

ACCESS REPORT
DEVELOPMENT APPLICATION
MASTER PLAN & STAGE 1

SENIORS HOUSING

JORDAN SPRINGS BOULEVARD,
JORDAN SPRINGS

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3rd July 2018

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Accessibility Report for Development Application for a MASTER PLAN & STAGE 1 DEVELOPMENT APPLICATION SENIORS HOUSING DEVELOPMENT JORDAN SPRINGS BOULEVARD, JORDAN SPRINGS

Introduction

The following report has been prepared to review the “accessibility” of a development application to establish seniors housing development on a site at Jordan Springs Boulevard, Jordan Springs.

In particular the development proposes;

- | | |
|--------------------------------------|--|
| Description of Proposed Development: | The Master Plan development is comprised of the following: <ul style="list-style-type: none">• 51 independent living single storey villas with attached garage parking;• 150 independent living units within three apartment buildings of 4-6 stories in height with basement parking and lift access;• Communal clubhouse on the ground floor of an apartment building that will include games room, gym and multipurpose rooms for a range of activities for residents; and,• 21 on-street visitor car parking spaces within the village.• Future residential aged care facility;• 31 residential housing lots. |
|--------------------------------------|--|

Stage 1 of the development incorporates the installation of internal roads, common driveways, footpaths, associated landscaping and the 51 villas.

Assessment Criteria

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

This accessibility review also considers the accessibility requirements of Part D3 of the Building Code of Australia (2016) and DDA Premises Standards pertaining to the common area pathways to the stage 2 apartment buildings.

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

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

- (b) Part D3 of the Building Code of Australia (2016) and related parts E3.6 and F2.4 pertaining to the common areas of the development.
- (c) Relevant aspects of Australian Standard AS1428.1 (2009) – Design for Access and Mobility and AS4299 (1995) – Adaptable Housing as referenced by Schedule 3 of Housing for Seniors Policy.
- (d) Clause 26 of the Housing for Seniors Policy regarding access to shops and services and transport.

Assessment Methodology

With respect to accessibility requirements of the aforementioned legislation and regulations Part A of the review considers the overall site planning of the masterplan and the essential elements of enabling inclusive and universal access throughout the development while Part B provides the detailed assessment of the Stage I villas.

The Part A Master Plan review is presented in two sections;

- Part A1 reviews the intrasite accessibility
- Part A2 review the off-site accessibility to public transport, shops and services as required by clause 26 of the SEPP Seniors Housing.

The Part B assessment incorporates a review of;

- Stage I single storey villas as required by Schedule 3 of the SEPP Seniors Housing.

The comments do not cover detail issues pertaining to construction documentation such as internal design of accessible toilet facilities, ramp and stair handrails, evaluation of slip resistant floor materials, lift specification, door schedule, tactile ground surface indicators, signage and the like, which will be confirmed at construction certificate stage.

Plans - The appraised plans relied upon for this report include the following Revision [G] set of plans.

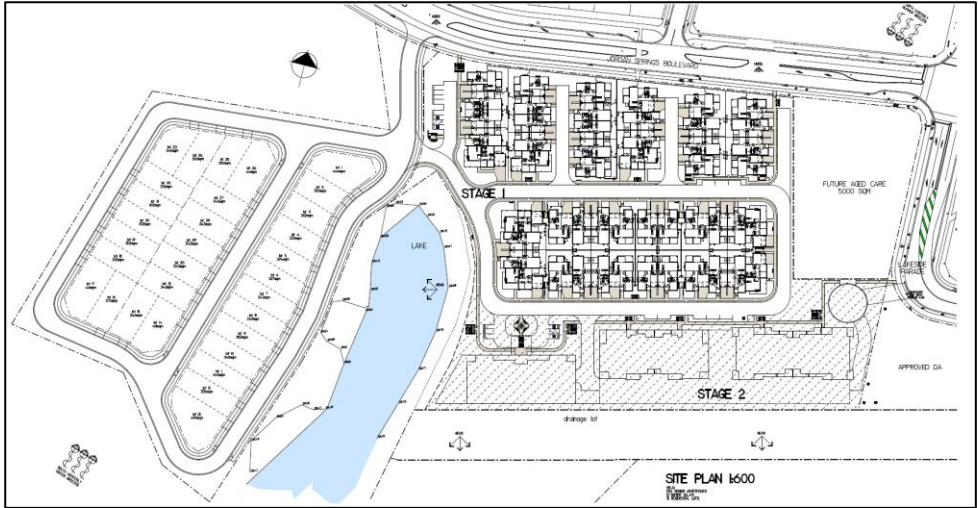
SHEET 01 – SITE ANALYSIS PLAN
SHEET 02 – MASTER SITE PLAN
SHEET 03 – PART SITE PLAN
SHEET 04 – PART SITE PLAN
SHEET 05 – PART SITE PLAN
SHEET 06 – PART SITE PLAN
SHEET 07 – PART SITE PLAN
SHEET 08 – STREETSCAPE ELEVATIONS
SHEET 09 – STREETSCAPE ELEVATIONS

SHEET 10 – STREETSCAPE ELEVATIONS
SHEET 11 – SHADOW DIAGRAMS – 9 AM
SHEET 12 – SHADOW DIAGRAMS – 10 AM
SHEET 13 – SHADOW DIAGRAMS – 11 AM
SHEET 14 – SHADOW DIAGRAMS – 12 PM
SHEET 15 – SHADOW DIAGRAMS – 1 PM
SHEET 16 – SHADOW DIAGRAMS – 2 PM
SHEET 17 – SHADOW DIAGRAMS – 3 PM
SHEET 18 – BASIX DETAILS

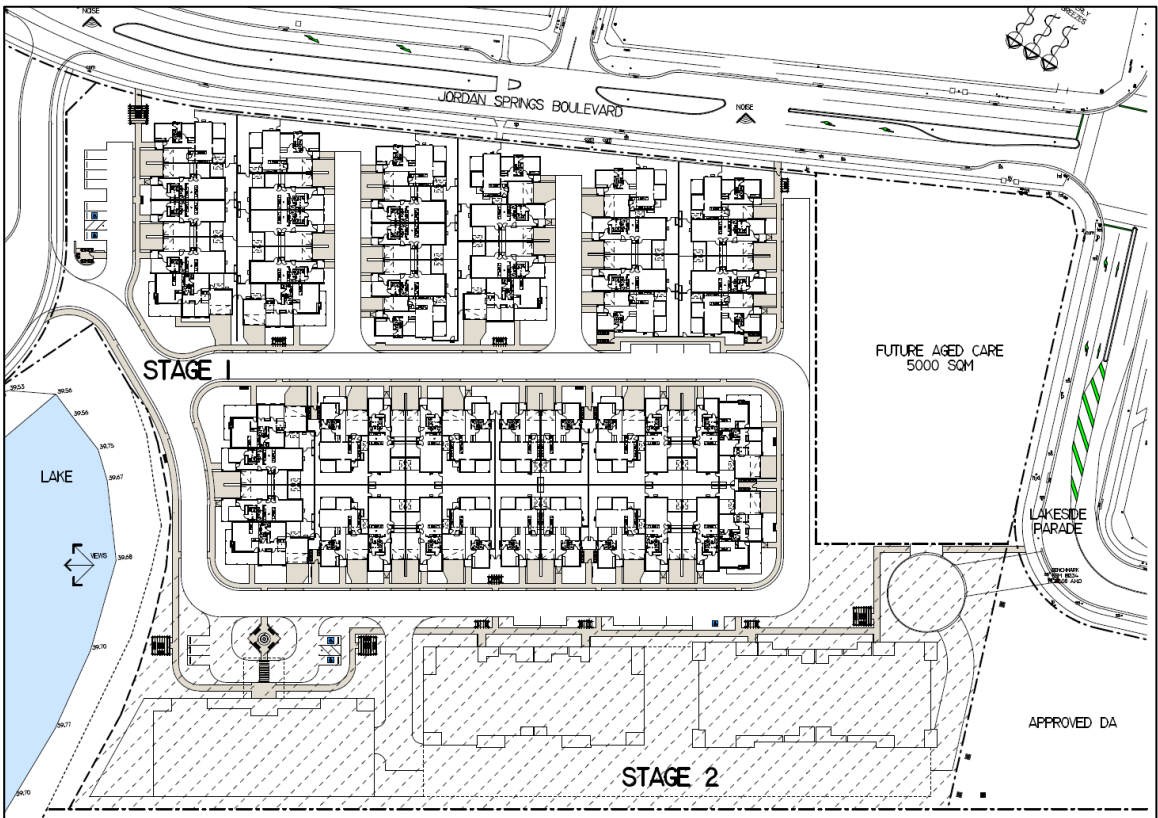
Access Assessment
Part A – Masterplan Access

Part A1 – Intrasite Accessibility


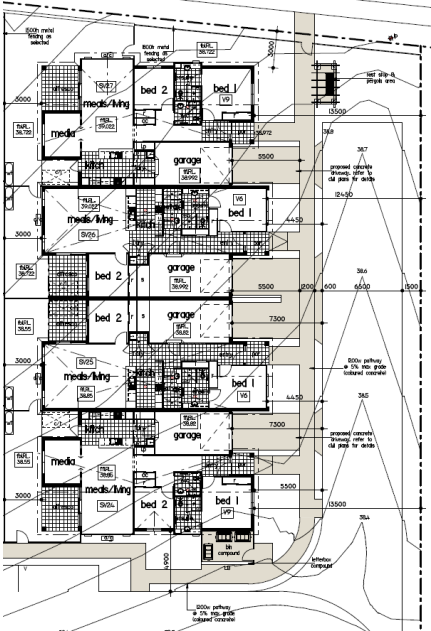
External Pathway Links and Building Entrances (Parts D3.2 & D3.3 of the BCA)



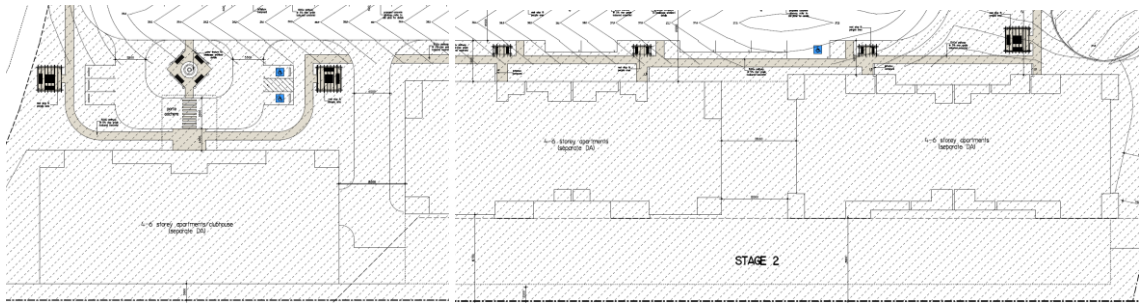
Overall development site



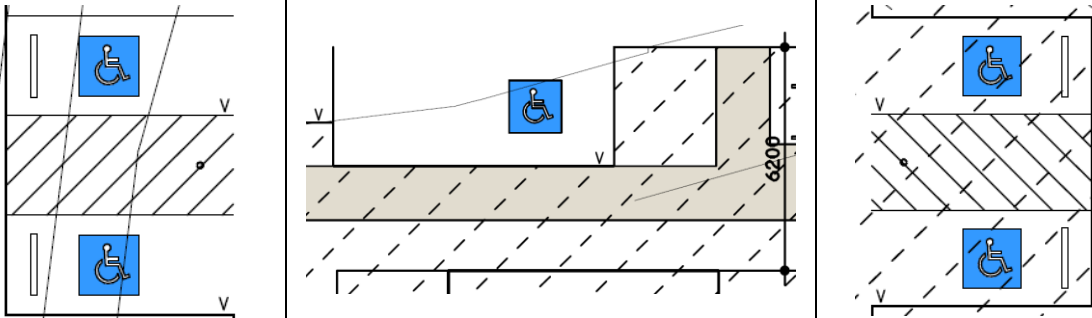
Seniors Housing portion of the development site

SEPP HS / BCA / DDA Access Code Review		Complies
<p>1. Street Frontage Entrances – The development is located on a site that adjoins Jordan Springs Boulevard and Lakeside Parade which provides four (4) principal pedestrian entrance(s) to the retirement village complex for pedestrians and one vehicular access point. The distribution of the pedestrian entrances around the perimeter of the site is consistent with D3.2 of the BCA and DDA Access Code and reduces travel distances to public transport and the local community to comply with the SEPP HS.</p>		<p>YES</p>
<p>2. Site Access A – The plans propose 1500mm width footpath access from Jordan Springs Boulevard adjacent to the vehicular access road that provides a very gradual 1:40 slope to the main village entrance @RL41.400, which continues into the development at a 1:14 maximum slope for a short 15-18 metres and then moderates to a 1:20 maximum slope which complies with Schedule 3, Clause 2 of the SEPP HS.</p> <p>3. Site Access B – The pedestrian entry pathway provides a gradual 1:20 maximum slope to the pergola which will incorporate rest seating, followed by a more gradual 1:40 slope adjacent to villas 2 to 4, which complies with Schedule 3, Clause 2 of the SEPP HS.</p>		<p>YES</p> <p>YES</p>
<p>4. Site Access C – The pedestrian entry and pathway adjacent to Villa 27 provides a gradual 1:20 maximum slope to the pergola which will incorporate rest seating, and continues at a 1:20 slope adjacent to Villa 24 and the main circuit roadway and pedestrian pathway, which complies with Schedule 3, Clause 2 of the SEPP HS.</p>		<p>YES</p>

SEPP HS / BCA / DDA Access Code Review		Complies
<p>5. Site Access D (Lakeside Parade) – The pedestrian entry and pathway provides a gradual 1:20 maximum slope from the boundary @RL37.2 to a pergola @RL37.9, which will incorporate rest seating, and continues at a 1:20 to 1:33 slope adjacent to stage 2 apartment building and the main circuit roadway and pedestrian pathway, which complies with Schedule 3, Clause 2 of the SEPP HS, D3.3 of the BCA and DDA Access Code.</p>		YES
<p style="text-align: center;"><i>Lakeside Parade site entry pathway</i></p>		
<p>6. Intrasite Footpath Access – The aforementioned pedestrian site entrances and footpaths enables access to the intrasite network of pedestrian accessways, including the two shared access driveways to Villas 6 to 15, that circulate around the site to all villas, apartment buildings and communal residents clubhouse to comply with ASI428.1 to satisfy part D3.2 of the BCA and DDA Access Code and SEPP HS.</p>		YES
<p>7. The slope of the pedestrian accessways vary from 1:20 to 1:50 and propose 1200mm to 1500mm width with numerous “passing” opportunities for people using wheelchairs and scooters at driveway crossovers and T-junctions in accordance with ASI428.1 to satisfy D3.3 of the BCA and DDA Access Code.</p>		YES
<p>8. The roadway design proposes flush kerbs and centre of road drainage inverts which enables ideal pedestrian access for a seniors housing development.</p>		YES
<p>9. Roadway crossings and rest seating are evenly distributed around the site to maximize resident amenity consistent with the SEPP HS.</p>		YES

SEPP HS / BCA / DDA Access Code Review	Complies
<p>10. Stage 2 Apartment Buildings & Residents Clubhouse – To access Apartment Buildings the plans indicate a variable sloping 1:20 maximum gradient footpath with pathway links to the residential lobbies in a manner that will comply with AS1428.1 to satisfy part D3.2 of the BCA, DDA Access Code and SEPP HS.</p> <p>11. Detailed designs for these buildings shall from a Stage 2 DA.</p>	<p>YES</p> <p>Future DA</p>
 <p>The diagram shows a site plan for Stage 2. It features a central clubhouse and several apartment buildings. A network of paths is shown connecting these buildings, with a specific path highlighted for accessibility. The paths are labeled with a maximum gradient of 1:20. The plan also shows various rooms and areas within the buildings, including '1-6 storey apartments/clubhouse' and '1-6 storey apartments'.</p>	
<p>12. Residential Care Facility – The plans show a multi-storey residential care facility at the north-eastern corner of the site that will incorporate site access paths in accordance with AS1428.1 to satisfy part D3.2 of the BCA, DDA Access Code and SEPP HS.</p>	<p>Future DA</p>

Parking (Part D3.5 of the BCA)

SEPP HS / BCA / DDA Access Code Review		Complies
<p>13. On-street Visitor Parking - In review of the plans the development shows twenty-one (21) on-street spaces that includes five (5) accessible car spaces complying with AS2890.6 consistent with D3.5 of the BCA, DDA Access Code and SEPP HS.</p>		<p>YES</p>
 <p>The diagrams illustrate the design of accessible parking spaces. The left diagram shows two adjacent accessible spaces, each marked with a wheelchair icon. The middle diagram shows a single accessible space with a wheelchair icon, highlighting a 6200mm width and a sloped surface for wheelchair access. The right diagram shows two adjacent accessible spaces, each marked with a wheelchair icon, with a sloped surface for wheelchair access.</p>		

Internal Accessways (Part D3.3 of the BCA)

BCA / DDA Access Code Review	Complies
<p>14. Within the context of a masterplan there are no Common Areas of buildings to be assessed are will be the subject of a future Stage 2 development application.</p>	

Part A2 – Access to Transport, Shops & Services

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

Accessible facilities and services

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

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

Clause 26 - Location and access to facilities

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

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

(2) Access complies with this clause if:

(a) the facilities and services referred to in subclause (1) are located at a distance of not more than 400 metres from the site of the proposed development that is a distance accessible by means of a suitable access pathway and the overall average gradient for the pathway is no more than 1:14, although the following gradients along the pathway are also acceptable:

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

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

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

Accessible facilities and services

site to the public transport services (and from the public transport services to the facilities and services referred to in subclause (1)) complies with subclause (3)

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

Clause 38 – Accessibility:

The proposed development should:

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

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

Distance to shops and services

1.2 The site is located approximately 150-250 metres to the Jordan Springs shopping centre directly opposite the subject site, which provides a variety of shops and services, which has a range of shops and services that generally complies with the expectations of Clause 26(1) of the SEPP HS.

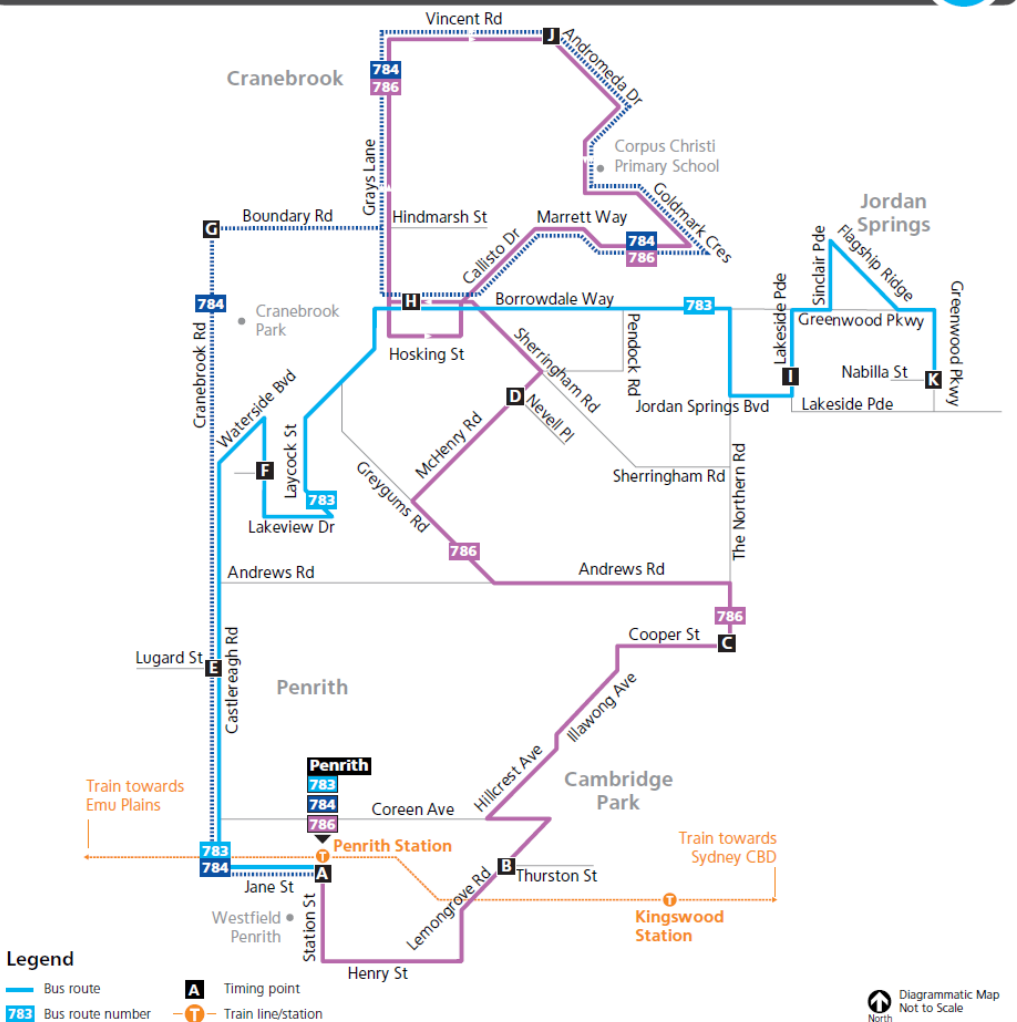
1.3 To compliment the Jordan Springs shopping centre the development is also directly located adjacent to two bus stops which are serviced by Route 783, which provides 23 services daily Monday to Friday which travel from Jordan Springs to Penrith via Cranebrook whereby a comprehensive range of goods and services are freely available to meet the needs of residents and comply with Clause 26(1) of the SEPP HS. There are 10 services on Saturday and 9 on Sunday.

Overall, there are 5 services departing the site between 8.00am and noon and 5 return services arriving at the site between noon and 6.00pm Monday to Friday to comply with clause 26(2)(b) of the SEPP HS.

I.4 Therefore the development complies with Clauses 26 (1) and (2) of the SEPP HS in terms of access to local shops and services and the use of public transport to access a broader range of regional shops and services at Penrith and Cranebrook provide a comprehensive range of services to readily satisfy Clause 26(1) and 26(5) of the SEPP HS.

I.5

Routes 783, 784, 786



Quality of footpath access to the bus stop

I.6 With respect to the distance and footpath access to the bus stops on Jordan Springs Boulevard adjoining the site, they are conveniently located 50 to 150 metres from a site entrance which readily complies with Clause 26(2)(b) of the SEPP HS in terms of distance.

I.7 The topography of Jordan Springs Boulevard provides a very moderate average of 1:25 gradient to satisfy clause 26(3) of the SEPP HS.

I.8 With respect to footpath access there is a footpath and signaled pedestrian crossing adjacent to the site to enable an accessible path of travel to comply with Clauses 26(2) (3)(4) and 38(a) of the SEPP HS.



- 1.9 **Destination Accessibility** - With respect to the accessibility of destination bus stops and access to shops and services this assessment confirms appropriate access in accordance with Clauses 26(2)(3)(4) and 38(a) of the SEPP HS.
- 1.10 **Penrith Shopping Centre** – The 783 bus route travels to Penrith Station and along the Great Western Highway through the CBD, which enables access adjoins to a wide range of shops and services. Penrith CBD provide footpaths, kerb ramps and signalised crossings to facilitate appropriate access to shops and services in accordance with Clauses 26(2)(3)(4) and 38(a) of the SEPP HS.

Summary of Access to Services, Bus Stops and Bus Services

- 1.11 In summary it is evident that;
- The existing footpath infrastructure on Jordan Springs Boulevard and Lakeside Parade as discussed above provide appropriate pedestrian access to the Jordan Springs shopping centre and public bus transport in accordance with clause 26(2)(3)(4) of the SEPP HS.
 - The available bus services provided by Route 783 facilitate appropriate access to services in a manner consistent with clause 26(2)(b) of the SEPP HS.
 - The destination shopping centres at Jordan Springs, Cranebrook and Penrith provide a comprehensive range of services to readily satisfy Clause 26(1) and 26(5) of the SEPP HS.

Access Assessment
Part B – Stage 1 Seniors Housing

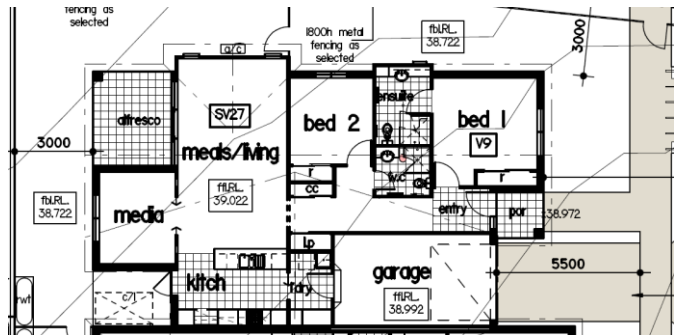
Development Standards - [schedule 3] Self-Contained Dwellings

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

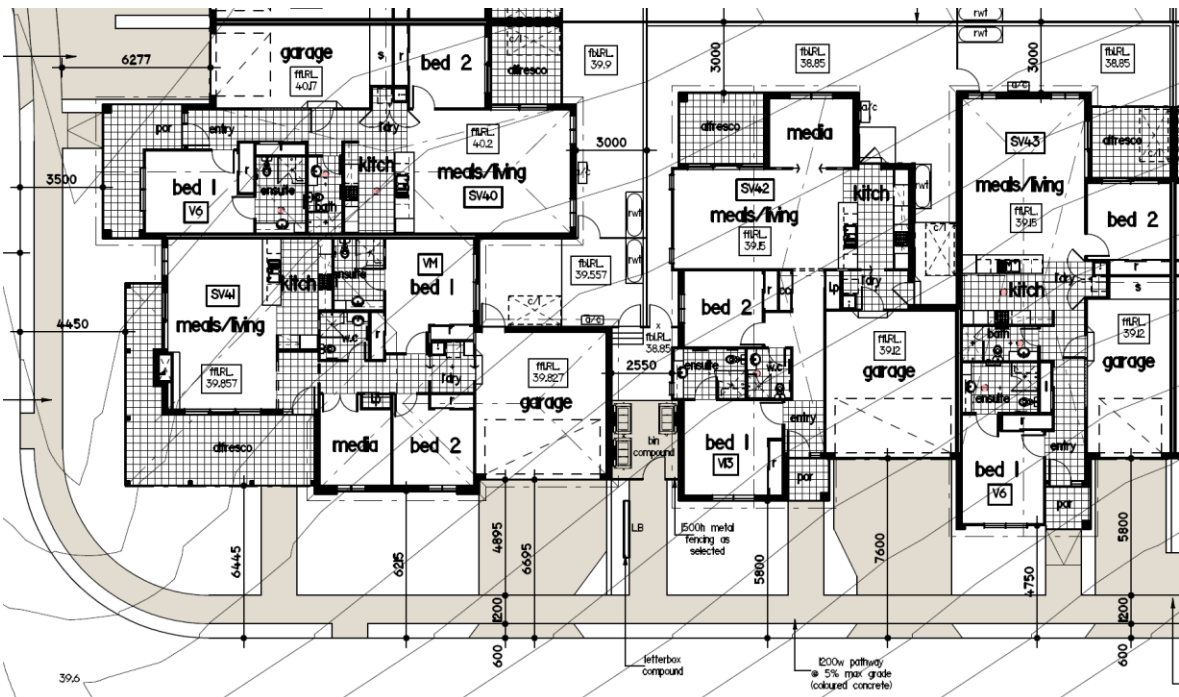
The following provides an accessibility assessment of the 51 villas that form Stage 1 of the overall development.

The plans propose four design types;

- 25 X Type V6 Villas
- 11 X Type V9 Villas
- 8 X Type V13 Villas
- 7 X Type VM Villas



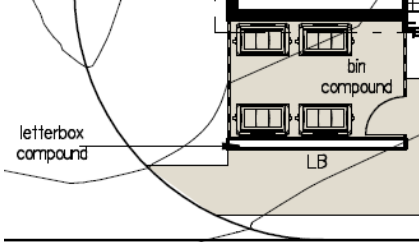
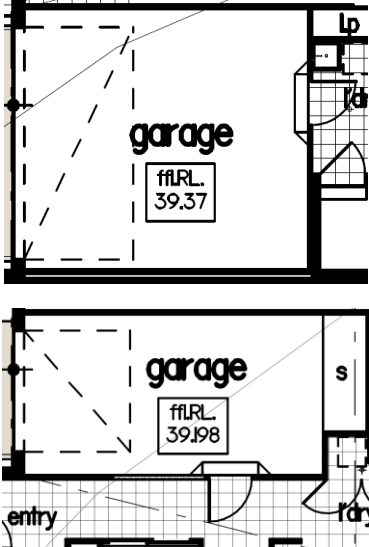
Villa Type V9



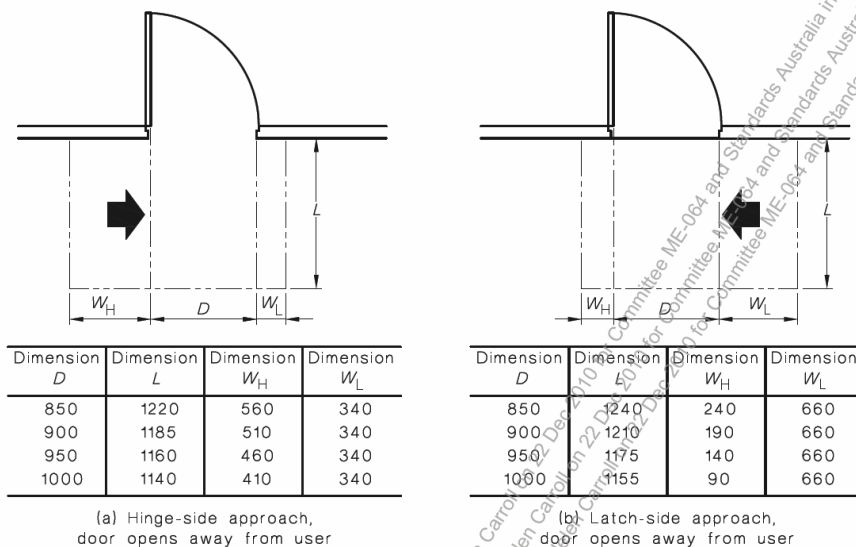
Villa Type VM

Villa Type V13

Villa Type V6

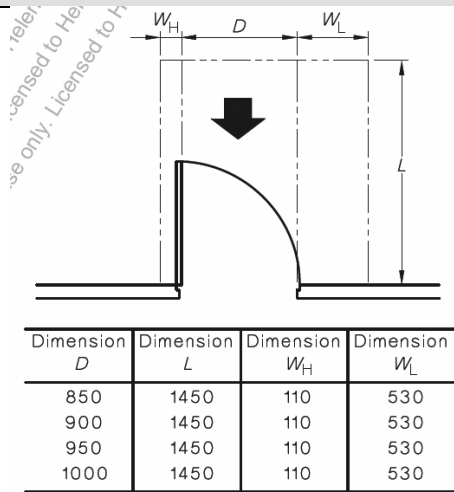
Clause	Item Assessment	Complies
Schedule 3, Clause 2(1)(2)	<p>Site Access – Wheelchair Access</p> <p>The development site is located on the corner of Jordan Springs Boulevard and Lakeside Parade, which provides gradual topography that is well suited for a Seniors Housing development.</p> <p>The main site entrance and several pedestrian entrances are proposed on the Jordan Springs Boulevard frontage which enables access to the public transport bus stops on Jordan Springs Boulevard or continuing footpath access to the Jordan Springs shopping centre.</p> <p>In response to clause 2(2) of schedule 3 the development will provide wheelchair accessible entrances from the public domain through open access paths of a 1:20 maximum gradient to access the intrasite network of pathways to approach all villas.</p>	<p>YES</p> <p>YES</p> <p>YES</p>
Schedule 3 Clause 3	<p>Security – It is understood that there will be low level lighting along the entry pathways to the building entries and lift landings to comply with this requirement, which will be confirmed at construction certificate stage.</p>	<p>YES at CC stage</p>
Schedule 3 Clause 4	<p>Letterboxes – The plans indicate that letterboxes will be installed in at least 6 locations, which will include level 1550 X 1550 minimum area adjacent to the letterboxes to comply with this requirement.</p>	 <p>YES</p>
Schedule 3 Clause 5	<p>Private Car Accommodation – With respect to Stage 1 the development proposes 51 resident parking spaces within attached garages for each 2 bedroom villa.</p> <p>The plans illustrate;</p> <ul style="list-style-type: none"> • 15 accessible spaces within 5500mm width garages with a 2500mm minimum height clearance which complies with AS2890.6 and will satisfy Clause 5(b) of the SEPP HS. • The remaining 41 garages propose 3500mm width adjacent to a corridor and provision for an internal double sliding doorway to enable a 2400mm width transfer area to achieve the intent of AS2890.6. 	 <p>YES</p> <p>YES</p>

Clause	Item Assessment	Complies
	<ul style="list-style-type: none"> The 2500mm minimum internal; headroom clearance over the parking spaces and 2200mm entrance height satisfies the accessibility requirements of AS2890 and schedule 3, clause 5(a) of the Housing for Seniors Policy. The provision of 30% of garages achieving 5500mm width will readily satisfy the accessibility requirements of schedule 3, clause 5(b) of the Housing for Seniors Policy which specifies that 5% of the spaces shall be 3800mm minimum width. The garage entry doors shall be power operated to satisfy schedule 3 clause 5(c) of the Housing for Seniors Policy. 	<p>YES</p> <p>YES</p> <p>YES</p>
Schedule 3 Clause 6	<p>Accessible entry – The plans confirm that the entry doorway landings for each villa shall provide at least 1600mm X 1600mm minimum circulation space with 530mm minimum latch side clearance in accordance with AS4299.</p> <p>The internal foyer areas of the villas also provide at least 1600mm X 1600mm circulation space with the required 530mm latch side clearance in accordance with AS4299 and the Housing for Seniors Policy.</p> <p>Details of 920mm entry doors and lever door handles shall be confirmed at construction documentation stage.</p>	<p>YES</p> <p>YES</p> <p>YES at CC stage</p>
Schedule 3 Clause 7	<p>Interior: general – The plans show that all internal corridors shall be 1240mm minimum width to facilitate side-on doorway circulation spaces in accordance with Figure 31(a)(b) of ASI428.1 to satisfy clause 7 of schedule 3.</p>	<p>YES</p>

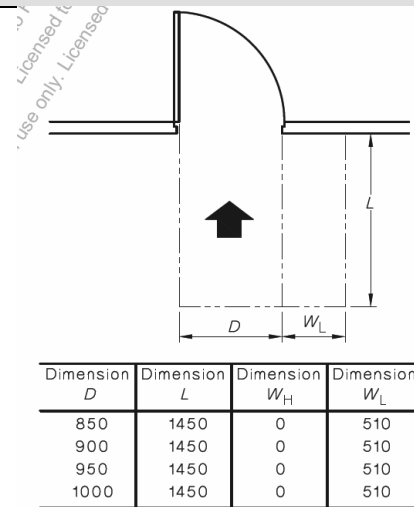


Where front-on approaches to doorways is provided then the doorway circulation space shall provide at least 1600mm width with 530mm minimum latch side clearance in accordance with Figure 31(d)(h) of ASI428.1 to satisfy clause 7 of schedule 3.

Clause	Item Assessment	Complies
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(h) Front approach, door opens towards user



(d) Front approach, door opens away from user

Schedule 3 **Main bedroom** – The plans show the main bedrooms will provide an area large enough to accommodate a queen sized bed with 1000mm on each side of the bed and 1200mm minimum at the foot of the bed as demonstrated by the following dimensions, which exclude robe space.

Clause 8

- Type V6 Villas – 3950mm X 3300mm.
- Type V9 Villas – 3900mm X 3400mm.
- Type VI3 Villas – 4250mm X 3300mm.
- Type VM Villas – 3600mm X 3600mm.

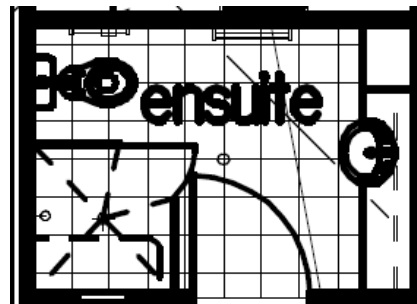
YES
YES
YES
YES

The doorway circulation spaces to enter/exit the room or access the ensuite will also provide at least 1600mm X 1600mm circulation space for front-on approaches or 1240mm width for side-on approaches clear of a queen sized bed and doors offset with required latchside clearances to comply with AS1428.1 and satisfy Clauses 7 and 8 of the SEPP HS.

YES

Schedule 3 **Bathroom** – The plans show an ensuite in every unit that will provide at least; 3100mm X 2100mm with a layout and size that complies with AS4299/1428.1 and the SEPP HS.

Clause 9



YES

Generally, compliance is achieved by:

- Toilet in a recessed corner to enable retrofitting of grabrails and provide 1200mm clearance in front of the pan,
- Vanity washbasin that will have plumbing that can be adapted to comply with A1428.1.

YES
YES at CC stage

Clause	Item Assessment	Complies
	<ul style="list-style-type: none"> ▪ 1600mm X 1100mm minimum shower area with 1250mm X 1600mm minimum circulation area and a removable screen that can accommodate a grabrail, folding seat and portable shower head to comply with AS1428.1. ▪ Wall cabinet and mirror with an adjoining power outlet 600-1100mm height above the floor in accordance with AS4299. 	
Schedule 3 Clause 10	Toilet – The plans show that the ensuite in each unit can provide a toilet which is “Visitable” in terms of compliance with AS4299 and AS1428 by varying layouts that can provide at least 1250mm X 900mm clearance in front of the pan clear of any door swing space.	YES
Schedule 3 Clause 11	Surface finishes – Details regarding paving finishes in accordance with the Housing for Seniors Policy, which will be provided at construction certificate stage to comply with this requirement.	YES at CC stage
Schedule 3 Clause 12	Doors – While the plans do not show details regarding doors and door handles it is understood that all doors shall be 920mm width with lever handles in accordance with the Housing for Seniors Policy and AS1428.1.	YES At CC stage
Schedule 3 Clause 13	Ancillary items – Details regarding installation of switches, power points and the like in accordance with the Housing for Seniors Policy and will be provided at construction certificate stage.	YES At stage
Schedule 3 Clause 15	Living and Dining rooms – The plans show combined living and dining areas which indicate that the circulation space requirements do comply with this clause. See Private Open Space Cls 50(f) regarding doorway thresholds.	YES
Schedule 3 Clause 16	Kitchen – The plans indicate the floor area and general kitchen layout can comply with this clause by providing a movable island bench to facilitate 1550mm circulation space between kitchen cupboards. The plans also show an adequate 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.	YES At CC stage
Schedule 3 Clause 17	Access to kitchen, main bedroom, bathroom and toilet – While ALL dwellings are single storey then the development readily satisfies the SEPP HS.	YES
Schedule 3 Clause 18	Lifts in Multi-Storey Buildings – Not applicable to single storey villas.	YES

Clause	Item Assessment	Complies
Schedule 3 Clause 19	<p>Laundry – The plans show that the laundry facilities shall be provided in a room or closet adjoining the hallway. In all cases the laundry facilities provide an area for washing machine, basin and drier and at least 1300 X 1300mm clear circulation space in front of the appliances and door in accordance with the Housing for Seniors Policy.</p> <p>Details regarding other requirements for slip resistant floors and tempering valves, which will be provided at construction certificate stage to comply with this clause.</p>	YES
Schedule 3 Clause 20	<p>Storage – The plans indicate that all units shall have a storage / linen cupboard adjoining the hallway or within a study.</p>	YES
Schedule 3 Clause 21	<p>Garbage – With respect to waste management the development proposes the garbage bin enclosures around the site that provide appropriate doorway access and 1550 X 1550 circulation space adjacent to all bins to enable wheelchair access to satisfy the SEPP HS.</p>	YES
Cls 50 (f)	<p>Private Open Space - The plans indicate that there are terraces/courtyards for all self-contained dwellings providing private open space to meet the requirements of at least 15M² with one area adjoining the living room that is at least 3.0 X 3.0 metres on the ground floor or 10M² not on the ground floor</p> <p>It is understood that there will be a 30mm height variation between the external and internal finished floor levels with a gradual 1:40 slope up to the doorway threshold and small 1:8 gradient threshold ramps in accordance with AS1428.</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>	YES

Conclusion

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

- The development demonstrates compliance with the minimum requirements of visitability by virtue of 100% of the self contained dwellings that will have wheelchair accessible pathways from an adjoining road or internal road as required by schedule 3 clause 2(2); and
- Accessibility of the self-contained dwellings (100%) and compliance with the design standards of schedule 3; and
- Provision of communal amenities that will be wheelchair accessible and benefit the lifestyle of future residents also demonstrate compliance with ASI428 and clauses 38(b), schedule 3 clause 2(3); and
- Provision of managed accessible parking for residents and visitors consistent with schedule 3 clause 5, clause 50(h) and 38(b); and
- Provision of appropriate access to public transport to access an appropriate range of shops and services to comply with clauses 26 and 38 of the SEPP HS.



Mark Relf
Access Consultant (ACAA)

Appendix A – Housing for Seniors Policy – Access requirements

The following extract from State Environment Planning Policy – Housing for Seniors or People with a Disability 2004 (2018) includes matters that require consideration for the provision of accessibility of a development comprising self-contained dwellings.

26 Location and access to facilities

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

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

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

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

Clause 38 – Accessibility:

The proposed development should:

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

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

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

(9) Bathroom

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

(10) Toilet

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

(11) Surface finishes

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

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

(12) Doors

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

(13) Ancillary items

Switches power points must be provided in accordance with AS4299.

Part 2 Additional standards for self-contained dwellings

(14) Application of standards in this Part

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

(15) Living room and dining room

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

(16) Kitchen

A kitchen in a self-contained dwelling must have:

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

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

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

(18) Lifts in Multi-Storey buildings

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

(19) Laundry

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

- (a) a width at door approaches complying with clause 7 of this Schedule, and
- (b) provision for the installation of an automatic washing machine and a clothes dryer,

- (c) that has a clear space in front of appliances of at least 1300 millimetres, and
- (d) that has a slip-resistant floor surface, and
- (e) that has an accessible path of travel to any clothes line provided in relation to the dwelling.

(20) **Storage**

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

(21) **Garbage**

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

Division 4 – Self-Contained Dwellings –

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

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

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

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

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

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

Appendix B – Public Transport

The following pages provides an example of timetable frequencies for Route services 783.

Sample of the Monday to Friday Daytime Sample times appear below.

Jordan Springs to Penrith

4

Monday to Friday											
<small>map ref</small>	Service information	783	783	783	783	783	783	783	783	783	
K	Jordan Springs Greenwood Parkway & Nabilla Street	05:27	05:56	06:26	06:54	07:23	07:54	08:24	08:54	09:33	10:33
I	Jordan Springs Shopping Centre Lakeside Parade	05:31	06:00	06:30	06:58	07:27	07:58	08:28	08:58	09:37	10:37
H	Cranebrook Village Shopping Centre Borrowdale Way	05:35	06:04	06:35	07:05	07:35	08:06	08:36	09:06	09:44	10:44
F	Cranebrook Lakeview Drive & Wedgebill Place	05:39	06:08	06:40	07:10	07:40	08:11	08:41	09:11	09:49	10:49
E	Penrith Castlereagh Road & Lugard Street	05:43	06:12	06:45	07:15	07:45	08:16	08:46	09:16	09:53	10:53
A	Penrith Interchange	05:49	06:18	06:52	07:22	07:52	08:23	08:53	09:23	09:59	10:59

Monday to Friday (continued...)											
<small>map ref</small>	Service information	783	783	783	783	783	783	783	783	783	
K	Jordan Springs Greenwood Parkway & Nabilla Street	11:33	12:33	13:33	14:33	15:41	16:22	16:49	17:16	17:43	18:08
I	Jordan Springs Shopping Centre Lakeside Parade	11:37	12:37	13:37	14:37	15:45	16:26	16:53	17:20	17:47	18:12
H	Cranebrook Village Shopping Centre Borrowdale Way	11:44	12:44	13:44	14:44	15:52	16:33	17:00	17:27	17:54	18:19
F	Cranebrook Lakeview Drive & Wedgebill Place	11:49	12:49	13:49	14:49	15:57	16:38	17:05	17:32	17:59	18:24
E	Penrith Castlereagh Road & Lugard Street	11:53	12:53	13:53	14:53	16:01	16:42	17:10	17:37	18:04	18:29
A	Penrith Interchange	11:59	12:59	13:59	14:59	16:07	16:48	17:17	17:44	18:11	18:36

Penrith to Jordan Springs

6

Monday to Friday											
<small>map ref</small>	Service information	783	783	783	783	783	783	783	783	783	
A	Penrith Interchange	06:03	06:30	06:58	07:29	07:59	08:29	09:08	10:08	11:08	12:08
E	Penrith Castlereagh Road & Lugard Street	06:07	06:35	07:03	07:34	08:04	08:34	09:13	10:13	11:13	12:13
F	Cranebrook Lakeview Drive & Wedgebill Place	06:09	06:37	07:06	07:37	08:07	08:37	09:16	10:16	11:16	12:16
H	Cranebrook Village Shopping Centre Borrowdale Way	06:13	06:41	07:10	07:41	08:11	08:41	09:20	10:20	11:20	12:20
I	Jordan Springs Shopping Centre Lakeside Parade	06:17	06:45	07:14	07:45	08:15	08:45	09:24	10:24	11:24	12:24
K	Jordan Springs Greenwood Parkway & Nabilla Street	06:24	06:52	07:21	07:52	08:22	08:52	09:31	10:31	11:31	12:31

Monday to Friday (continued...)											
<small>map ref</small>	Service information	783	783	783	783	783	783	783	783	783	
A	Penrith Interchange	13:08	14:08	15:10	15:51	16:21	16:51	17:18	17:43	18:07	18:37
E	Penrith Castlereagh Road & Lugard Street	13:13	14:13	15:15	15:56	16:26	16:56	17:23	17:48	18:12	18:42
F	Cranebrook Lakeview Drive & Wedgebill Place	13:16	14:16	15:18	15:59	16:29	16:59	17:26	17:51	18:15	18:45
H	Cranebrook Village Shopping Centre Borrowdale Way	13:20	14:20	15:23	16:04	16:33	17:03	17:30	17:55	18:19	18:49
I	Jordan Springs Shopping Centre Lakeside Parade	13:24	14:24	15:28	16:09	16:37	17:07	17:34	17:59	18:23	18:53
K	Jordan Springs Greenwood Parkway & Nabilla Street	13:31	14:31	15:35	16:16	16:44	17:14	17:41	18:06	18:30	19:00

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Statement of Expertise

CONSULTANCY PROFILE & STATEMENT OF EXPERTISE

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

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

The scope of services provided by Accessibility Solutions includes:

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

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

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

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

- Accredited Member of the Association of Consultants in Access Australia.
- Member, Standards Australia committees responsible for the AS1428 suite, AS4299 – Adaptable Housing, AS2890 – Parking and AS1735 - Lifts.
- Registered Assessor of Livable Housing.
- Subject Matter Expert on Accessibility appointed by the Australian Building Codes Board.

