

**ACCESS REPORT**  
**MAJOR PROJECT APPLICATION**

**“SCOTTISH HOSPITAL”**  
**2 COOPER STREET**  
**PADDINGTON**

**HOUSING FOR SENIORS OR**  
**PEOPLE WITH A DISABILITY**

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# Accessibility Report for a Major Project Application

## “SCOTTISH HOSPITAL”

### 2 COOPER STREET, PADDINGTON

#### Development Summary

The following report has been prepared to review the “accessibility” of a major project application to establish seniors housing and accommodation that consists of eighty-two (82) self-care dwellings, residential aged care facility and communal facilities on a site a.

The development proposes the following unit types, communal amenities and building elements.

- **Dwelling Mix** - The development proposes eighty-two (82) self-care units, comprising 1, 2 and 3 bedroom designs in a single level configurations.
- **Parking** – The plans show 133 parking spaces consisting of 99 ILU/RACF resident spaces, 13 staff spaces, 22 ILU/visitor spaces.
- **Residential Aged Care Facility (RACF)** – The plans show a 100 bed / suite facility within a multi-level building and basement parking. The development also contains various staff offices, maintenance and utility facilities.
- **Communal Facilities** - There is a communal resident facilities within the development that will include the following features;
  - Level 01 Communal Room with outdoor terrace and café servery facilities.
  - Meeting Room.
  - Consultation Room.
  - Library and Games Room.
  - Health Centre with pool, spa, gymnasium and sanitary facilities including a unisex accessible bathroom.
  - Outdoor landscaped garden and terrace courtyard at Level 01.

The format of this report addresses the following subject matters;

- Part A – Access to Transport, Shops and Services
- Part B – Site Accessibility and Communal Facilities
- Part C1 – Self Contained Dwelling Accessibility
- Part C2 – Residential Aged Care Facility

### Assessment Criteria

The assessment has considered whether the outcomes from this development will be consistent with the technical design standards of the State Environment Planning Policy: Housing for Seniors or People with a Disability (hereinafter *Housing for Seniors Policy*) and the relevant provisions of;

- AS1428.1 (2001 and 2009) *Design for Access and Mobility*,
- AS4299 (1995) *Adaptable Housing*,
- AS2890.6 (2009) *Off-Street Parking for People with Disabilities*.
- AS1735.12 (1999) *Lifts*
- DDA Access Code (2010)

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

- (a) Clauses 26 and 38(i) of the Housing for Seniors Policy concerning access to transport, shops and services.
- (b) Housing for Seniors Policy [2004-Amdt No.3 2008], Schedule 3, Clauses 2-21 and 38(b) concerning the self-contained detached dwellings and common amenities.
- (c) Relevant aspects Australian Standard AS1428.1 – Design for Access and Mobility and AS4299 – Adaptable Housing as referenced by Schedule 3.
- (d) Clause 31 and the Seniors Living Urban Design Guideline relating to “accessibility” matters.

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

Dwg No.	Revision	Description
DA 200	A	Lower Basement Plan
DA 201	A	Upper Basement Plan
DA 202	A	Level 01 Plan
DA 203	A	Level 02 Plan
DA 204	A	Level 03 Plan
DA 205	A	Level 04 Plan
DA 206	A	Level 05 Plan
DA 207	A	Level 06 Plan
DA 208	A	Level 07 Plan
DA 209	A	Level 08 Plan
DA 210	A	Level 09 Plan
DA 211	A	Roof Plan
DA 221	A	Longitudinal Sections – Sheet 1
DA 222	A	Longitudinal Sections – Sheet 2

<b>Dwg No.</b>	<b>Revision</b>	<b>Description</b>
DA 233	A	Elevations – Sheet 3
DA 234	A	Elevations – Sheet 4
DA 451	A	Brown Street ILU Unit Plans – Sheet 1
DA 452	A	Brown Street ILU Unit Plans – Sheet 2
DA 453	A	Brown Street ILU Unit Plans – Sheet 3
DA 454	A	Brown Street ILU Unit Plans – Sheet 4
DA 455	A	Brown Street ILU Unit Plans – Sheet 5
DA 456	A	Brown Street ILU Unit Plans – Sheet 6
DA 457	A	Brown Street ILU Unit Plans – Sheet 7
DA 458	A	Brown Street ILU Unit Plans – Sheet 8
DA 459	A	Brown Street ILU Unit Plans – Sheet 9
DA 460	A	Stephen Street ILU Unit Plans – Sheet 1
DA 461	A	Stephen Street ILU Unit Plans – Sheet 2
DA 462	A	Stephen Street ILU Unit Plans – Sheet 3
DA 463	A	Gate Keepers Lodge ILU Unit Plans

## Access Assessment

### **Part A. – Access to Transport, Shops and Services**

1.1

With respect to the location of the development and provision of access to shops and services the following assessment demonstrates that the location of the development readily complies with 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.

*Access is adequate only if:*

*(2)(a) the facilities and services referred to above are located at a distance of not more than 400 metres from the site of the proposed development, or*

*(2)(b) 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*
  - (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 during daylight hours at least once per day from Monday to Friday.*
- (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.

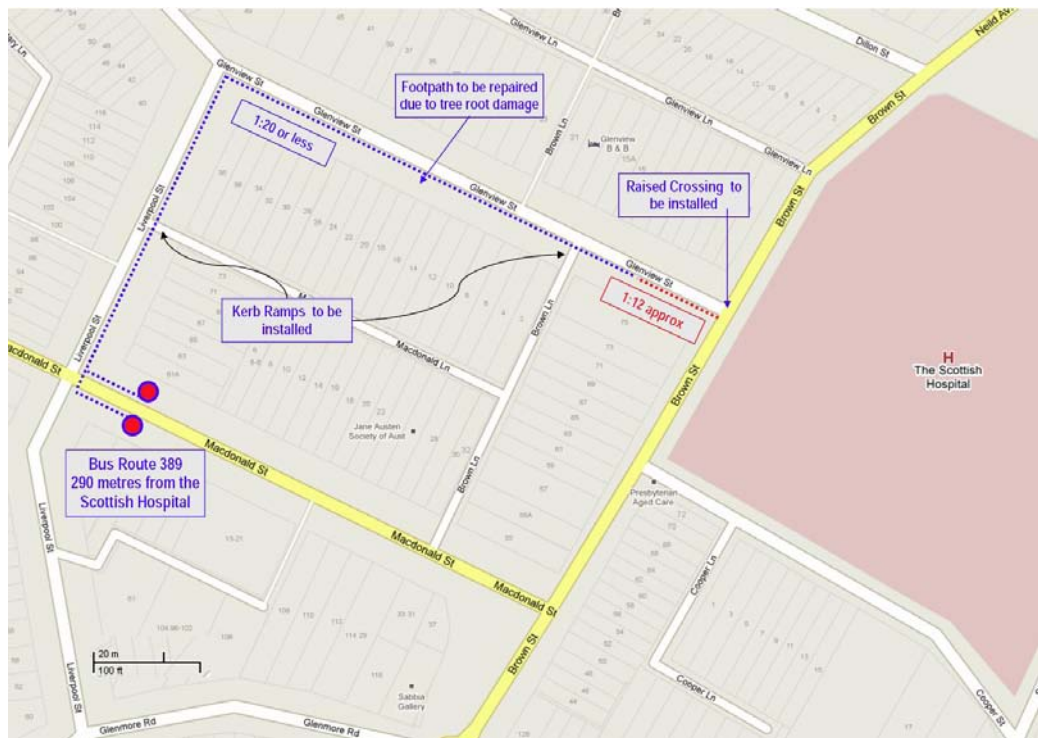
## Distance to shops and services

### 1.2 Site Access - Continuous Accessible Paths of Travel

The site is located approximately 450 metres to the Oxford Street shopping strip at Paddington, 1.3 kilometres to Edgecliff, 2 kilometres to Woolhara and 3 kilometres to Bondi Junction, which exceed the 400 metres maximum distance specified in clause 26 (2)(a) of the SEPP HS.

Therefore the development relies upon the provisions of clause 26(2)(b) which identify a public transport services within 400 metres of the site.

- 1.3 The site is located approximately 290 metres to bus route 389 which travels along Macdonald Street from North Bondi to Circular Quay via Bondi, Bondi Junction, Woolhara and the City shopping centres, which comprehensive range of shops and services to readily satisfy clause 26 of the SEPP HS.







#### 1.4 **Quality of footpath access to the bus stop**

With respect to the quality of footpath access the assessment considered the topography, provision of kerb ramps, road crossings and general footpath conditions.

- 1.5 **Topography** – The identified pedestrian footpath route along Glenview Street and Liverpool Street to the bus stops on Macdonald Street the footpaths provide a gradient of less than 1:25 for 90% of the distance and an average of 1:12 for approximately 15 metres which is consistent with clause 26 (3) of the SEPP HS.



- 1.6 **Kerb Ramps & Road Crossings** – To facilitate appropriate access for older people and people with disabilities the assessment examined the route and identified several areas that require modification to comply with AS1428.1 to satisfy clause 26(4) and 38(l) of the SEPP HS, including;

- Upgrade of a speed hump on Brown Street to a raised pedestrian crossing point to access Glenview Street.
- Installation of kerb ramps at the intersection of Glenview Street and Brown Lane.
- Installation of kerb ramps at the intersection of Liverpool Street and Macdonald Lane.

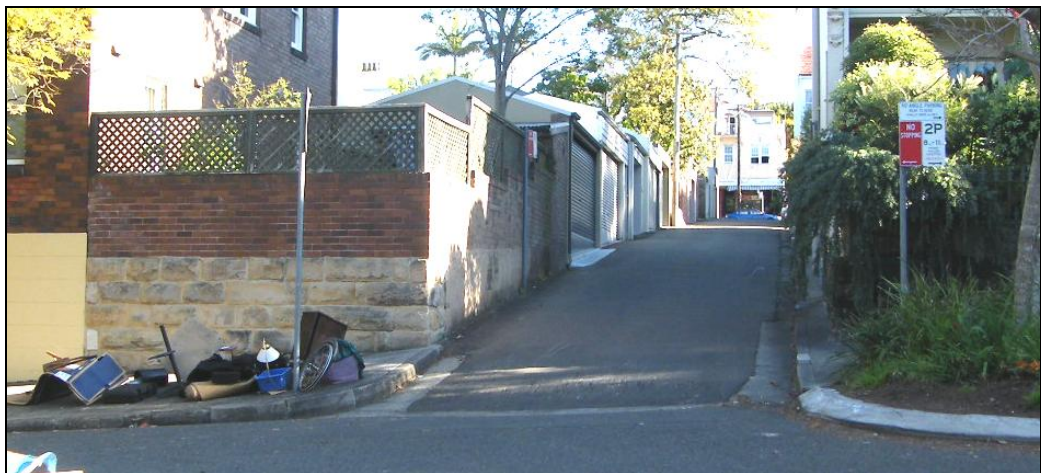


1.7



*Brown Street crossing point from the site to Glenview Street*

1.8



*Intersection of Glenview Street and Brown Lane.*

1.9



*Intersection of Liverpool Street and Macdonald Lane.*

- 1.10 Footpath Conditions** – To facilitate appropriate access for older people and people with disabilities to fully satisfy clause 26(4) and 38(l) of the SEPP HS the site locality audit also examined the footpaths.

While the majority of the route provides a concrete footpath in generally good condition there is one location in Glenview Street ear No. 16-18 which presents an uneven surface due to tree root disturbance causing a trip hazard.

The pavement requires replacement to eliminate the trip hazard.



### 1.11 Pedestrian Access Summary

In summary the site locality audit confirms that there is an appropriate pedestrian access from the subject site to an appropriate bus services to comply with Clauses 26(2)(3)(4) and 38(i) of the SEPP HS, subject to minor infrastructure works that include:

- Upgrade of a speed hump on Brown Street to a raised pedestrian crossing point to access Glenview Street.
- Installation of kerb ramps at the intersection of Glenview Street and Brown Lane.
- Installation of kerb ramps at the intersection of Liverpool Street and Macdonald Lane.
- Footpath upgrade near No. 16-18 Glenview Street to eliminate trip hazards.

### 1.12 Bus Services

With respect to the 389 bus services it is apparent from the 7 day a week timetable that there is a good range of destinations and service frequency to enable appropriate access to shops and services to readily satisfy clause 26(2)(b) of the SEPP HS. For example;

- Mon-Fri - 55 services departing the site between 8.00am and noon with 30 to the City and 25 to Bondi.
- Mon-Fri - 76 services arriving at the site between noon and 6.00pm with 40 from the City and 36 from Bondi.

**1.13 Range of shops and Services**

With regard to the range of shops and services at the bus transport destination points it is clearly evident that the bus route 389 destinations at **Bondi, Bondi Junction, Woolhara and the City (Elizabeth Street)** provide access to a vast array of shops and services to demonstrate compliance with clause 26(1)(4)(5) of the Housing for Seniors Policy.

**1.14 Summary – Access to Support Services**

In summary it is apparent that subject to several minor infrastructure upgrades that the site is appropriately located to enable access to a public transport service to access the required range of shops and services, which is demonstrated by:

- 290 metre distance to the route 389 bus stops;
- Bus route 389 which travels to several large regional shopping centres.

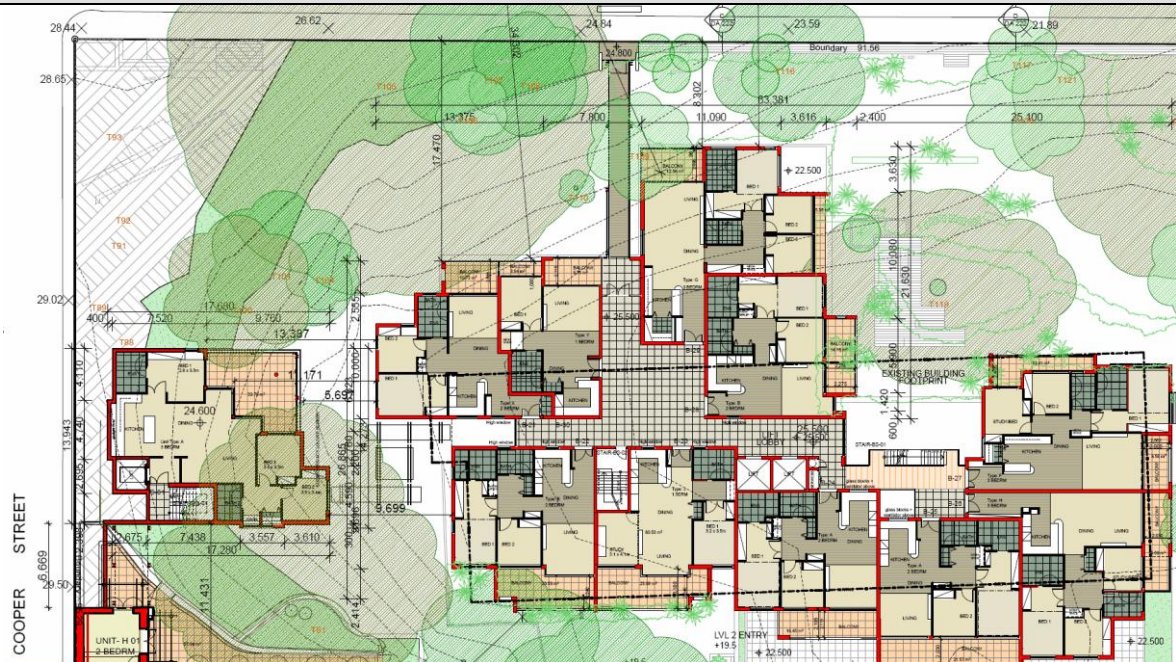
Overall, the evidence of the range of retail, commercial and recreation services at the nearby localities of **Bondi, Bondi Junction, Woolhara and the City (Elizabeth Street)** combined with the bus services confirms that future residents will enjoy appropriate access to a transport services, shops and facilities in a manner that complies with clauses 26(1), 26(2)b, 26(3), 26(4), 26(5) and 38(i) of the Housing for Seniors Policy.







Common facilities	Complies
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### 2.3 Site Access – Level 04

The plans show a new pedestrian entry at Level 04 from Brown Street which provides a 1:14 to the lift lobby entrance at RL25.50 which is well suited for residents of a seniors housing development and readily complies with clause (2) of schedule 3 of the Housing for Seniors policy.

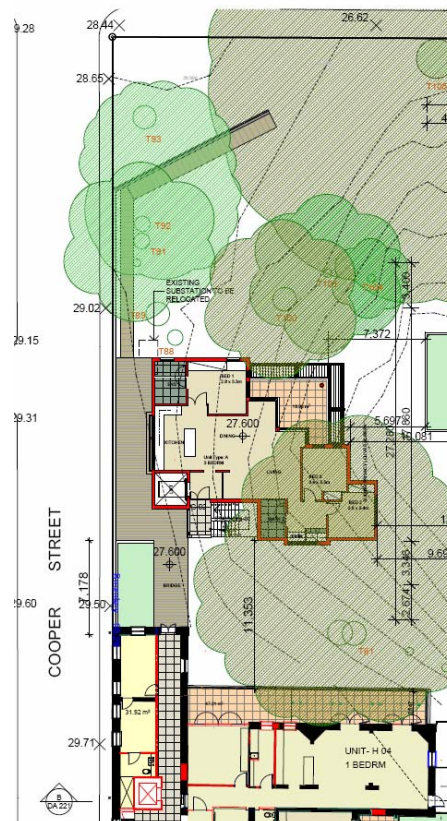
**YES**

### 2.4 Site Access – Level 05

The plans show a pedestrian entry at Level 05 from the corner of Brown Street and Cooper Street which provides a new 1:14 ramp to the lift lobby entrance of the former Gate Keepers Lodge and Scottish Hospital Building at RL27.60.

The design provides appropriate access into the site for a seniors housing development and readily complies with clause (2) of schedule 3 of the Housing for Seniors policy.

**YES**

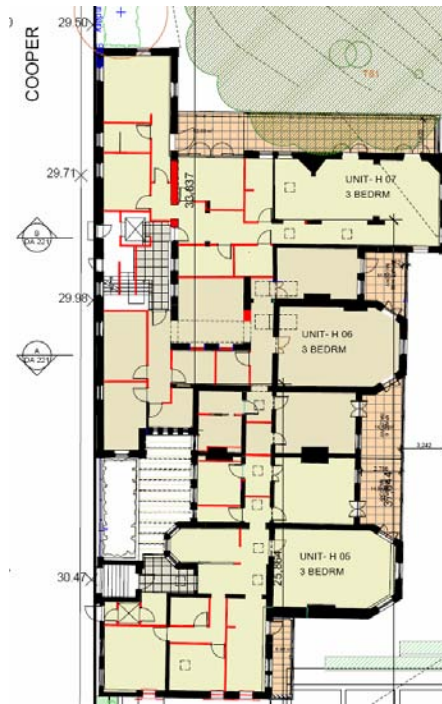


Common facilities	Complies
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## 2.5 Site Access – Level 06

The plans show a pedestrian entry at Level 06 from Cooper Street which provides two new lift lobby entrances within the Scottish Hospital Building.

The design can provide access into the site to comply with clause (2) of schedule 3 of the Housing for Seniors policy, subject to further detailing of the lifts, doorways and lift landing areas.



**YES**  
at CC  
stage



## 2.8 Intrasite Access

In addition to the abovementioned site entrances the development proposes lifts within each building and horizontal cross site accessways through the Scottish Hospital building at level 05, across the plaza courtyard at level 01 and upper basement level to ensure residents can access all areas and facilitate off-site access to use the public bus transport services.

**YES**

Overall, the combination of lifts, cross-site accessways and site entrance access points provide an appropriate design to satisfy clause (2) of schedule 3 of the Housing for Seniors policy.

## 2.9 Communal Facilities

With regard to onsite amenities and recreational facilities the plans indicate that there will be a communal facilities available to residents, which include

**YES**



Common facilities	Complies
<p>the following features;</p> <ul style="list-style-type: none"> <li>• Level 01 Communal Room with outdoor terrace and café servery facilities.</li> <li>• Meeting Room.</li> <li>• Consultation Room.</li> <li>• Library and Games Room.</li> <li>• Health Centre with pool, spa, gymnasium and sanitary facilities including a unisex accessible bathroom.</li> <li>• Outdoor landscaped garden and terrace courtyard at Level 01</li> </ul>	
<p>2.10 With regard to the internal accessibility of the Communal Facilities the plans illustrate the location and designated areas which indicate an appropriate access that can comply with the requirements of ASI428.1 in terms of doorway circulation spaces and corridor widths to access all rooms and amenities.</p> <p>Other aspects of door schedule, level doorway thresholds to the outdoor terrace and the detailing of the sanitary amenities shall be confirmed at construction certificate stage to ensure compliance with ASI428.1 and schedule 3, clause 2(3) of the Housing for Seniors Policy.</p>	<p><b>YES</b></p> <p><b>YES at CC stage</b></p>
<p>2.11 <b>Swimming Pool</b></p> <p>The indoor swimming pool and spa on level 01 provides ample circulation space and capacity to install steps and pool hoist to enable easy access into the pool for people with physical disabilities. Overall the pool facilities will comply with ASI428.1 to satisfy clause 2(3) of schedule 3 of the Housing for Seniors Policy.</p>	<p><b>YES</b></p>
<p>2.12 <b>Outdoor Landscaped Areas</b></p> <p>Level 01 of the development proposes accessible pedestrian pathways to and within the outdoor areas in accordance with ASI428 and the SEPP HS.</p>	<p><b>YES</b></p>
<p>2.13 <b>Ancillary facilities</b></p> <p>The assessment of other common facilities such as letter boxes and garbage disposal are reported in other sections.</p>	<p><b>YES</b></p>
<p>2.14 <b>Summary</b></p> <p>In summary it is apparent from the access assessment that all the common resident facilities will be wheelchair accessible and thereby comply with clauses 38(b) and schedule 3, clause 2(3) of the Housing for Seniors Policy in all regards and the accessibility requirements of the Seniors Living Urban Design Guideline as referenced by Clause 31.</p>	<p><b>YES</b></p>

**Part C1. Development Standards - [schedule 3] Self-Contained Dwellings (ILU's)**

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)	<b>Site Access – Wheelchair Access</b> As previously mentioned the plans show that the development will provide wheelchair accessible entrances from Brown Street, Cooper Street and Nield Avenue to the intrasite pathways to facilitate wheelchair accessible paths of travel to all dwellings and communal facilities in a manner that will comply with ASI428.1 and thereby satisfy schedule 3 clause 2(1) of the Housing for Seniors Policy.	<b>YES</b>
Schedule 3 Clause 3	<b>Security</b> – It is understood that there will be low level lighting adjacent to entrance ramps, along shared access driveways and at the lobby entrances which will be confirmed at construction documentation stage as required by the SEPP HS.	<b>YES at CC stage</b>
Schedule 3 Clause 4	<b>Letterboxes</b> – The plans indicate that letterboxes will be installed within the reception lobby and shall have a generally level 1550 X 1550 minimum hard surfaced area adjacent to the letterboxes which will comply with this requirement.	<b>YES</b>
Schedule 3 Clause 5	<b>Private Car Accommodation</b> – The development proposes 98 resident parking spaces for the 82 ILU's. In accordance with the SEPP HS the development proposes: <ul style="list-style-type: none"> <li>98 resident spaces shall be at 2400mm width adjoining a 2400mm width “shared space” X 5400mm minimum length with a 2500mm minimum headroom clearance over the parking spaces and 2200mm entrance height, which satisfies the accessibility requirements of AS2890.6 and schedule 3, clause 5(a) of the Housing for Seniors Policy.</li> <li>The basement carpark also proposes there will be at least 7 spaces providing 3800mm minimum width in accordance with schedule 3 clause 5(b) of the Housing for Seniors Policy.</li> <li>The carpark doors shall be power operated to satisfy schedule 3 clause 5(c) of the Housing for Seniors Policy.</li> </ul>	<b>YES</b>  <b>YES</b>  <b>YES</b>
	<b>Quantity</b> With respect to the numerical parking requirement of SEPP the development proposes approximately 191 bedrooms (mix of 1, 2 and 3 bedroom apartments) requiring at least 96 resident parking spaces which is satisfied by the 98 resident parking spaces and complies with the minimum SEPP HS requirements of 0.5 spaces per bedroom.	<b>YES</b>

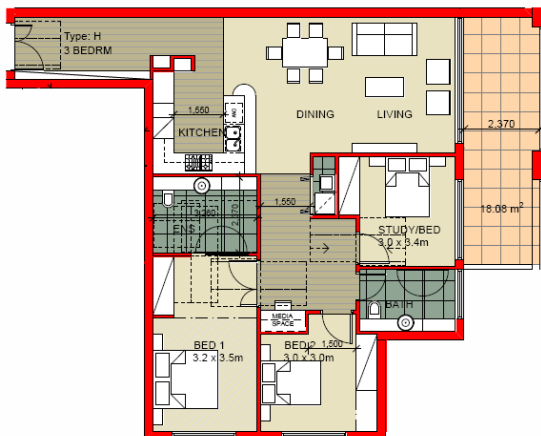
Clause	Item Assessment	Complies
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Clause 38(b)	<b>Visitor Parking</b> With respect to visitor parking the plans propose 22 visitor parking spaces for the ILU and RACF with 1 accessible basement space and 1 outdoor accessible space to facilitate appropriate access. These are evenly distributed around the site in generally obvious and convenient locations to comply with clauses 38(b).	<b>YES</b>
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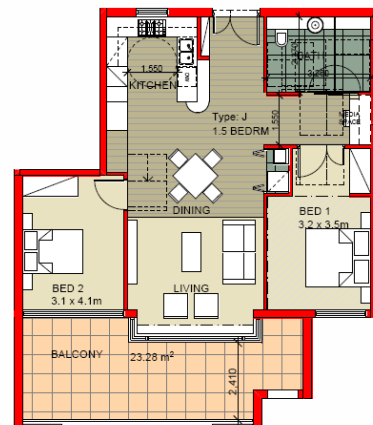
Schedule 3 Clause 6	<b>Accessible entry</b> – The plans confirm that the external lobby landings and apartment entrances shall provide 1550mm X 1550mm circulation space with 520mm minimum latch side clearance in accordance with AS4299, <u>except for several apartments (H05, H06, H07) within the heritage significant Scottish Hospital building, which will be amended at future detailed design stage.</u>	<b>YES</b>
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The internal foyer areas of the units also provide at least 1550mm X 1550mm circulation space with the required 520mm latch side clearance in accordance with AS4299 and the Housing for Seniors Policy.

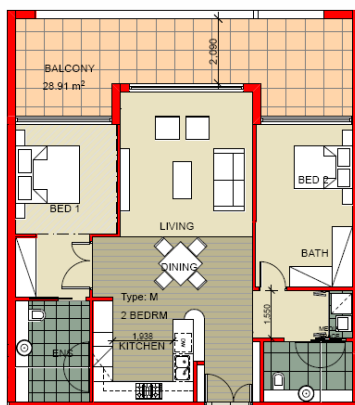
#### EXAMPLE APARTMENT FLOOR PLANS



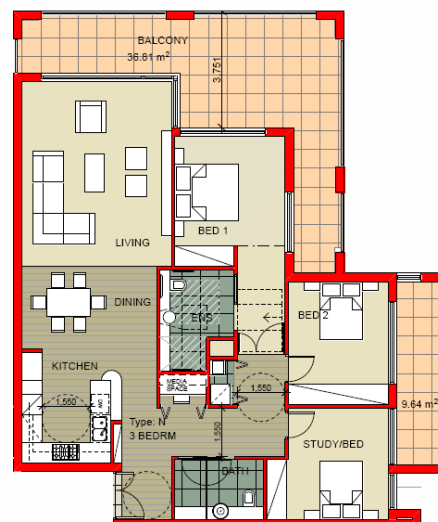
BROWN STREET - UNIT TYPE H



BROWN STREET - UNIT TYPE J

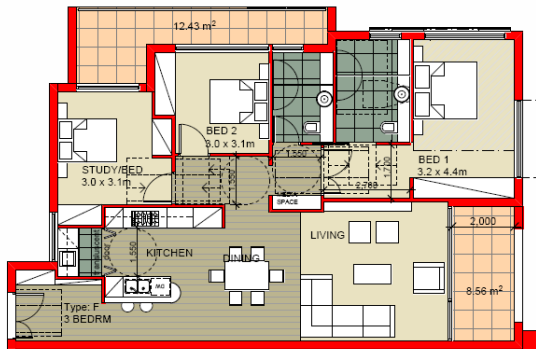


BROWN STREET - UNIT TYPE M

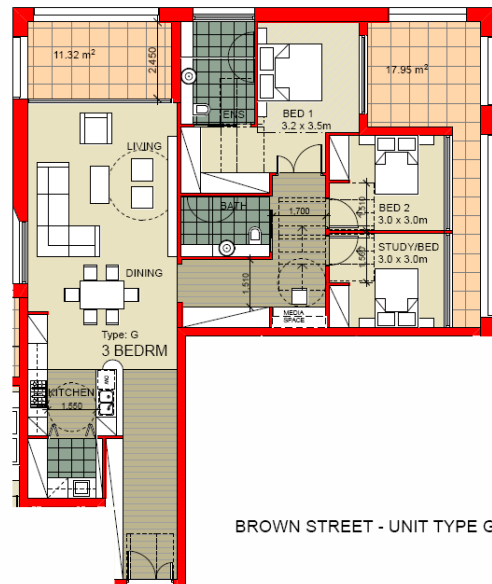


BROWN STREET - UNIT TYPE N

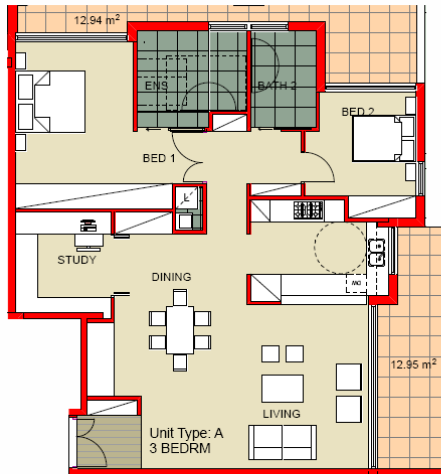
Clause	Item Assessment	Complies
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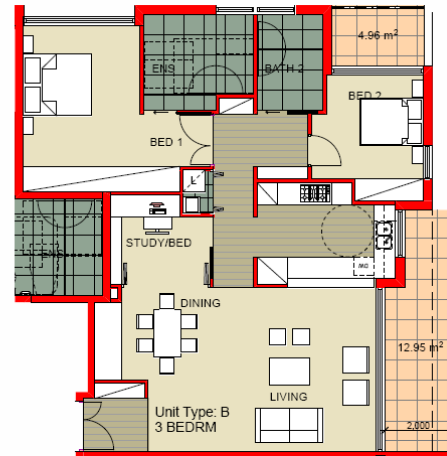
BROWN STREET - UNIT TYPE F



BROWN STREET - UNIT TYPE G



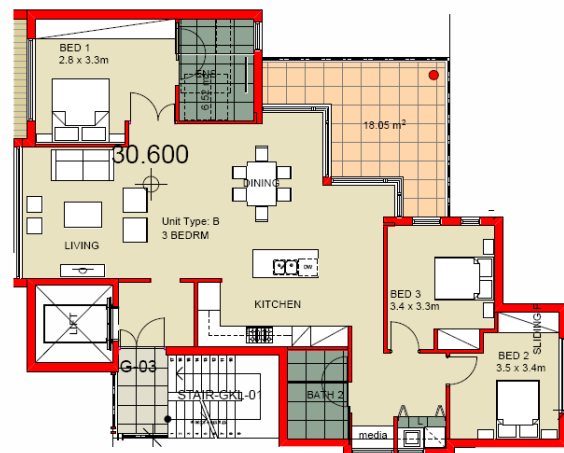
STEPHEN STREET - UNIT TYPE A



STEPHEN STREET - UNIT TYPE B



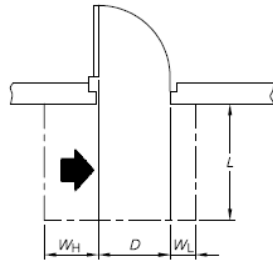
GATE KEEPERS LODGE - UNIT TYPE A



GATE KEEPERS LODGE - UNIT TYPE B

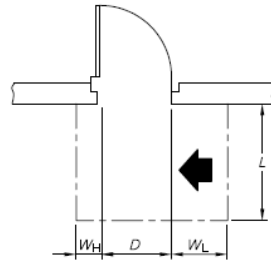
Clause	Item Assessment	Complies
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Schedule 3 **Interior: general** – The plans show that all internal corridors shall be **YES**  
 Clause 7 1260mm minimum width to facilitate side-on doorway circulation spaces in accordance with Figure 12(a)(b) of ASI428.1 to satisfy clause 7 of schedule 3.



Dimension D	Dimension L	Dimension W <sub>H</sub>	Dimension W <sub>L</sub>
800	1160	610	220
850	1120	610	190

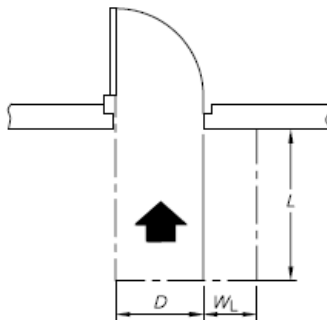
(a) Hinge-side approach—door opens away from a user



Dimension D	Dimension L	Dimension W <sub>H</sub>	Dimension W <sub>L</sub>
800	1200	200	610
850	1140	95	610

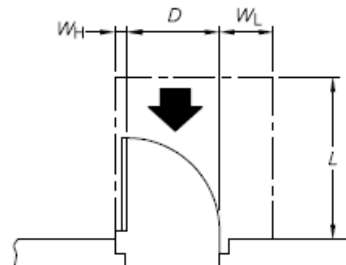
(b) Latch-side approach—door opens away from a user

Where front-on approaches to doorways is provided then the doorway circulation space shall provide at least 1500mm width with 510mm minimum latch side clearance in accordance with Figure 12(c)(g) of ASI428.1 to satisfy clause 7 of schedule 3.



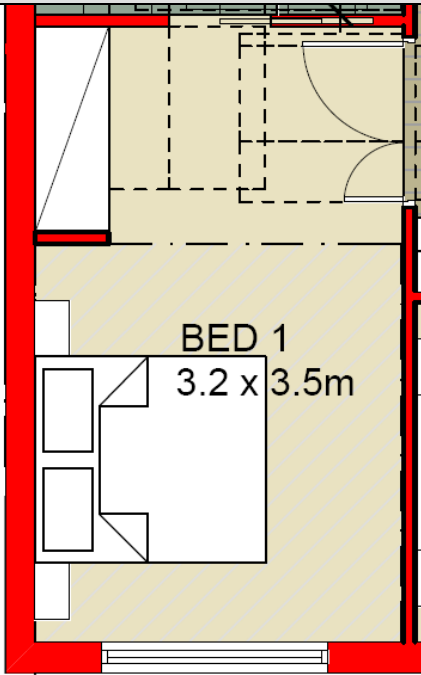
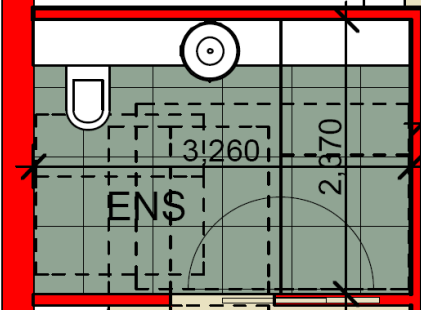
Dimension D	Dimension L	Dimension W <sub>H</sub>	Dimension W <sub>L</sub>
800	1350	0	470
850	1350	0	460

(c) Front approach—door opens away from a user



Dimension D	Dimension L	Dimension W <sub>H</sub>	Dimension W <sub>L</sub>
800	1350	110	470
850	1350	110	460

(g) Front approach—door opens towards a user

Clause	Item Assessment	Complies
Schedule 3 Clause 8	<p><b>Main bedroom</b> – The plans show the main bedrooms for all units 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.</p> <p>The doorway circulation space to enter/exit the room or access the ensuite will also provide at least 1500mm X 1500mm circulation space, which will be confirmed at construction certificate stage.</p> <p>Example type H</p>	 <p>YES</p>
Schedule 3 Clause 9	<p><b>Bathroom</b> – The plans show an ensuite and/or common bathroom in every unit will provide the spatial area that complies with AS4299/1428.1 by providing an average ensuite of 3200 X 2000, 3200 X 2300mm or similar.</p> <p>While the layouts of fittings are indicative the construction certificate documentation shall confirm the following in accordance with AS1428.1:</p> <ul style="list-style-type: none"> <li>▪ Toilet in a recessed corner to enable retrofitting of grabrails and provide 1200mm clearance in front of the pan,</li> <li>▪ Vanity washbasin that will have plumbing that can be adapted to comply with AS1428.1.</li> <li>▪ 1160mm X 1100mm minimum shower area with 1400mm X 1600mm minimum circulation area and a removable screen that can accommodate a grabrail, folding seat and portable shower head to comply with AS1428.1.</li> <li>▪ Wall cabinet and mirror with an adjoining power outlet 600-1100mm height above the floor in accordance with AS4299.</li> </ul>	 <p>YES</p> <p>YES at CC stage</p>
Schedule 3 Clause 10	<p><b>Toilet</b> – The plans show that the ensuite or common bathroom in each unit shall; provide a toilet which is “Visitable” in terms of compliance with AS4299 and AS1428 by providing at least 1250mm X 900mm clearance in front of the pan.</p>	<p>YES</p>

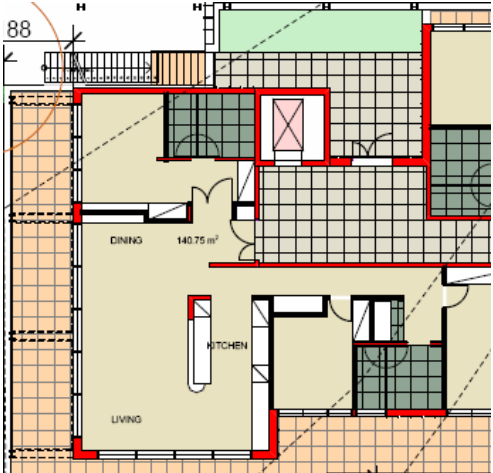
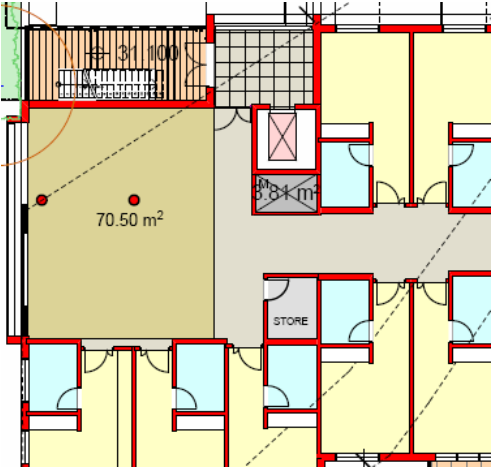


Clause	Item Assessment	Complies
Schedule 3 Clause 11	<b>Surface finishes</b> – Details regarding paving finishes in accordance with the Housing for Seniors Policy, which will be provided at construction certificate stage to comply with this requirement.	<b>YES</b>
Schedule 3 Clause 12	<b>Doors</b> – While the plans do not show details regarding doors and door handles it is understood that all internal doors shall be 870mm width and entry doors 920mm width with lever handles in accordance with the Housing for Seniors Policy and ASI428.1.	<b>YES</b>
Schedule 3 Clause 13	<b>Ancillary items</b> – 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.	<b>YES</b>
Schedule 3 Clause 15	<b>Living and Dining rooms</b> – 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.	<b>YES</b>
Schedule 3 Clause 16	<b>Kitchen</b> – The plans indicate the floor area and general kitchen layout will comply with this clause by providing the required 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).  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.	<b>YES</b>
Schedule 3 Clause 17	<b>Access to kitchen, main bedroom, bathroom and toilet</b> – As all apartments are single level and provide all the living and main bedrooms on the entry level then this clause does not apply.	<b>YES</b>
Schedule 3 Clause 18	<b>Lifts in Multi-Storey Buildings</b> – The apartments area located within four buildings with lift access to every apartment.	<b>YES</b>
Schedule 3 Clause 19	<b>Laundry</b> – 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 in accordance with the Housing for Seniors Policy.  Details regarding other requirements for slip resistant floors and tempering valves, which will be provided at construction certificate stage to comply with this clause.	<b>YES</b>
Schedule 3 Clause 20	<b>Storage</b> – The plans indicate that all units shall have a storage / linen cupboard adjoining the hallway or within a study.	<b>YES</b>

Clause	Item Assessment	Complies
Schedule 3 Clause 21	<b>Garbage</b> – With respect to waste management the development proposes basement storage areas which will be managed by on-site staff.	<b>YES</b>
Cls 50 (f)	<p><b>Private Open Space</b> - The plans indicate that there are balconies for all self-contained dwellings that provide private open space to meet the requirements of at least 10M<sup>2</sup> adjoining the living room and is at least 2.0 metres width.</p> <p>It is understood that there will be a 35mm 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 ASI428.</p> <p>Therefore I am satisfied that there will be 100% wheelchair accessibility to open space balconies from the living areas in a manner that complies with clauses 50(f).</p>	<b>YES</b>



**External Pathway Links and Building Entrance (Parts D3.2 & D3.3 of the BCA)**

BCA Compliance	Complies
<p>1. <b>Site Access</b> - The plan illustrates on-grade driveway and pedestrian entry at Level 01 from Nield Avenue which provides a moderately graded slope of less than 1:20 to the plaza courtyard and lobby entrances at RL16.50 which complies with AS1428 to satisfy part D3.2 of the BCA.</p> <p>2. <b>Building Entry</b> – The development shall provide an accessible principal building entrance at Level 01 which will include a level threshold in accordance with AS1428.1 and Part D3.2 of the BCA.</p> <p>3. <b>RACF Access</b> - The Level 01 reception lobby provides direct access to two lifts dedicated to the residential aged care facility which travel from the lower basement to all upper levels to Level 06 of the RACF.</p> <p>4. The Level 01 lobby also provides access to one additional lift which travels from the upper basement to the Level 07 apartments and to external lift landing areas adjoining the RACF levels 03 to 06.</p>	<p><b>YES</b></p> <p><b>YES</b></p> <p><b>YES</b></p> <p><b>YES</b></p>
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Level 07 apartments</p>  </div> <div style="text-align: center;"> <p>Level 06 RACF</p>  </div> </div>	
<p>5. <b>Intrasite Access</b> – The site plans show lifts within the residential aged care facility that enables accessible linkages to other parts of the development and accessible site entrances from Nield Avenue, Brown Street and Cooper Street to comply with Part D3.2 of the BCA.</p>	<p><b>YES</b></p>

**Parking (Part D3.5 of the BCA)**

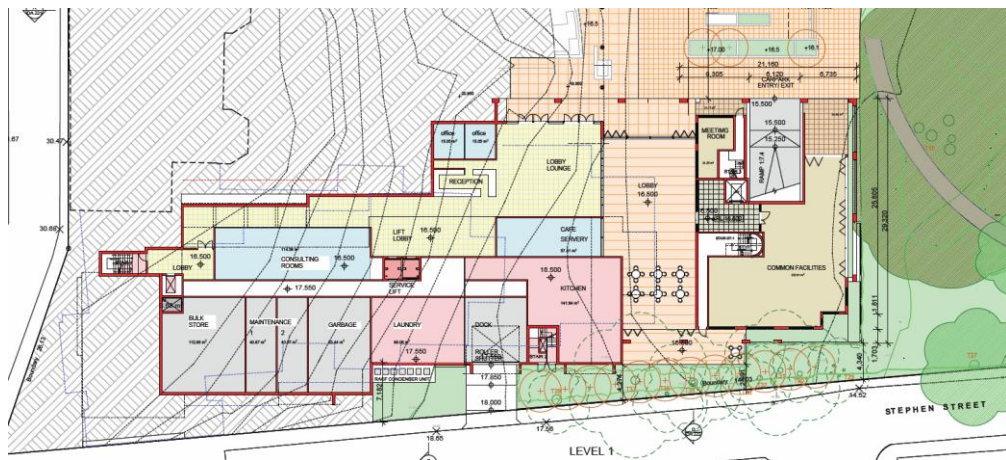
BCA Compliance	Complies
<p>6. <b>Parking</b> - The development provides 20 parking spaces plus an ambulance bay adjacent to the aged care facility entry.</p> <p>7. Of these 20 spaces the plans show 1X 2400mm minimum width accessible</p>	<p><b>YES</b></p>


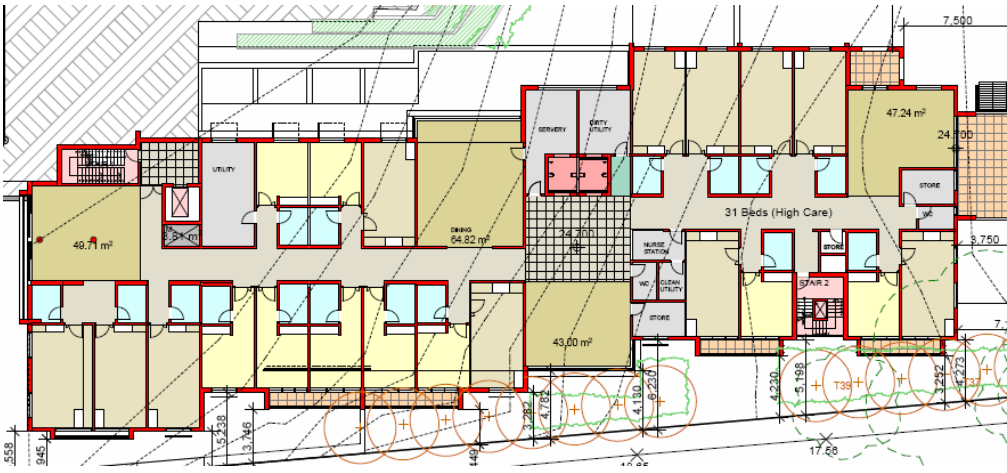


BCA Compliance	Complies
parking space adjoining a 2400mm width “shared area” within the basement a on a generally level surface with on-grade access to the lifts in accordance with AS1428.1, AS2890.6 and Part D3.5 of the BCA.	<b>YES</b>


### Internal Accessways (Part D3.3 of the BCA)

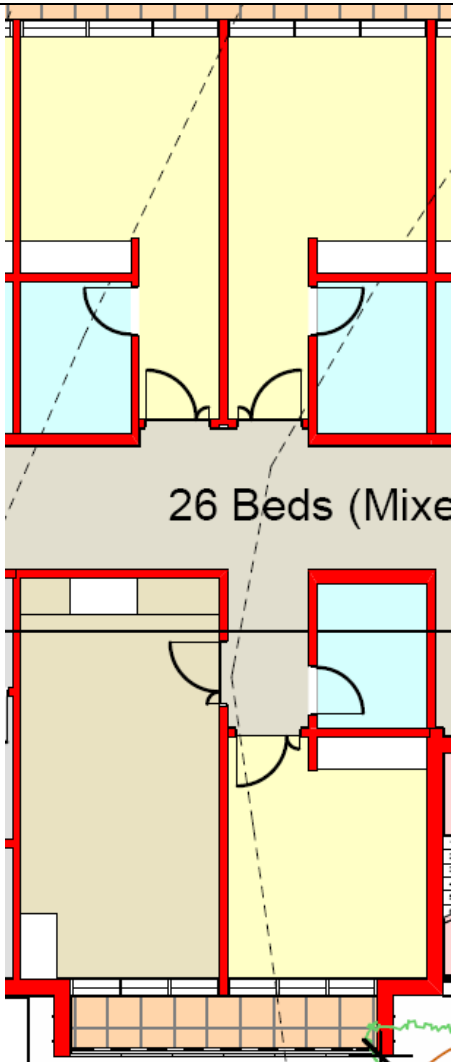
Having regard to the requirements of Part D3.3 of the BCA the assessments considers the on-site accessibility between the entry level, parking, internal circulation space, lift access and internal accessibility of common areas and *required* accessible sole occupancy units.

BCA Compliance	Complies
	
<p>8. <b>Internal Access: Level 01</b> – The plans demonstrate level access throughout the ground floor areas of the building @RL16.500 from the courtyard to the reception foyer, lobby lounge, communal facility, consultation rooms and lifts that enable access to the upper levels to readily satisfy Part D1.6(f) and D3.3 of the BCA.</p>	<b>YES</b>
<p>9. <b>Level 01 (Ground Floor) Resident Use Areas</b> - The ground floor provides a large central communal dining room, lobby lounge, meeting room and other shared use areas within the Brown Street building including games and craft room, gym, pool, spa and meeting rooms that provide doorway circulation spaces that will comply with AS1428.1 and hence Part D3.3 of the BCA.</p>	<b>YES</b>
<p>10. <b>Level 01 (Ground Floor) Staff Offices</b> – The ground floor provides a reception/admin office, meeting room, which all provide appropriate doorway and internal circulation spaces to comply with AS1428.1 and Part D3.3 of the BCA. Other back-of-house kitchen/laundry/staff facilities and the like are not required to be accessible.</p>	<b>YES</b>
<p>11. <b>Outdoor Terraces / Porch Areas</b> – The size of the outdoor terraces indicate ample area in terms of wheelchair circulation spaces and subject to the installation of wheelchair accessible thresholds and 920mm minimum doors they will provide appropriate access in accordance with AS1428.1 and Part D3.3 of the BCA.</p>	<b>YES</b>

BCA Compliance	Complies
 <p><b>12. Internal Access: Level 03</b> – The plans demonstrate level access throughout the level 03 areas from the lifts via 2200mm minimum width central corridors to various staff and resident lounge/dining facilities and resident units to readily satisfy Parts D1.6(b)(iii), D1.6(f) and D3.3 of the BCA.</p>	YES
 <p><b>13. Internal Access: Level 04</b> – The plans demonstrate level access throughout the level 04 areas from the lifts via 2200mm minimum width central corridors to various staff and resident lounge/dining facilities and resident units to readily satisfy Parts D1.6(b)(iii), D1.6(f) and D3.3 of the BCA.</p>	YES
<p><b>14. Internal Access: Level 05</b> – The plans demonstrate level access throughout the level 05 areas from the lifts via 2200mm minimum width central corridors to various staff and resident lounge/dining facilities and resident units to readily satisfy Parts D1.6(b)(iii), D1.6(f) and D3.3 of the BCA.</p> <p><b>15. Level 05</b> also provides a ramped accessway to the heritage significant Scottish Hospital building which links to the Gate Keepers Lodge and the Brown /street apartment block thereby enabling accessible intrasite linkages.</p>	YES



BCA Compliance	Complies
	
<p><b>16. Internal Access: Level 06</b> – The plans demonstrate level access throughout the level 06 areas from the lifts via 2200mm minimum width central corridors to various staff and resident lounge/dining facilities and resident units to readily satisfy Part D1.6(b)(iii), D1.6(f) and D3.3 of the BCA.</p> 	<b>YES</b>
<p><b>17. Unit Access (general)</b> – The 2200mm minimum width central corridors and indented unit doorways provide appropriate doorway circulation space to access to the adjoining sole-occupancy units and common facilities in a manner, which complies with AS1428.1 and Parts D1.6(b)(iii), D1.6(f)(iv) and D3.3 of the BCA, <u>subject to the inclusion of 950mm &amp; 320mm doors to enable 1120mm clear opening.</u></p>	<b>YES</b>

BCA Compliance		Complies
<p>18. <b>Unit Access (general)</b> – In several locations the plans propose 1500mm minimum width corridor access to unit doorways, which provides adequate doorway circulation space to access to the adjoining sole-occupancy units on the basis that residents would not be moved through the doorway in a bed but would be mobilized using a patient hoist consistent with the provisions of DPI, DP2(a) and DP7(c) of the BCA. It is also understood that the specialist aged care consultant shall provide an alternative solution at the construction certificate stage.</p> <p>19. The RACF development also proposes two lifts; one resident-use and one service lift to enable easy access to ALL floors with the resident lift landings providing a considerable 6000mm X 7000mm+ minimum width areas to facilitate ample circulation spaces to satisfy AS1428.1 and Part D3.3 of the BCA.</p>		<p><b>YES at CC stage</b></p> <p><b>YES</b></p>

### Lifts (Part E3.6 of the BCA)

BCA Compliance	Complies
<p>20. While the development provides three lifts to satisfy Part D3.3 BCA in enabling vertical access from the ground to the first floor level the details of internal floor car area, controls, handrails and the like will be provided at construction documentation stage to confirm compliance with Part E3.6 of the BCA.</p>	<p><b>YES</b></p>

### Identification – Braille and tactile signage (Part D3.6 of the BCA)

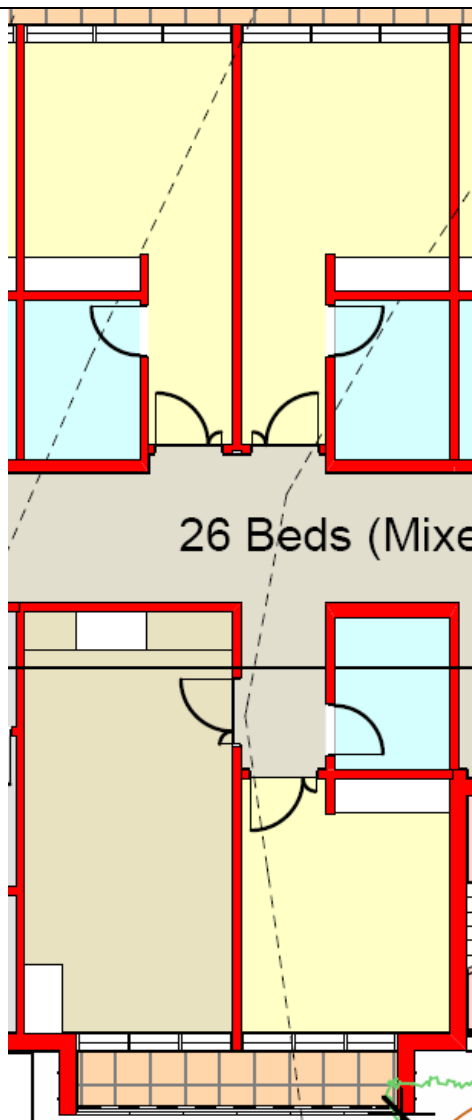
BCA Compliance	Complies
<p>21. Details concerning the provision of raised tactile and Braille signage for <b>common toilets</b> as required by Part D3.6 and Specification D3.6 of the BCA will be provided at construction certificate stage.</p>	<p><b>YES</b></p>

**Accessible Sanitary Facilities (Part F2.4 of the BCA)**

BCA Compliance	Complies
<b>22. Common Visitor Toilets</b> - The plans show communal toilets on each level. The construction certificate plans shall be required to provide at least one unsex toilet facility on each level in accordance with AS1428.1 to comply with Part F2.4 of the BCA.	<b>YES at CC stage</b>

**Accessible Sole Occupancy Units (Table D3.2 of the BCA)**

BCA Compliance	Complies
23. The plans show three basic room types; <ul style="list-style-type: none"> <li>• Single bed with ensuite.</li> <li>• Single bed with shared bathroom</li> <li>• Twin bed with shared bathroom</li> </ul>	<b>YES</b>
24. To comply with Table D3.2(b) of the BCA for a class 9C Aged Care building of 100 bed facility there shall be at least four (4) accessible sole-occupancy units (SOU) as shown in the adjoining types designed to comply with AS1428.1.	<b>YES</b>
25. <b>SOU Entrances</b> – ALL single Unit types provide at least 1550mm X 1550mm circulation space in the common corridors adjoining the entry doors to comply with AS1428.1 for front-on approach.	<b>YES</b>
26. The construction drawings shall detail doorways to incorporate 920 and 350mm doors to enable 1120mm clear opening to satisfy Part D1.6(f) of the BCA while the 920mm active door leaf and adjacent 470mm minimum latch side clearance shall comply with AS1428.1 and Part D3.3 of the BCA.	<b>YES</b>



BCA Compliance	Complies
<p>27. <b>Bed/sitting configuration</b> - With regard to the <u>internal</u> SOU entrance and doorway circulation the plans illustrate a 3800mm X 3600mm <b>single bed room</b> that provide appropriate doorway access in accordance with Fig 12(g) of AS1428.1 while enabling a 1120mm clear opening width in accordance with Part D1.6(f)(iv) of the BCA.</p>	<b>YES</b>
<p>28. The area provides adequate space to accommodate a robe/cabinet and bed with the potential 1540mm X 2070mm circulation space adjacent to the bed and to enable wheelchair manoeuvrability and a 180 degree turn. Circulation spaces around furniture can provide 1000mm clearance at the side and foot of a single bed and at least 3500mm X 2000mm circulation on the open side of the bed / sitting area. Overall the circulation spaces comply with AS1428.1.</p>	<b>YES</b>
<p>29. <b>Bed/sitting configuration</b> - With regard to the <u>internal</u> SOU entrance and doorway circulation the plans illustrate a 6600mm X 3600mm <b>twin bed room</b> that provide appropriate doorway access in accordance with Fig 12(g) of AS1428.1 while enabling a 1120mm clear opening width in accordance with Part D1.6(f)(iv) of the BCA.</p>	<b>YES</b>
<p>30. <b>Bathroom Access</b> - The adjoining ensuite bathroom provides 1990mm X 2650mm which generally complies with AS1428.1 with open plan hobless shower area, toilet pan and corner basin to comply with AS1428.1 (details to be confirmed at CC stage).</p>	<b>YES</b>
<p>31. <b>Parking</b> – as previously mentioned the plans show 1X 2400mm minimum width accessible resident parking space adjoining a 2400mm width “shared area” within the basement a on a generally level surface with on-grade access to the lifts in accordance with AS1428.1, AS2890.6 and Part D3.5 of the BCA.</p> <p>32. The one (1) accessible parking space (in a total of 20) easily satisfies the requirements of Part D3.5 of the BCA to provide one per 100 spaces.</p>	<b>YES</b>
<p>33. <b>Summary</b> – Subject to further construction details concerning bathroom fitout, electrical switches and the like I am satisfied that the <i>required</i> accessible Units will comply with AS1428.1, Table D3.2, Parts D3.3 and F2.4 of the BCA.</p>	<b>BCA</b>

## 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 (Amdt No. 3 – 2008) in the following manner;

- The development is appropriately located being 290 metres to public bus transport route 389 and will provide accessible pedestrian footpath access from the site along Glenview Street, Liverpool Street and Macdonald Street, subject to several minor infrastructure upgrades, to comply with clauses 26(2)(b), 26(3), 26(4), 26(5) and 38(a); and
- Bus route 389 which travels to several large regional shopping centres provides at least 40 trips a day Monday to Friday during daylight hours in accordance with clauses 26(1), 26(2)(b), 26(3), 26(4); and
- A review of Bondi, Bondi Junction, Woolhara, City shopping centres and surrounds illustrates an appropriate range of retail, commercial and recreational services that includes banking, medical centres, supermarket, numerous variety stores/services and recreational facilities to comply with clauses 26(1) and 26(5) suitable for this type of development.
- The development demonstrates compliance with the minimum requirements of visitability by virtue of 100% of the 82 self contained dwellings that will have wheelchair accessible pathways from an adjoining road or internal road as required by schedule 3 clause 2(1) and the accessibility requirements of the Seniors Living Urban Design Guideline as referenced by Clause 31; and
- Accessibility of the 82 self-contained dwellings (100%) and compliance with the design standards of schedule 3; and
- Accessibility of the 100 bed residential aged care facility and compliance with the accessibility requirements of Parts D3, E3.6, F2,.4 of the BCA to satisfy division 2 of the Housing for Seniors policy; and
- Provision of communal amenities that will be wheelchair accessible and benefit the lifestyle of future residents also demonstrate compliance with ASI428 and clauses 38(b), schedule 3 clause 2(3); and
- Provision of well designed parking for residents and visitors in accordance with schedule 3 clause 5, clause 50(h) and 38(b).



Mark Relf  
Access Consultant (ACAA)

## Appendix A – Housing for Seniors Policy – Access requirements

The following extract from State Environment Planning Policy – Housing for Seniors or People with a Disability 2004 (Amendment No. 3 - 2008) includes matters that require consideration for the provision of accessibility of a development comprising self-contained dwellings.

### Part 2 Site Related requirements

#### Clause 26 Location and access to facilities

**Note.** Information and assessment guidelines may be issued by the Department of Planning from time to time to provide assistance to councils in assessing locations and the provision of services.

- (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, banks 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 located at a distance of not more than 400 metres from the site of the proposed development and the overall average gradient along the distance is 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
  - (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 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), or



- (c) In the case of a proposed development on land in a local government area **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 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 during daylight hours at least once per 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).
- Note,** Part 5 contains special provisions concerning 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 urban land zone 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 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:
- (iv) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time;
  - (v) a gradient of no more than 1:10 for slopes for a maximum of 5 metres at a time;
  - (vi) 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:

- 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.

## **Division 2 Residential care facilities—standards concerning accessibility and useability**

*Note.* Development standards concerning accessibility and useability for residential care facilities are not specified in this Policy. For relevant standards, see the Commonwealth aged care accreditation standards and the *Building Code of Australia*.

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

#### **Part I Standards applying to hostels and self-contained dwellings**

##### **(1) Application of standards in this Part**

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

##### **(2) Siting standards**

###### **(1) Wheelchair access:**

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

###### **(2) if the whole of the site does not have a gradient of less than 1:10,**

- (a) the percentage of dwellings that must have wheelchair access must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater,
- (b) the wheelchair access provided must be by a continuous accessible path of travel (within the meaning of AS1428.1) to an adjoining public road or an internal road or a driveway that is accessible to all residents.

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

###### **(3) Common areas:**

Access must be provided in accordance with AS1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.

##### **(3) Security**

Pathway lighting:

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

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

- (a) must be situated on a hard standing area and have wheelchair access by a continuous accessible path of travel (within the meaning of AS1428.1).

- (b) must be lockable, and .
- (c) must be located together in a central location adjacent to the street entry or, in the case of self-contained dwellings, must be located together in one or more central locations adjacent to the street entry.

**(5) Private car accommodation**

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

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

**(6) Accessible entry**

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

**(7) Interior: general**

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

**(8) Bedroom**

At least one bedroom within each dwelling must have:

- (a) an area sufficient to accommodate a wardrobe and a be sized as follows:
  - (i) in the case of a dwelling in a hostel – a single-sized bed,
  - (ii) in the case of a self-contained dwelling – a queen-size bed,
- (b) a clear area for the bed of at least:
  - (i) 1200 millimetres wide at the foot of the bed, and
  - (ii) 1000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, 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

- (li) 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 ASI428.1.

**(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 ASS4299.

**Part 2 Additional standards for self-contained dwellings****(14) Application of standards in this Part**

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

**(15) Living room and dining room**

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

**(16) Kitchen**

A kitchen in a self-contained dwelling must have:

- (a) a circulation space in accordance with clause 4.5.2 of AS4299, and
- (b) a width at door approaches complying with clause 7 of this Schedule, and
- (c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS4299:
  - (i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5(a)
  - (ii) a tap set (see clause 4.5.6),
  - (iii) cooktops (see clause 4.5.7), except that an isolating switch must be included, and
  - (iv) an oven (see clause 4.5.8), and
- (d) "D" pull cupboard handles that are located towards the top of below-bench cupboard and towards the bottom of overhead cupboards, and
- (e) general power outlets:

- (i) at least one of which is a double general power outlet within 300 millimetres of the front of a worksurface, and
- (ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.

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

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

**(18) Lifts in Multi-Storey buildings**

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

**(19) Laundry**

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

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

**(20) Storage**

A self-contained dwelling must be provided with a linen storage in accordance with clause 4.11.5 of AS4299

**(21) Garbage**

A garbage storage area must be provided in an accessible location.

**Division 4 – Self-Contained Dwellings - Clause 50-Standards that cannot be used to refuse development consent for self-contained dwellings**

**(f) private open space for in-fill self-care housing: if:**

- (i) in the case of a single storey dwelling or a dwelling that is located, wholly or in part, on the ground floor of a multi-storey building, not less than 15 square metres of private open space per dwelling is provided and, of this open space, one area is not less than 3 metres wide and 3 metres long and is accessible from a living area located on the ground floor, and
- (ii) in the case of any other dwelling, there is a balcony with an area of not less than 10 square metres (or 6 square metres for a 1 bedroom dwelling), that is not less than 2 metres in either length or depth and that is accessible from a living area.

**Note:** The open space needs to be accessible only by a continuous accessible path of travel (within the meaning of AS1428.1) if the dwelling itself is an accessible one. See Division 4 of Part 4.

**(h) parking: if at least the following is provided:**

- (i) 0.5 car spaces for each bedroom where the development application is made by a person other than a social housing provider, or
- (ii) 1 car space for each 5 dwellings where the development application is made by a person jointly with a social housing provider.



## Appendix B – Statement of Expertise

### CONSULTANCY PROFILE & STATEMENT OF EXPERTISE

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

Relevant legislation and regulations that underpins advice includes the Disability Discrimination Act (DDA) Building Code of Australia, Australian Standards 1428, HREOC Advisory Notes on Premises, DDA Transport Standard, State Environment Planning Policy No. 5 Housing for Older People or People With a Disability (SEPP 5) / Seniors Living Policy, SEPP 65 – Residential Flat Buildings Design Code and various local government DCP's.

The scope of services provided by Accessibility Solutions includes:

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

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

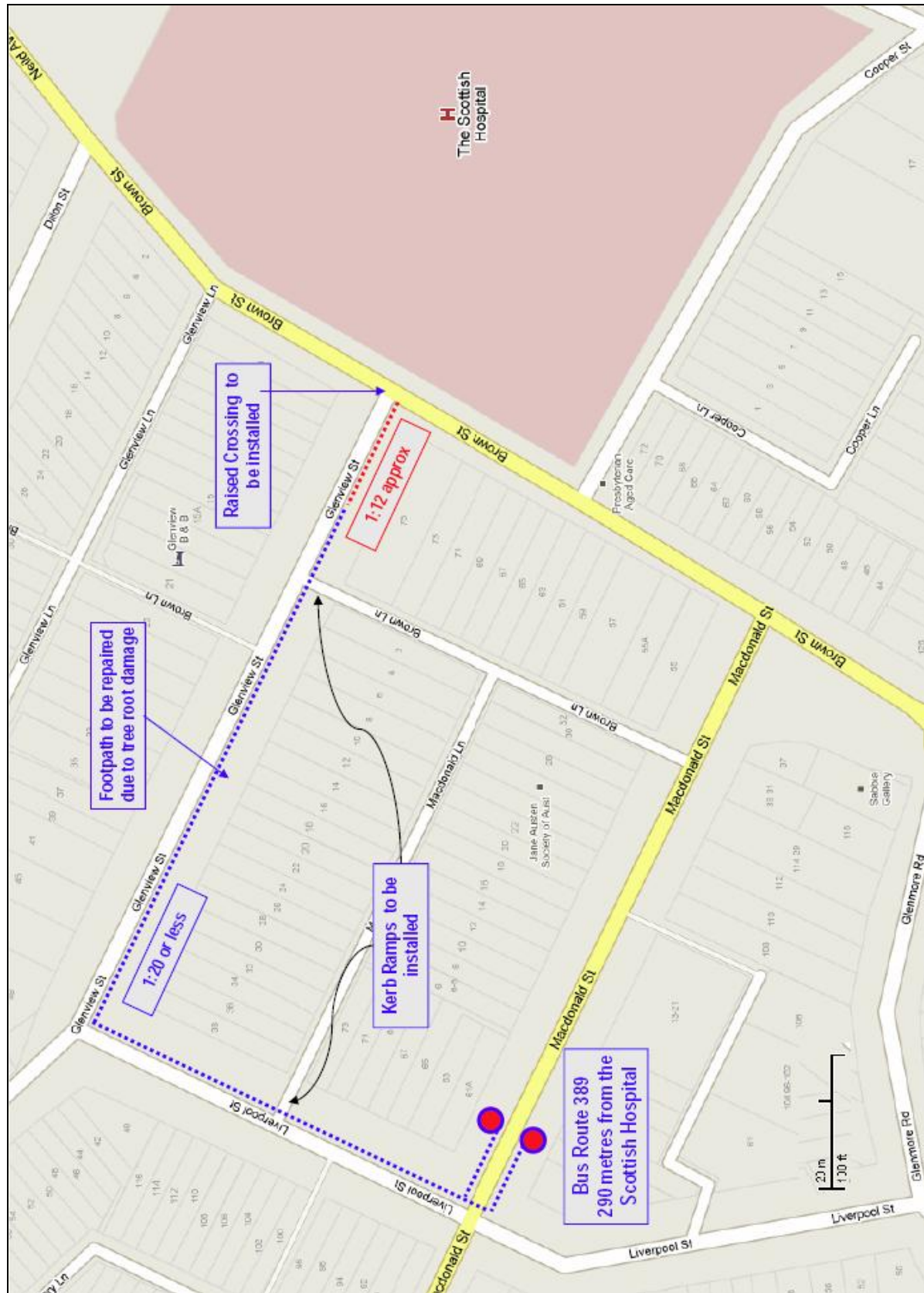
As principle consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and is a recognised Access Adviser approved by the NSW Ageing and Disability Department and has attained accreditation with the Association of Consultants in Access Australia for the 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.



## Appendix C – Access to Bus Services







from North Bondi to City via Paddington					
TIMING POINT ▶	A	B	C	D	E
time period					
showing route number					
accessible service					
	<b>North Bondi</b> Military Rd & Brighton Blvd	<b>Seven Ways</b> Glenayr Ave & Blair St	<b>Bondi Jn</b> Interchange - Grafton St - Stand N	<b>Darlinghurst</b> St Vincents Hospital	<b>City - Circular Quay</b> Young St

Monday to Friday					
389	4:27	4:33	4:42	4:54	5:06
389	4:59	5:05	5:15	5:29	5:41
389	5:29	5:35	5:45	5:59	6:11
389	5:46	5:52	6:02	6:16	6:28
389	6:01	6:07	6:17	6:31	6:43
389	6:16	6:22	6:32	6:46	6:58
389	6:26	6:32	6:42	6:56	7:08
389	6:36	6:42	6:52	7:06	7:18
389	6:46	6:52	7:02	7:16	7:28
389	6:56	7:02	7:12	7:26	7:40
389	7:03	7:09	7:19	7:35	7:50
389	7:13	7:23	7:35	7:51	8:07
389	7:09	7:15	7:25	7:41	7:57
389	7:13	7:19	7:29	7:45	8:01
389	7:22	7:33	7:45	8:01	8:17
389	7:20	7:26	7:39	7:55	8:11
389	7:19	7:27	7:37	7:53	8:09
389	7:26	7:33	7:47	8:03	8:19
389	7:29	7:37	7:47	8:04	8:19
389	7:38	7:52	8:11	8:26	8:42
389	7:32	7:40	7:54	8:13	8:28
389	7:42	7:56	8:15	8:30	8:46
389	7:45	7:59	8:18	8:33	8:49
389	7:39	7:47	7:57	8:13	8:29
389	7:40	7:48	8:02	8:17	8:33
389	7:44	7:52	8:07	8:22	8:38
389	7:53	8:07	8:26	8:41	8:57
389	8:19	8:34	8:53	9:08	9:24
389	8:24	8:39	8:58	9:13	9:29
389	7:47	7:55	8:09	8:28	8:43

Monday to Friday					
AM▼ 389	9:37	9:45	9:59	10:18	10:34
389	9:41	9:49	10:03	10:22	10:38
389	9:54	10:08	10:27	10:46	11:02
389	9:52	10:00	10:13	10:32	10:48
389	10:02	10:10	10:23	10:42	10:58
389	10:12	10:20	10:33	10:52	11:08
389	10:22	10:30	10:43	11:02	11:18
389	10:32	10:40	10:53	11:12	11:28
389	10:42	10:50	11:03	11:22	11:38
389	10:52	11:00	11:13	11:32	11:48
389	11:02	11:10	11:23	11:42	11:58
389	11:12	11:20	11:33	11:52	12:08
389	11:22	11:30	11:43	12:02	12:18
389	11:32	11:40	11:53	12:12	12:28
389	11:42	11:50	12:03	12:22	12:38
389	11:52	12:00	12:13	12:32	12:48
PM▼ 389	12:02	12:10	12:23	12:42	12:58
389	12:12	12:20	12:33	12:52	1:08
389	12:22	12:30	12:43	1:02	1:18
389	12:32	12:40	12:53	1:12	1:28
389	12:42	12:50	1:03	1:22	1:38
389	12:52	1:00	1:13	1:32	1:48
389	1:02	1:10	1:23	1:42	1:58
389	1:12	1:20	1:33	1:52	2:08
389	1:22	1:30	1:43	2:02	2:18
389	1:32	1:40	1:53	2:12	2:28
389	1:42	1:50	2:03	2:22	2:38
389	1:52	2:00	2:13	2:32	2:48
389	2:02	2:10	2:23	2:42	2:58
389	2:12	2:20	2:33	2:52	3:08
389	2:22	2:30	2:43	3:02	3:17
389	2:32	2:40	2:53	3:11	3:26
389	2:42	2:50	3:03	3:21	3:36

from North Bondi to City via Paddington					
TIMING POINT ▶	A	B	C	D	E
time period					
showing route number					
accessible service					
	<b>North Bondi</b> Military Rd & Brighton Blvd	<b>Seven Ways</b> Glenayr Ave & Blair St	<b>Bondi Jn</b> Interchange - Grafton St - Stand N	<b>Darlinghurst</b> St Vincents Hospital	<b>City - Circular Quay</b> Young St

Monday to Friday					
AM▼ 389	7:58	8:12	8:26	8:41	8:56
X89	7:54	8:02	8:12	8:26	8:41
389	8:03	8:17	8:31	8:46	9:01
389	8:05	8:19	8:33	8:48	9:03
389	8:06	8:20	8:34	8:49	9:04
X89	8:02	8:10	8:20	8:34	8:49
389	8:12	8:26	8:40	8:55	9:10
389	8:22	8:30	8:44	8:59	9:14
389	8:33	8:47	8:61	8:76	8:91
389	8:04	8:12	8:26	8:41	8:56
389	8:16	8:30	8:44	8:59	9:14
389	8:19	8:33	8:48	9:03	9:18
389	8:13	8:21	8:35	8:50	9:05
X89	8:18	8:26	8:36	8:50	9:05
389	8:22	8:30	8:44	8:59	9:14
389	8:33	8:47	8:61	8:76	8:91
X89	8:32	8:40	8:50	9:04	9:19
389	8:33	8:41	8:55	9:14	9:29
X89	8:37	8:45	8:55	9:09	9:24
389	8:42	8:50	9:04	9:23	9:38
389	8:53	9:07	9:21	9:36	9:51
389	8:48	8:56	9:10	9:25	9:40
389	8:51	8:59	9:13	9:32	9:47
389	9:00	9:08	9:22	9:41	9:56
389	9:15	9:29	9:43	9:58	10:13
389	9:10	9:18	9:32	9:51	10:06
389	9:19	9:27	9:41	10:00	10:16
389	9:34	9:48	9:62	10:17	10:32
389	9:29	9:37	9:51	10:10	10:26
389	9:44	9:58	10:12	10:27	10:42

Monday to Friday					
PM▼ 389	2:55	3:03	3:16	3:34	3:49
389	3:07	3:15	3:28	3:46	4:01
389	3:21	3:29	3:42	4:00	4:15
389	3:31	3:39	3:52	4:10	4:25
389	3:41	3:49	4:02	4:20	4:35
389	3:53	4:01	4:14	4:32	4:47
389	4:01	4:09	4:22	4:40	4:55
389	4:11	4:19	4:32	4:50	5:05
389	4:21	4:29	4:42	5:00	5:15
389	4:31	4:39	4:52	5:10	5:25
389	4:41	4:49	5:02	5:20	5:35
389	4:51	4:59	5:12	5:30	5:45
389	5:01	5:09	5:22	5:40	5:55
389	5:12	5:20	5:33	5:51	6:06
389	5:26	5:34	5:47	6:05	6:20
389	5:41	5:49	6:02	6:20	6:35
389	6:02	6:10	6:23	6:41	6:56
389	6:22	6:30	6:43	7:01	7:16
389	6:42	6:50	7:03	7:21	7:35
389	7:02	7:10	7:23	7:38	7:53
389	7:26	7:34	7:43	7:58	8:13
389	7:46	7:54	8:03	8:18	8:33
389	8:16	8:24	8:33	8:48	9:03
389	8:48	8:56	9:05	9:18	9:33
389	9:20	9:26	9:35	9:48	10:03
389	9:50	9:56	10:05	10:18	10:33
389	10:20	10:26	10:35	10:48	11:03
389	10:50	10:56	11:05	11:18	11:33
389	11:20	11:26	11:35	11:48	12:03

For an explanation of symbols used, please see back cover.



		from City to Nth Bondi via Paddington				
		E	D	C	B	A
TIME POINT ▶						
time period						
showing route number						
accessible service						
		City - Circular Quay Alfred St - Stand E	Darlinghurst St Vincents Hospital	Bondi Jn Interchange - Stand C	Seven Ways Glenayr Ave & Blair St	North Bondi Military Rd & Brighton Blvd

		Monday to Friday				
AM▼	389	5:17	5:29	5:42	5:50	5:56
	389	5:47	5:59	6:12	6:20	6:26
	389	6:21	6:33	6:46	6:54	7:00
	389	6:37	6:49	7:02	7:10	7:16
	389	6:57	7:09	7:22	7:30	7:38
	389	7:12	7:24	7:38	7:47	7:55
	389	7:23	7:36	7:52	8:01	8:09
	389	7:36	7:51	8:07	8:16	8:24
	389	7:48	8:03	8:19	8:28	8:36
	389	7:57	8:12	8:28	8:37	8:45
	389	8:07	8:22	8:38	8:47	8:55
	389	8:17	8:32	8:48	8:57	9:05
	389	8:27	8:42	8:58	9:07	9:15
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	389	8:47	9:02	9:18	9:27	9:35
	389	8:58	9:13	9:29	9:38	9:46
	389	.....	.....	e9:33	.....	.....
	389	9:08	9:23	9:39	9:48	9:56
	389	9:18	9:33	9:49	9:58	10:06
	389	9:29	9:44	10:00	10:08	10:16
	389	9:41	9:56	10:14	10:22	10:30
	389	9:50	10:05	10:23	10:31	10:39
	389	9:59	10:15	10:33	10:41	10:49
	389	10:09	10:25	10:43	10:51	10:59
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	389	10:49	11:05	11:23	11:31	11:39
	389	10:59	11:15	11:33	11:41	11:49
	389	11:09	11:25	11:43	11:51	11:59
	389	11:19	11:35	11:53	12:01	12:09
	389	11:29	11:45	12:03	12:11	12:19
	389	11:39	11:55	12:13	12:21	12:29

		Monday to Friday				
PM▼	389	.....	.....	4:50	4:59	5:07
	389	4:17	4:33	4:52	5:01	5:09
	389	.....	.....	4:57	5:06	5:14
	389	4:27	4:43	5:02	5:11	5:19
	389	.....	.....	5:07	5:16	5:24
	389	.....	.....	5:12	5:21	5:29
	389	4:38	4:54	5:13	5:22	5:30
	389	.....	.....	5:20	5:29	5:37
	389	.....	.....	5:22	5:31	5:39
	389	4:48	5:04	5:23	5:32	5:40
	389	.....	.....	5:29	5:38	5:46
	389	.....	.....	5:32	5:41	5:49
	389	4:58	5:14	5:33	5:42	5:50
	389	.....	.....	5:40	5:49	5:57
	389	5:08	5:24	5:43	5:52	6:00
	389	5:13	5:29	5:46	.....	.....
	389	.....	.....	5:47	5:56	6:04
	389	.....	.....	5:49	5:58	6:06
	389	.....	.....	5:52	6:01	6:09
	389	5:18	5:34	5:53	6:02	6:10
	389	.....	.....	5:57	6:06	6:14
	389	5:23	5:39	5:58	6:07	6:15
	389	5:29	5:45	6:02	.....	.....
	389	5:33	5:49	6:06	.....	.....
	389	.....	.....	6:02	6:11	6:19
	389	.....	.....	6:05	6:14	6:22
	389	.....	.....	6:07	6:16	6:24
	389	.....	.....	6:10	6:19	6:27
	389	5:38	5:54	6:13	6:22	6:30
	389	.....	.....	6:17	6:26	6:34
	389	5:48	6:04	6:23	6:32	6:40
	389	.....	.....	6:32	6:41	6:49
	389	5:58	6:14	6:33	6:42	6:50

		from City to Nth Bondi via Paddington				
		E	D	C	B	A
TIME POINT ▶						
time period						
showing route number						
accessible service						
		City - Circular Quay Alfred St - Stand E	Darlinghurst St Vincents Hospital	Bondi Jn Interchange - Stand C	Seven Ways Glenayr Ave & Blair St	North Bondi Military Rd & Brighton Blvd

		Monday to Friday				
AM▼	389	11:49	12:05	12:23	12:31	12:39
	389	11:59	12:15	12:33	12:41	12:49
PM▼	389	12:09	12:25	12:43	12:51	12:59
	389	12:19	12:35	12:53	1:01	1:09
	389	12:29	12:45	1:03	1:11	1:19
	389	12:39	12:55	1:13	1:21	1:29
	389	12:49	1:05	1:23	1:31	1:39
	389	12:59	1:15	1:33	1:41	1:49
	389	1:09	1:25	1:43	1:51	1:59
	389	1:19	1:35	1:53	2:01	2:09
	389	1:29	1:45	2:03	2:11	2:19
	389	1:39	1:55	2:13	2:21	2:29
	389	1:49	2:05	2:23	2:31	2:39
	389	1:59	2:15	2:33	2:41	2:49
	389	2:09	2:25	2:43	2:51	2:59
	389	2:19	2:35	2:53	3:01	3:09
	389	2:29	2:45	3:03	3:12	3:20
	389	2:38	2:54	3:12	3:21	3:29
	389	2:48	3:04	3:23	3:32	3:40
	389	2:57	3:13	3:32	3:41	3:49
	389	3:07	3:23	3:42	3:51	3:59
	389	.....	.....	3:47	3:56	4:04
	389	3:17	3:33	3:52	4:01	4:09
	389	.....	.....	3:57	4:06	4:14
	389	3:27	3:43	4:02	4:11	4:19
	389	.....	.....	4:07	4:16	4:24
	389	3:37	3:53	4:12	4:21	4:29
	389	.....	.....	4:17	4:26	4:34
	389	3:47	4:03	4:22	4:31	4:39
	389	.....	.....	4:27	4:36	4:44
	389	3:57	4:13	4:32	4:41	4:49
	389	.....	.....	4:37	4:46	4:54
	389	4:07	4:23	4:42	4:51	4:59

		Monday to Friday				
PM▼	389	.....	.....	6:37	6:46	6:54
	389	6:08	6:24	6:43	6:52	7:00
	389	.....	.....	6:47	6:56	7:04
	389	6:18	6:34	6:53	7:02	7:10
	389	6:28	6:44	7:03	7:12	7:20
	389	.....	.....	7:09	7:18	7:26
	389	6:43	6:59	7:18	7:27	7:35
	389	.....	.....	7:28	7:37	7:45
	389	6:57	7:13	7:32	7:41	7:49
	389	.....	.....	7:38	7:47	7:55
	389	7:19	7:34	7:48	7:57	8:05
	389	.....	.....	7:58	8:07	8:15
	389	7:40	7:53	8:07	8:16	8:24
	389	7:51	8:04	8:18	8:27	8:35
	389	.....	.....	8:28	8:37	8:45
	389	8:11	8:24	8:38	8:47	8:55
	389	.....	.....	8:48	8:57	9:04
	389	8:31	8:44	8:58	9:07	9:13
	389	.....	.....	9:08	9:17	9:23
	389	8:52	9:05	9:18	9:27	9:33
	389	9:17	9:29	9:42	9:51	9:57
	389	9:47	9:59	10:12	10:21	10:27
	389	10:17	10:29	10:42	10:51	10:57
	389	10:47	10:59	11:12	11:21	11:27
	389	11:17	11:29	11:42	11:51	11:57
	389	11:45	11:57	12:10	12:19	12:25
AM▼	389	12:17	12:29	12:40	12:48	12:53

For an explanation of symbols used, please see back cover.