a level surface with a maximum gradient of 1:40 in any direction.</p> <p>(4) At least 5% of any visitor parking spaces must comply with AS/NZS 2890.6</p>	Indicated on plans



Design Review

Accessibility Assessment – Housing SEPP 2021

Clause	Access Requirements	Comment
Clause 5 Accessible Entry	<p>(1) The main entrance to a dwelling must have—</p> <p>(a) a clear opening that complies with AS 1428.1, and</p> <p>(b) a circulation space in front of the door and behind the door that complies with AS 1428.1.</p> <p>(2) This section does not apply to an entry for employees.</p>	<p>Capable of complying.</p> <p>To be confirmed in ongoing detailed design.</p>
Clause 6 Interiors	<p>(1) An internal doorway must have an unobstructed opening that complies with AS 1428.1.</p> <p>(2) An internal corridor must have an unobstructed width of at least 1,000mm.</p> <p>(3) The circulation spaces in front of and behind an internal doorway in the following areas must comply with AS 1428.1—</p> <p>(a) a kitchen,</p> <p>(b) a laundry,</p> <p>(c) a bathroom,</p> <p>(d) a toilet,</p> <p>(e) a bedroom,</p> <p>(f) a living area,</p> <p>(g) the main area of private open space.</p> <p>(4) To avoid doubt, subsection (3)(b) does not apply to laundry facilities in a cupboard.</p>	<p>Capable of complying.</p> <p>To be confirmed in ongoing detailed design.</p>
Clause 7 Bedroom	<p>At least one bedroom in a dwelling must have the following—</p> <p>(a) a clear area, not including a circulation space, sufficient to accommodate—</p> <p>(i) for a hostel—a wardrobe and a single-size bed, or</p> <p>(ii) for an independent living unit—a wardrobe and a queen-size bed,</p> <p>(b) a clear area around the area for the bed of at least—</p> <p>(i) 1,200mm at the foot of the bed, and</p> <p>(ii) 1,000mm on each side of the bed,</p> <p>(c) at least 2 double general power outlets on the wall where the head of the bed is likely to be,</p> <p>(d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be.</p>	<p>Capable of complying.</p> <p>To be confirmed in ongoing detailed design.</p>



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Clause	Access Requirements	Comment
Clause 8 Bathroom	<p>(1) At least one bathroom in a dwelling must be located on—</p> <p>(a) the same floor as the entry to the dwelling, or</p> <p>(b) a floor serviced by a private passenger lift accessible only from inside the dwelling.</p> <p>(2) The bathroom must have the following—</p> <p>(a) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586—2013,</p> <p>(b) a washbasin with tap ware capable of complying with AS 1428.1, including by future adaptation if the washbasin and tap ware continue to use existing hydraulic lines,</p> <p>(c) a shower that—</p> <p>(i) is accessible without a shower-hob or step, and</p> <p>(ii) complies with the requirements of AS 1428.1 for the entry, circulation space, floor gradient to the wastewater outlet and location of the mixer tap, and</p> <p>(iii) is in the corner of a room, and</p> <p>(iv) has a wall capable of accommodating the installation of a grab rail, portable shower head with supporting grab rail and shower seat, in accordance with AS 1428.1,</p> <p>(d) a wall cabinet with shelving illuminated by an illumination level of at least 300 lux,</p> <p>(e) a double general power outlet in an accessible location, in accordance with AS 1428.1.</p> <p>(3) Subsection (2)(c) does not prevent the installation of a shower screen that can easily be removed to enable compliance with that paragraph.</p>	<p>Indicated on plans; details of slip resistance, taps, illumination and GPOs to be provided in ongoing detailed design.</p>
Clause 9 Toilet	<p>(1) At least one toilet in a dwelling must be located on—</p> <p>(a) the same floor as the entry to the dwelling, or</p> <p>(b) a floor serviced by a private passenger lift accessible only from inside the dwelling.</p> <p>(2) The toilet must have the following—</p> <p>(a) a water closet pan—</p> <p>(i) in the corner of the room, and</p> <p>(ii) with a centreline set-out in accordance with AS 1428.1,</p> <p>(b) a circulation space in front of the water closet pan that is—</p> <p>(i) at least 1,200mm long and at least 900mm wide, and</p> <p>(ii) clear of door swings and fixtures, other than a toilet paper dispenser or grab rails,</p> <p>(c) a circulation space around the water closet pan that complies with AS 1428.1,</p> <p>(d) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586—2013,</p> <p>(e) a wall capable of accommodating the installation of a back rest and grab rail that will comply with AS 1428.1.</p> <p>(3) A removable shower screen may be located in the circulation space specified in subsection (2)(c).</p>	<p>Indicated on plans; details of slip resistance, accommodation of grab rails to be provided in ongoing detailed design.</p>



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Clause	Access Requirements	Comment
Clause 10 Surface finishes	Balconies and external paved areas must have surfaces that are slip resistant and comply with— (a) the <i>Building Code of Australia</i> , or (b) the Standards Australia Handbook SA HB 198:2014, <i>Guide to the specification and testing of slip resistance of pedestrian surfaces</i> , published on 16 June 2014.	Capable of complying. To be confirmed in ongoing detailed design
Clause 11 Door Hardware	(1) Door handles and hardware for all doors, including entry doors and external doors, must comply with AS 1428.1. (2) To avoid doubt, subsection (1) does not apply to cabinetry.	Capable of complying. Tbc in ongoing detailed design
Clause 12 Switches & Powerpoints	(1) Switches and power points must— (a) comply with AS 1428.1, or (b) be capable of complying with AS 1428.1 through future adaptation. (2) Subsection (1) does not apply to— (a) remote controls, or (b) power points likely to serve appliances that are not regularly moved or turned off.	Capable of complying. To be confirmed in ongoing detailed design.
Private Passenger Lifts	(1) This section applies to a private passenger lift that is required by this schedule to be accessible only from inside a particular dwelling. (2) The private passenger lift must— (a) be at least 1,100mm wide and at least 1,400mm long, measured from the lift car floor, and (b) have a clear indoor landing on all floors serviced by the lift, other than the floor on which the main area of private open space is located, at least 1,540mm long and at least 2,070mm wide, and (c) have controls that comply with— (i) AS 1735.12:2020, Lifts, escalators and moving walks, Part 12: Facilities for persons with disabilities, published on 26 June 2020, or (ii) AS 1735.15:2021, Lifts, escalators and moving walks, Part 15: Safety rules for the construction and installation of lifts — Special lifts for the transport of persons and goods — Vertical lifting platforms intended for use by persons with impaired mobility, published on 23 July 2021. (3) The width of the door opening of the private passenger lift must be at least 900mm. (4) The private passenger lift must not be a stairway platform lift.	n/a



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Clause	Access Requirements	Comment
Part 2 Additional Standards for independent living units		
Clause 15 Bedroom	At least one bedroom in an independent living unit that complies with this schedule, section 7 must be located on— (a) the same floor as the entry to the unit, or (b) a floor serviced by a private passenger lift accessible only from inside the unit.	Indicated on plans
Clause 16 Living Room	(1) A living room in an independent living unit must be located on— (a) the same floor as the entry to the dwelling, or (b) a floor serviced by a private passenger lift accessible only from inside the dwelling. (2) The living room must have— (a) a circulation space that— (i) is clear of all fixtures, and (ii) has a diameter of at least 2,250mm, and (b) a telecommunications or data outlet adjacent to a general power outlet.	Indicated on plans
Clause 17 Main area of private open space	The main area of private open space for an independent living unit must be located on— (a) the same floor as the entry to the dwelling, or (b) a floor serviced by a private passenger lift accessible only from inside the dwelling.	Indicated on plans
Clause 18 Kitchen	(1) A kitchen in an independent living unit must be located on— (a) the same floor as the entry to the dwelling, or (b) a floor serviced by a private passenger lift accessible only from inside the dwelling. (2) The kitchen must have a circulation space with a diameter of at least 1,200mm between each bench top, cupboard or large appliance and each other bench top, cupboard or large appliance. (3) Each circulation space specified in subsection (2) must be capable of being increased to a diameter of 1,550mm without— (a) relocating the sink, or (b) moving a load-bearing wall, or (c) breaching another circulation requirement.	Indicated on plans



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Clause	Access Requirements	Comment
Clause 18 Kitchen (contd)	<p>(4) The kitchen must have the following fittings—</p> <p>(a) a bench that includes at least one work surface that is—</p> <p>(i) at least 800mm long, and</p> <p>(ii) clear of obstructions, and</p> <p>(iii) not in the corner of the room,</p> <p>(b) a lever tap set with the lever and water source that is within 300mm of the front of the bench,</p> <p>(c) a cooktop next to the work surface,</p> <p>(d) an isolating switch for the cooktop,</p> <p>(e) an oven that—</p> <p>(i) has operative elements between 450mm and 1,250mm above the finished floor level, and</p> <p>(ii) is next to the work surface,</p> <p>(f) at least one double general power outlet located within 300mm of the front of a work surface.</p> <p>(5) The cupboards must—</p> <p>(a) not be entirely located in the corner of the bench or the corner of the room, and</p> <p>(b) face where the user of the fixture is likely to be.</p> <p>(6) An overhead cupboard in the kitchen must be capable of being fitted with “D” pull cupboard handles towards the bottom of the cupboard.</p> <p>(7) A below-bench cupboard in the kitchen must be capable of being fitted with “D” pull cupboard handles towards the top of the cupboard.</p> <p>(8) The lever tap set, cooktop, isolating switch, oven and double general power outlet must—</p> <p>(a) not be in the corner of the bench or the corner of the room, and</p> <p>(b) face where the user of the fixture is likely to be.</p> <p>(9) Cabinetry below a work surface must be able to be easily removed to allow wheelchair access to the work surface.</p>	<p>Capable of complying.</p> <p>Details to be provided in ongoing detailed design.</p>



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Clause	Access Requirements	Comment
Clause 19 Laundry	<p>(1) A laundry in an independent living unit must be located on—</p> <p>(a) the same floor as the entry to the dwelling, or</p> <p>(b) a floor serviced by a private passenger lift accessible only from inside the dwelling.</p> <p>(2) The laundry must have the following—</p> <p>(a) a circulation space that complies with AS 1428.1 at the approach to any external doors,</p> <p>(b) an appropriate space for an automatic washing machine and a clothes dryer,</p> <p>(c) a clear space in front of each appliance of at least 1,550mm,</p> <p>(d) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586—2013,</p> <p>(e) a continuous accessible path of travel to the main area of private open space or any clothes line provided for the dwelling.</p> <p>(3) The space specified in subsection (2)(c) may overlap with a door swing or the circulation space for a door.</p> <p>(4) For laundry facilities in a cupboard, the cupboard must be capable of being fitted with “D” pull cupboard handles in the following locations—</p> <p>(a) for below-bench cupboards—towards the top,</p> <p>(b) for overhead cupboards—towards the bottom,</p> <p>(c) for floor-to-ceiling doors—between 900mm and 1,100mm above the finished floor level.</p> <p>(5) In this section—</p> <p>laundry includes laundry facilities in a cupboard.</p>	<p>Indicated on plans.</p> <p>Details of slip resistance and D-pull handles to be provided in detailed design.</p>
Clause 20 Linen Storage	<p>An independent living unit must have a floor-to-ceiling linen storage cupboard that—</p> <p>(a) is at least 600mm wide, and</p> <p>(b) has adjustable shelving.</p>	<p>To be confirmed, capable of complying.</p>
Clause 21 Lift Access	<p>An independent living unit on a storey above the ground storey must be accessible by a lift that complies with the Building Code of Australia, Volume 1, Part E3.</p>	<p>Indicated on plans.</p>
Clause 22 Garbage & Recycling	<p>A garbage storage area and a recycling storage area provided for an independent living unit must be accessible by a continuous accessible path of travel from the dwelling entrance.</p>	<p>Indicated on plans.</p>



Conclusion

Conclusion

This review addresses the requirements for access by people with a disability or who are older, to the proposed new building for residents, staff and visitors and is reviewed for compliance with the Disability (Access to Premises - Buildings) Standards 2010, relevant sections of the National Construction Code (NCC) 2022, Australian Standards on Access and Mobility, and SEPP 2021 Schedule 4 - Standards concerning access and useability.

Provided the accessible features and recommendations are demonstrated during detailed design, it is our opinion that the proposed development at 19-23 Rosalind Street, Cammeray, can comply with the accessibility requirements listed above.

I certify that I am an appropriately qualified and competent person practising in the relevant area of work. I have recognised relevant experience in the work being certified and I hold appropriate current insurance policies.

Jen Barling | Access + Inclusion Consultant

Qualifications: Bachelor of Applied Science (Occupational Therapy) (1999)

Affiliations: Accredited with Association of Consultants in Access, Australia (No.300)
Registered Occupational Therapist (no: OCC0001724072)

Appendix



Mitigation Measures

Accessibility Requirements

Project Stage	Mitigation Measures	Relevant Section of Report
Design (D)		
Construction (C)		
Operation (O)		
C	Uneven sections on Rosalind Street footpath on the pathway link to the bus stops to be repaired.	Page 10 & Appendix 3
D & O	<p>Inclusion of requirements for class 9c (RAC) area:</p> <ul style="list-style-type: none"> - Accessible room - Corridor width - Door width - Corridor handrails <p>Or if appropriate, development of a performance solution approach to ensure the spaces are fit for purpose.</p>	Page 12
D	In ongoing detailed design, incorporation of recommendations to include accessibility requirements for compliance with the NCC & Disability (Access to Premises - Buildings) Standards 2010.	Page 12
D	In ongoing detailed design, incorporation of recommendations to include accessibility requirements to comply with Housing SEPP 2021 Schedule 4 - Standards concerning access and useability.	Page 13



Images

Footpath areas Recommended for Repair



Footpath leading to bus stop,
outside 30 Rosalind Street,
Cammeray



Footpath leading to bus stop,
outside 35 Rosalind Street,
Cammeray



Footpath leading to bus stop,
outside 37 Rosalind Street,
Cammeray



Footpath leading to bus stop,
outside 44 Rosalind Street,
Cammeray