

**ACCESS REPORT**  
**DEVELOPMENT APPLICATION**

**54 BARDO ROAD**  
**NEWPORT**

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

Prepared by Mark Relf

1<sup>ST</sup> September 2020

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# Accessibility Report for Development Application 54 BARDO ROAD, NEWPORT

## Development Summary

The following report has been prepared to review the “accessibility” of a development application to establish seniors housing that consists of six (6) self-care dwellings on a site at 54 Bardo Road, Newport.

The development proposes the following dwelling types and building elements.

- **Dwelling Mix** - The development proposes six (6) self-care dwellings providing 3 x two (2) bedrooms and 3 x three (3) bedrooms.
- **Parking** – The plans show six (6) resident garages within a basement carpark.

## 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 the Australian Standards AS1428 *Design for Access and Mobility* and AS4299 *Adaptable Housing* as referenced by the Housing for Seniors Policy.

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

- (a) Accessibility requirements of Part D3 and E3.6 of the Building Code of Australia (BCA 2019) relating to class 2 residential buildings.
- (b) Housing for Seniors Policy, Schedule 3, Clauses 2-21 and 38(b) concerning the self-contained detached dwellings and common amenities.
- (c) Relevant aspects Australian Standard AS1428.1 (2009) – Design for Access and Mobility and AS4299 (1995) – Adaptable Housing as referenced by Schedule 3.
- (d) Clause 26 of the Housing for Seniors Policy [2004-Amdt 2019] regarding access to shops and services and transport.

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

Dwg No.	Version	Title
DA 001	I	Cover Page
DA 002	E	Demolition Plan
DA 003	F	Site Analysis
DA 004	E	Site Images
DA 005	F	Site Plan
DA 006	M	Basement Plan

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<b>Dwg No.</b>	<b>Version</b>	<b>Title</b>
DA 007	M	Ground Floor Plan
DA 008	L	Level 1 Floor Plan
DA 009	G	Roof Plan
DA 010	H	North & West Elevations
DA 011	G	South & East Elevations
DA 012	F	Section AA & BB
DA 013	F	Section CC & DD
DA 014	I	Landscape Calculation Plan
DA 015	H	Deep Soil Plan
DA 016	G	GFA Calculations
DA 017	E	Shadow Diagrams
DA 018	E	Solar Diagrams
DA 019	C	Window Schedule
DA 020	-	Photomontage
DA 021	E	Bus Stop Distance

## Access Assessment

### Development Standards - [schedule 3] Self-Contained Dwellings

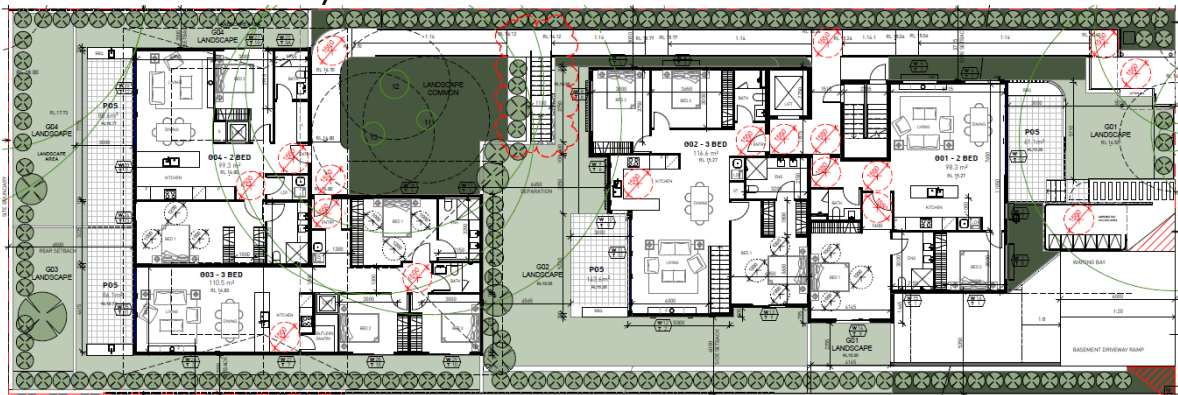
The design specifications for the exterior and interior requirements of the Housing for Seniors Policy – schedule 3 requires that all **self-contained dwellings** shall comply with these design requirements.

Clause	Item Assessment	Complies
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Schedule 3, **Site Access – Ground Floor Wheelchair Access**

Clause 2(1)(2)	In response to clause 2(2) of schedule 3 the development will provide a level principal pedestrian entry @RL14.400 with a 1:14 gradient pedestrian ramp to a common entry and lift at RL15.280, which enables access to the ground floor apartments G01, G02 and the common lift which travels to apartments 101, 102 and the basement carpark.	<b>YES</b>
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	The ground floor plan illustrates the common area ramped accessway continuing to apartments G03 and G04 @RL16.80 thereby enabling equitable access to all ground floor apartments in accordance with ASI428.1 and thereby satisfying schedule 3 clause 2(1) of the Housing for Seniors Policy.	<b>YES</b>
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*Ground Floor Plan*

BCA Table D3.1 & Part D3.2	The abovementioned accessways from the common site entrance and accessway to the common use lifts and ground floor dwelling entrances will also satisfy Table D3.1 and Part D3.2 of the BCA in terms of providing a wheelchair accessible path of travel to the unit entrance doorways.	
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The common lift provides direct access between the basement carpark, ground and first floors level to comply with ASI428.1 and thereby satisfy schedule 3 clause 2(1) of the Housing for Seniors Policy.

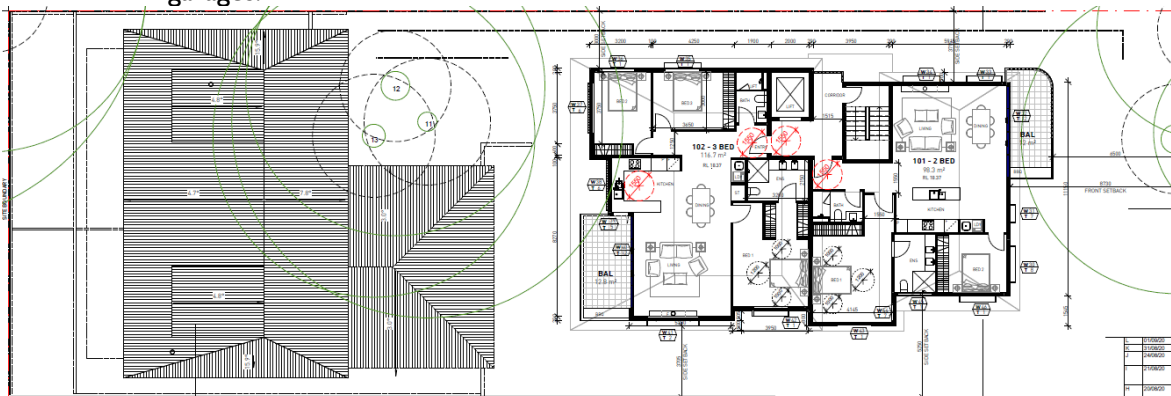
BCA Table D3.1 & Part D3.2	<b>Site Accessways– First Floor Wheelchair Access</b> The common use lift provides direct access to the first floor apartments 101 and 102 and will satisfy Table D3.1 and Part D3.2 of the BCA in terms of providing a wheelchair accessible path of travel to the unit	<b>YES</b>
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Clause	Item Assessment	Complies
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entrance doorways.

The common use lift will also satisfy schedule 3 clause 2(1) of the Housing for Seniors Policy.

In addition to the common use lift the private lifts within apartments G03 G04 provide supplementary access from the respective basement garages.

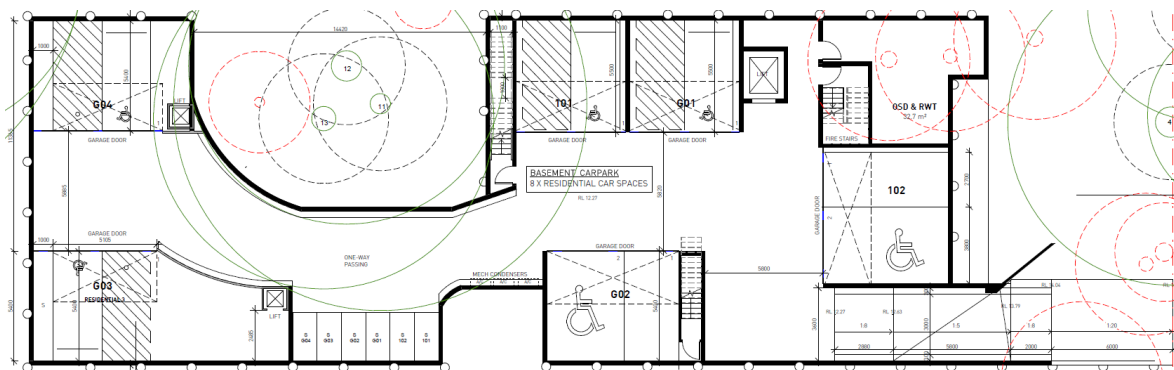


First Floor Plan

BCA Table D3.1 & Parts D3.3, D3.8, E3.6	<p><b>Communal Outdoor Areas</b></p> <p>The ramps, stairways and common use lift will be detailed at a future design stage in accordance with ASI428.1, ASI428.4.1 and lift complying with ASI735.12 to satisfy Parts D3.3 and E3.6 of the BCA.</p>	<p><b>YES</b></p>
	<p>The vertical lift shall be detailed with a 1100mm X 1400mm minimum lift car t construction certificate stage in accordance with Part E3.6 of the BCA and the SEPP HS.</p>	<p><b>YES</b></p>
BCA Table D3.1 & Parts D3.3, D3.8	<p><b>Common Stairways</b></p> <p>The plans show two egress stairways. The basement stair will be detailed at a future design stage to provide handrails on both sides with extensions at landings for safer access in accordance with ASI428.1 to satisfy Part D3.3 of the BCA. Other accessibility features for both common use stairs of step nosings, closed risers and no overhanging lips and tactile indicators shall be detailed at the construction certificate stage.</p>	<p><b>YES can comply</b></p>
Schedule 3 Clause 3	<p><b>Security</b> – It is understood that there will be low level lighting along the entry pathway to the ground level apartment lift lobby and apartment entry doorway landings to comply with this requirement, which will be confirmed at construction certificate stage.</p>	<p><b>YES at CC stage</b></p>
Schedule 3 Clause 4	<p><b>Letterboxes</b> – The plans indicate that letterboxes will be installed adjacent to the site entrance and shall have a generally level 1550 X 1550 minimum area adjacent to the letterboxes which will comply with this requirement.</p>	<p><b>YES</b></p>

Clause	Item Assessment	Complies
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Schedule 3 **Private Car Accommodation** – The development proposes 6  
 Clause 5 enclosed garages for the 6 apartments within a basement carpark.



Schedule 3 Consistent with the SEPP HS and Council’s DCP the plans show all 6  
 Clause 5 & Part 7 enclosed garages providing an accessible parking within 5400mm to  
 Part 7 7745mm width garages. In particular:

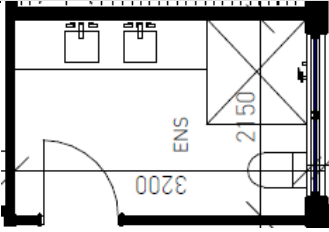
- |                               |   |
|-------------------------------|---|
| Division 4<br>Clause<br>50(h) | <ul style="list-style-type: none"> <li>• 3 garages providing 6500mm width which facilitate 3 accessible spaces complying with AS2890.6 or 2 accessible spaces and 2 ordinary 2700mm width spaces consistent with Council’s DCP and clause 5 (b) of the Housing for Seniors Policy. <span style="float: right;"><b>YES</b></span></li> <li>• 1 garage (G03) providing 6100mm width plus storage which facilitates 1 accessible space complying with AS2890.6 or 1 accessible space and 1 ordinary 2700mm width spaces consistent with Council’s DCP and clause 5 (b) of the Housing for Seniors Policy. <span style="float: right;"><b>YES</b></span></li> <li>• 2 garages providing 5400mm width which facilitate 2 accessible spaces complying with AS2890.6 and clause 5 (b) of the Housing for Seniors Policy. <span style="float: right;"><b>YES</b></span></li> <li>• 3 garages providing 6500mm width which facilitate 3 accessible spaces complying with AS2890.6 or 2 accessible spaces and 2 ordinary 2700mm width spaces consistent with Council’s DCP and clause 5 (b) of the Housing for Seniors Policy. <span style="float: right;"><b>YES</b></span></li> <li>• The 2500mm minimum internal headroom clearance over the parking spaces and 2200mm entrance and garage doorway heights satisfies the accessibility requirements of AS2890 and schedule 3, clause 5(a) of the Housing for Seniors Policy. <span style="float: right;"><b>YES</b></span></li> <li>• The garage entry doors shall be power operated to satisfy schedule 3 clause 5(c) of the Housing for Seniors Policy. <span style="float: right;"><b>YES</b></span></li> </ul> |
|-------------------------------|---|

Part 7 **Quantity**  
 Division 4 With respect to the numerical parking requirement of the SEPP HS the  
 Clause development proposes up to 10 resident parking spaces within the 6  
 50(h) enclosed garage areas to satisfy the requirement of 1 space per 2  
 bedrooms, which equates to 7 spaces for 14 bedrooms. **YES**

Schedule 3 **Accessible entry** – The plans confirm that the porch entry doorway

Clause	Item Assessment	Complies
Clause 6	landings for each dwelling shall provide level landings and level thresholds with 1550mm X 1550mm minimum circulation space with 530mm minimum latch side clearance for front-on approach or 340mm for side-on approach in accordance with AS1428.1 and AS4299.	<b>YES</b>
	The internal foyer areas of the dwellings also provide at least 1550mm X 1550mm circulation space with the required 530mm latch side clearance in accordance with AS4299 and the Housing for Seniors Policy.	<b>YES</b>
	Details of 920mm entry doors and lever door handles shall be confirmed at construction documentation stage.	<b>YES at CC stage</b>
Schedule 3 Clause 7	<b>Interior: general – Apartments G01, G02, G03, G04, I01, I02</b> - The plans show generally open plan living areas with a main bedroom and bathroom and private open space on the ground floor which complies with the SEPP HS.	<b>YES</b>
	The plans indicate doorway circulation spaces complying with AS1428.1 to satisfy clause 7 of schedule 3 of the SEPP HS, including 1250mm minimum width corridors where side-on approaches to doorways exist or 1550 width where front-on approaches prevail to main bedrooms.	<b>YES</b>
	In several cases the doorway circulation spaces to bedrooms 2 and 3 and ensuites do not illustrate complying with AS1428.1 to satisfy clause 7 of schedule 3 of the SEPP HS. Although this could be amended internally at CC stage to fully satisfy clause 7 of schedule 3 of the SEPP HS.	<b>Can Comply at CC stage</b>
Schedule 3 Clause 8	<b>Main bedroom</b> – The plans show a main bedroom of all apartments will provide a main bedroom on the entry level with 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 queen bed and doorway circulation spaces as demonstrated by the following dimensions.	
	<ul style="list-style-type: none"> <li>• Apartments G01, G02, I01, I02 – provide a minimum of 3950mm-4150mm X 3500mm-4500mm clear of the robes.</li> </ul>	<b>YES</b>
	<ul style="list-style-type: none"> <li>• Apartments G03, G04 – provide a minimum of 3790mm-4260mm X 3200mm clear of the robes.</li> </ul>	<b>YES</b>
	The doorway circulation spaces to enter/exit the bedrooms or access the ensuites will also provide at least 1550mm X 1550mm circulation space for front-on approaches for apartments G01, G03, I01 while the remainder G02, G04, I02 can be adjusted at construction certificate stage.	<b>Can Comply at CC stage</b>



Clause	Item Assessment	Complies
Schedule 3 Clause 9	<p><b>Bathroom</b> – The plans show an ensuite bathroom in every unit that will provide the spatial areas of 2150 X 3200 to readily comply with AS4299/1428.1.</p>  <p>The layouts of fittings indicate compliance in accordance with ASI428.1 and the provisions of clauses 9 and 10 of schedule 3 of the SEPP HS:</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 and vanity that can be adapted to comply with A1428.1.</li> <li>▪ 1160mm X 1100mm minimum shower area with a removable screen that and second vanity to facilitate 1400mm X 1600mm minimum circulation area and accommodate a grabrail, folding seat and portable shower head to comply with ASI428.1.</li> <li>▪ Wall cabinet and mirror with an adjoining power outlet 600-1100mm height above the floor in accordance with AS4299.</li> </ul>	<p><b>YES</b></p> <p><b>YES</b></p> <p><b>YES</b></p> <p><b>YES at CC stage</b></p>
Schedule 3 Clause 10	<p><b>Toilet</b> – The plans show an ensuite on the entry floor that includes a “Visitable” design complying with AS4299 by providing at least 1250mm X 900mm clearance in front of the pan and door swing.</p>	<b>YES</b>
Schedule 3 Clause 11	<p><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.</p>	<b>YES at CC stage</b>
Schedule 3 Clause 12	<p><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.</p>	<b>YES At CC Stage</b>
Schedule 3 Clause 13	<p><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.</p>	<b>YES At CC Stage</b>
Schedule 3 Clause 15	<p><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.</p>	<b>YES</b>
Schedule 3 Clause 16	<p><b>Kitchen</b> – The plans indicate the floor area and general kitchen layout can comply with AS4299 this clause by providing movable island benches that can provide 1550mm minimum circulation space between kitchen benches and cupboards. The plans also show an area to accommodate a wall oven,</p>	<b>YES At CC Stage</b>

Clause	Item Assessment	Complies
	<p>hotplate, sink and fridge in accessible positions as required by sub paragraphs (a), (c) and (g).</p> <p>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.</p>	
Schedule 3 Clause 17	<p><b>Access to kitchen, main bedroom, bathroom and toilet –</b></p> <p>All apartments provide a kitchen, main bedroom, bathroom and toilet on the <b>entry level</b> to comply with the SEPP HS.</p>	<b>YES</b>
Schedule 3 Clause 18	<p><b>Lifts in Multi-Storey Buildings –</b> The <b>common lift</b> will facilitate access from the basement car park to the ground and first floors to facilitate appropriate access for people with disabilities to comply with the SEPP HS and E3.6 of the BCA.</p>	<b>YES</b>
	<p>Details of a 1100mm X 1400mm minimum lift car shall be confirmed at construction certificate stage in accordance with AS1735.12 to satisfy Part E3.6 of the BCA and the SEPP HS.</p>	<b>YES</b>
Schedule 3 Clause 19	<p><b>Laundry –</b> The plans show that the laundry facilities shall be provided in a closet adjoining the hallway or kitchen. 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.</p>	<b>YES</b>
	<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>	
Schedule 3 Clause 20	<p><b>Storage –</b> The plans indicate that all units shall have a storage / linen cupboard adjoining the hallway or within a bedroom.</p>	<b>YES</b>
Schedule 3 Clause 21	<p><b>Garbage –</b> With respect to waste management the development proposes the garbage bin room at the ground floor level adjacent to the driveway providing appropriate doorway access and 1550 X 1550 circulation space adjacent to all bins to enable wheelchair access to satisfy the SEPP HS.</p>	<b>YES</b>
Cls 50 (f)	<p><b>Private Open Space -</b> The plans indicate that there are terraces/courtyards for all self-contained dwellings providing private open space to meet the requirements of at least 15M<sup>2</sup> with one area adjoining the living room that is at least 3.0 X 3.0 metres for units that are at ground level.</p>	<b>YES</b>
	<p>First floor apartments provide a minimum 10 square metres in area and 2.0 metres minimum width adjacent to the living area.</p> <p>It is understood that there will be a 30mm height variation between the</p>	

Clause	Item Assessment	Complies
	<p>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 terraces and balconies from the living areas in a manner that complies with clauses 50(f).</p>	

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

### **Accessible facilities and services**

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 (a) of the SEPP HS.

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

#### **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 Greater Sydney (Greater Capital City Statistical Area)—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

### Accessible facilities and services

- (c) in the case of a proposed development on land in a local government area that is not within the Greater Sydney (Greater Capital City Statistical Area)—there is a transport service available to the residents who will occupy the proposed development:
- (i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and
  - (ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1), and
  - (iii) that is available both to and from the proposed development during daylight hours at least once each day from Monday to Friday (both days inclusive),

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

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

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

- (5) In this clause:

**bank service provider** means any bank, credit union or building society or any post office that provides banking services.

### Clause 38 – Accessibility:

The proposed development should:

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

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

**Distance to shops and services**

**2.1 Site Access - Continuous Accessible Paths of Travel**

The site is located approximately 450 metres to the commencement of the Newport shopping centre.

With respect to the provision of access to public transport to access the shopping centres the subject site is located approximately 269 and 218 metres to two bus stops in Gladstone Street using existing footpaths along Bardo Road and Gladstone Street.

The 188, 199, L90 bus routes travel from these bus stops to Palm Beach to Manly Wharf via Barrenjoey/Pittwater Roads and then to the City.

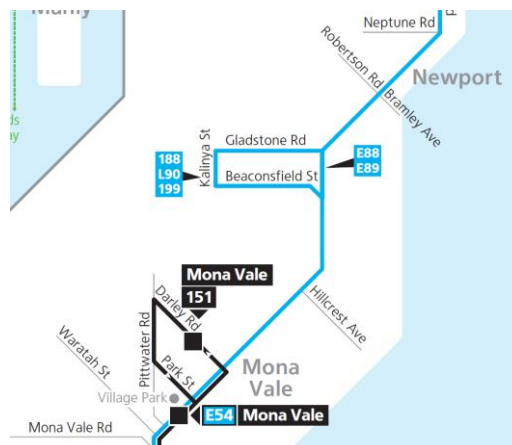
The 188, 199, L90 bus routes enable access to shops and services at Palm Beach, Avalon, Newport, Mona Vale, Narrabeen, Collaroy, Dee Why, Brookvale, Warringah Mall, Manly, Balgowlah, Mosman, Cremorne, Neutral Bay and the City terminating at QVB and then returning to Palm Beach.

The abovementioned shopping centres provide a comprehensive range of shops and services to readily satisfy clause 26 of the SEPP HS.

The 269 and 218 metres to two bus stops in Gladstone Street from the subject site is significantly less than the 400 metres required by clause 26 of the SEPP HS.

The distances from bus stops at the aforementioned destinations are also less than 400 metres to a wide range of shops and services to comply with clause 26 of the SEPP HS.

Overall the distance from the site to bus stops and provision of new kerb ramps and footpaths as noted above will comply with clauses 26 and 38 of the Housing for Seniors Policy.



## 2.2 Quality of footpath access to the bus stop

The subject development will utilize existing footpaths on Bardo Road, King Street and Gladstone Street whereby the pedestrian footpath provides very gradual gradients that are generally less than 1:25 along Bardo Road, which continue to the corner of King Street. where the kerb ramps a enable safe crossing.



*54 Bardo Road*



*Corner of Bardo Road and King Street*

## 2.3 King Street Footpath

The existing footpath along King Street provides variable slopes ranging from 1:50 to 1:14 with one section at 1:12 for 12 metres which readily complies with clause 26(3) of the SEPP HS.

## 2.4 Gladstone Street Footpath

Upon reaching Gladstone Street there are multiple kerb ramps, marked pedestrian crossing, pedestrian refuge and footpath connections to the two bus stops complying with AS1428.1 while the general slope along this section of Gladstone Street is generally 1:20 to 1:25 in accordance with clause 26(3) of the SEPP HS.



*Gladstone Street bus stops and King Street crossings*

- 2.5 Overall the distance and footpaths from the site to bus stops as noted above will comply with clauses 26 and 38 of the Housing for Seniors Policy.

### Scope and adequacy of retail and community services

- 2.6 **Destination Accessibility** – With respect to the accessibility of destination bus stops and access to shops and services this assessment confirms appropriate access in accordance with Clauses 26(2)(3)(4) and 38(i) of the SEPP HS at
- Newport, Palm Beach, Avalon
  - Mona Vale, Warriewood and Narrabeen
  - Dee Why, Collaroy and Long Reef
  - Brookvale including Warringah Mall
  - Manly and Balgowlah
  - Cremorne and Neutral Bay
  - City (QVB and surrounds)
- 2.7 **Newport Shopping Centre** is located on Barrenjoey Road approximately 50-350 metres from the bus stops and there is a signalised pedestrian crossing, footpaths and kerb ramps which provide appropriate gradients and access to shops and services in accordance with Clauses 26(2)(3)(4) and 38(a) of the SEPP HS.
- 2.8 **Club Palm Beach & Nearby shops** are located on Barrenjoey Road approximately 25-350 metres from the bus stops and there is a pedestrian refuge crossing, footpaths and kerb ramps which provide appropriate gradients and access to shops and services in accordance with Clauses 26(2)(3)(4) and 38(a) of the SEPP HS.
- 2.9 **Avalon Shopping Centre** is located on Avalon Parade and Old Barrenjoey Road approximately 50-350 metres from the bus stops and there is a signalised pedestrian crossing on Barrenjoey Road, footpaths and kerb ramps which provide appropriate gradients and access to shops and services in accordance with Clauses 26(2)(3)(4) and 38(a) of the SEPP HS.



- 2.10 **Mona Vale Shopping Centre** is located on Pittwater and Barrenjoey Roads approximately 100-350 metres from the bus stops and there is a signalised pedestrian crossing, footpaths and kerb ramps which provide appropriate gradients and access to shops and services in accordance with Clauses 26(2)(3)(4) and 38(a) of the SEPP HS.
- 2.11 **Warriewood Shopping Centre** is located on Jackson Road approximately 400 metres from the bus stops and there is a signalised pedestrian crossing, footpaths and kerb ramps which provide appropriate gradients and access to shops and services in accordance with Clauses 26(2)(3)(4) and 38(a) of the SEPP HS.
- 2.12 **Narrabeen, Collaroy, Long Reef & Dee Why Shopping Centres** are located on Pittwater Road approximately 50-350 metres from the bus stops and there is a signalised pedestrian crossings, footpaths and kerb ramps which provide appropriate gradients and access to shops and services in accordance with Clauses 26(2)(3)(4) and 38(a) of the SEPP HS.
- 2.13 **Brookvale & Warringah Mall Shopping Centres** are large regional centres with multiple bus stops and footpaths, kerb ramps and signalized crossings throughout the centres that facilitate appropriate gradients and access to access shops and services in accordance with Clauses 26(2)(3)(4) of the SEPP HS.
- 2.14 **Manly, Balgowlah, Cremorne, Neutral Bay & the City Shopping Centres** are large regional centres with multiple bus stops and footpaths, kerb ramps and signalized crossings throughout the centres that facilitate appropriate gradients and access to access shops and services in accordance with Clauses 26(2)(3)(4) of the SEPP HS.
- 2.15 **Other Services**
- In addition to the abovementioned retail/commercial precincts supplementary surveys confirm a wide range of health/medical, recreational, social and cultural services within the abovementioned centres and surrounds to confirm that the development is well located and provides suitable access to an appropriate range of shops and services for future residents to fully satisfy Clause 26(1) and (5) of the SEPP HS.

### Summary of Bus Services

#### 2.16 **Bus Route Frequency**

Generally, the combined bus routes **188, L90, 199** as mentioned above provide over 100 services daily Monday to Friday and a slightly lesser number on Saturday and Sunday.

With respect to requirements of clause 26(2)(b) of the SEPP HS the timetable for the **199** route confirms the following for trips to the City via Mona Vale, Dee Why and Warringah Mall;

- a) Route 199 provides 26+ services depart from the Gladstone Street bus stop with 15 services between 8.00am and noon Mon–Fri travelling to Avalon, Mona Vale, Dee Why, Warringah Mall and the City; and
- b) Route 199 provides 19 return services to the Gladstone Street bus stop between noon and 6.00pm from Mona Vale, Dee Why, Warringah Mall and the City.

- 2.17 For northbound trips the **199** bus services departing from Gladstone Street to Newport, Avalon and Palm Beach provide at least 16 services between 8.00am and noon and 26 return services between noon and 6.00pm Monday to Friday to comply with clause 26(2)(b) of the SEPP HS.
- 2.18 The timetables also confirm that many of the abovementioned bus routes provide services on Saturday and Sunday to ensure a comprehensive array of public transport. A small sample of the timetables are attached at Appendix B of this report to illustrate the above frequencies.
- Overall, the abovementioned services provide an appropriate range of services and choice of destinations to access a wide range of shops and services to satisfy clause to satisfy clause 26 (2)(a) and (b) of the SEPP HS.

### Summary of Access to Services, Bus Stops and Bus Services

- 2.19 In summary it is evident that;
- The development site provides appropriate pedestrian access to the public bus transport on Gladstone Street in accordance with clauses 26(2b)(3)(4) and 38 of the SEPP HS.
  - The 218-269 metre distance from the site to bus stops along the footpath and kerb ramp crossings will comply with clauses 26(2b) and 38 of the Housing for Seniors Policy.
  - The destination bus stops at the various localities also provide satisfactory pedestrian infrastructure, distances and gradients to comply with clauses 26(2b)(3)(4) and 38 of the SEPP HS.
  - The available bus services provided by bus routes **199, L90, 188** as listed above, in conjunction with the abovementioned pedestrian infrastructure, will provide appropriate access to services in a manner consistent with clause 26(2b), (3) and (4) of the SEPP HS.
  - The **199, L90, 188** bus routes and destination shopping centres and services at Avalon, Newport, Palm Beach, Mona Vale, Warriewood, Narrabeen, Dee Why, Collaroy, Long Reef, Brookvale, Warringah Mall, Cremorne, Neutral Bay and the City, provide a comprehensive range of services to readily satisfy Clause 26(1) and 26(5) of the SEPP HS.

## **Conclusion**

Following a review of the site location, public domain footpaths, 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 – 2019) 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%) that comply 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 well designed parking for residents in accordance with Council's requirements while also having regard to schedule 3 clause 5, clause 50(h) and 38(b); and
- As discussed above, the development is well located with adequate access to public transport to access a satisfactory range of shops and services consistent with the intent of 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 (Amendment - 2019) includes matters that require consideration for the provision of accessibility of a development comprising self-contained dwellings.

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

**(9) Bathroom**

(1) At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides circulation space for sanitary facilities in accordance with AS1428.1:

- (a) a slip-resistant floor surface, and
- (b) a washbasin with plumbing that would allow, either immediately or in the future the installation of a washbasin with clearances that comply with AS1428.1, and

- (c) a shower that complies with AS1428.1, except that the following must be accommodated either immediately or in the future:
    - (i) a grab rail, and
    - (ii) portable shower head, and
    - (iii) a folding seat,
  - (d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it, and
  - (e) double general power outlet beside the mirror.
- (2) Subclause (1)(c) does not prevent the installation of a shower screen that can easily be removed.

**(10) Toilet**

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

**(11) Surface finishes**

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

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

**(12) Doors**

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

**(13) Ancillary items**

Switches power points must be provided in accordance with AS4299.

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

The standards set out in this Part apply in addition to the standards set out in Part 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 199 services.

## Routes 151, E54, 188, E88, E89, L90, 199

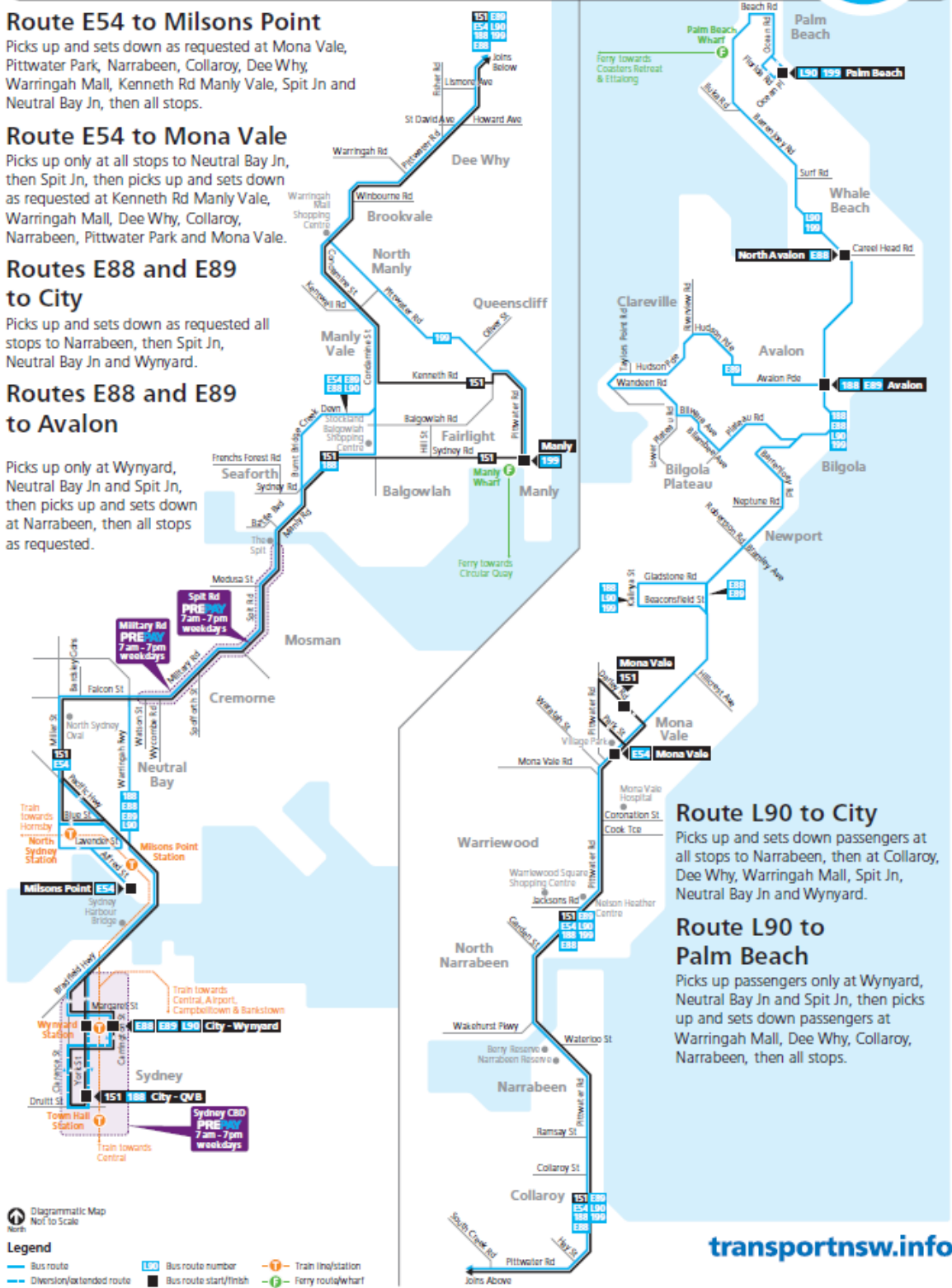


**Route E54 to Milsons Point**  
 Picks up and sets down as requested at Mona Vale, Pittwater Park, Narrabeen, Collaroy, Dee Why, Warringah Mall, Kenneth Rd Manly Vale, Spit Jn and Neutral Bay Jn, then all stops.

**Route E54 to Mona Vale**  
 Picks up only at all stops to Neutral Bay Jn, then Spit Jn, then picks up and sets down as requested at Kenneth Rd Manly Vale, Warringah Mall, Dee Why, Collaroy, Narrabeen, Pittwater Park and Mona Vale.

**Routes E88 and E89 to City**  
 Picks up and sets down as requested all stops to Narrabeen, then Spit Jn, Neutral Bay Jn and Wynyard.

**Routes E88 and E89 to Avalon**  
 Picks up only at Wynyard, Neutral Bay Jn and Spit Jn, then picks up and sets down at Narrabeen, then all stops as requested.



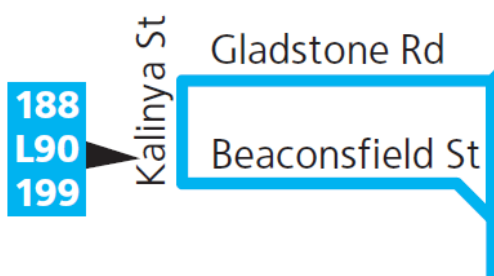
**Route L90 to City**  
 Picks up and sets down passengers at all stops to Narrabeen, then at Collaroy, Dee Why, Warringah Mall, Spit Jn, Neutral Bay Jn and Wynyard.

**Route L90 to Palm Beach**  
 Picks up passengers only at Wynyard, Neutral Bay Jn and Spit Jn, then picks up and sets down passengers at Warringah Mall, Dee Why, Collaroy, Narrabeen, then all stops.

[transportsw.info](http://transportsw.info)



Kalinya / Gladstone loop is the closest timing point on the following timetable samples



**Southbound Services**

**199** PrePay-Only - Palm Beach to Manly **B**

Monday to Friday	♿	♿	♿	♿	♿	♿	♿		
Ocean Pl at Ocean Rd, Palm Beach	-	05:00	-	05:34	-	06:02	-	06:31	-
Barrenjoey Rd near Careel Head Rd, Avalon	-	05:07	-	05:41	-	06:09	-	06:38	-
Barrenjoey Rd near Avalon Pde, Avalon	-	05:10	05:27	05:44	05:56	06:12	06:25	06:42	06:48
Barrenjoey Rd after Bramley Ave, Newport	-	05:14	05:32	05:49	06:01	06:17	06:30	06:47	06:53
<b>Kalinya St after Queens Pde, Newport</b>	-	<b>05:16</b>	<b>05:34</b>	<b>05:51</b>	<b>06:04</b>	<b>06:20</b>	<b>06:33</b>	<b>06:52</b>	<b>06:58</b>
Barrenjoey Rd before Darley St, Mona Vale	-	05:21	05:39	05:56	06:09	06:25	06:39	06:58	07:04
Barrenjoey Rd opp Village Park, Mona Vale	-	05:22	05:40	05:57	06:10	06:26	06:41	07:00	07:06
Warriewood B-Line, Warriewood	-	05:26	05:44	06:01	06:14	06:30	06:45	07:05	07:11
Narrabeen Shops, Pittwater Rd, Narrabeen	-	05:30	05:48	06:05	06:18	06:34	06:51	07:11	07:17
Collaroy B-Line, Collaroy	-	05:34	05:52	06:09	06:23	06:39	06:56	07:16	07:22
Dee Why Shops, Pittwater Rd, Dee Why	-	05:41	05:59	06:16	06:30	06:46	07:04	07:24	07:30
Pittwater Rd after Chard Rd, Brookvale	-	05:46	06:04	06:21	06:35	06:51	07:11	07:30	07:36
Warringah Mall, Pittwater Rd, Brookvale	05:11	05:49	06:07	06:24	06:38	06:54	07:14	07:33	07:39
Manly Wharf Stand J, Manly	05:20	05:58	06:18	06:35	06:51	07:07	07:27	07:48	07:54
Monday to Friday	♿	♿	♿	♿	♿	♿	♿		
Ocean Pl at Ocean Rd, Palm Beach	06:51	07:00	-	07:30	-	07:59	-	08:28	-
Barrenjoey Rd near Careel Head Rd, Avalon	06:59	07:09	-	07:39	-	08:08	-	08:38	-
Barrenjoey Rd near Avalon Pde, Avalon	07:03	07:13	07:30	07:44	08:00	08:13	08:28	08:43	08:58
Barrenjoey Rd after Bramley Ave, Newport	07:08	07:19	07:36	07:50	08:06	08:19	08:34	08:49	09:04
<b>Kalinya St after Queens Pde, Newport</b>	<b>07:13</b>	<b>07:24</b>	<b>07:41</b>	<b>07:55</b>	<b>08:11</b>	<b>08:24</b>	<b>08:38</b>	<b>08:53</b>	<b>09:08</b>
Barrenjoey Rd before Darley St, Mona Vale	07:19	07:30	07:48	08:02	08:18	08:31	08:47	09:02	09:17
Barrenjoey Rd opp Village Park, Mona Vale	07:21	07:32	07:50	08:04	08:20	08:33	08:49	09:05	09:20
Warriewood B-Line, Warriewood	07:26	07:39	07:56	08:10	08:25	08:39	08:55	09:11	09:26
Narrabeen Shops, Pittwater Rd, Narrabeen	07:32	07:45	08:01	08:16	08:31	08:45	09:01	09:16	09:30
Collaroy B-Line, Collaroy	07:36	07:50	08:06	08:21	08:36	08:50	09:07	09:22	09:36
Dee Why Shops, Pittwater Rd, Dee Why	07:44	08:00	08:15	08:30	08:45	08:59	09:15	09:31	09:45
Pittwater Rd after Chard Rd, Brookvale	07:51	08:07	08:24	08:39	08:53	09:07	09:22	09:38	09:51
Warringah Mall, Pittwater Rd, Brookvale	07:54	08:10	08:27	08:42	08:56	09:10	09:25	09:41	09:54
Manly Wharf Stand J, Manly	08:09	08:27	08:44	08:59	09:11	09:25	09:40	09:56	10:08
Victoria Pde near Manly School, Manly	-	-	-	09:01	-	-	-	-	-
St Pauls College, Darley Rd, Manly	-	08:31	-	-	-	-	-	-	-
Monday to Friday	♿	♿	♿	♿	♿	♿	♿		
Ocean Pl at Ocean Rd, Palm Beach	08:58	-	09:37	-	10:07	10:22	-	10:52	-
Barrenjoey Rd near Careel Head Rd, Avalon	09:06	-	09:45	-	10:15	10:30	-	11:00	-
Barrenjoey Rd near Avalon Pde, Avalon	09:13	09:30	09:50	10:05	10:20	10:35	10:50	11:05	11:20
Barrenjoey Rd after Bramley Ave, Newport	09:19	09:36	09:55	10:10	10:25	10:40	10:55	11:10	11:26
<b>Kalinya St after Queens Pde, Newport</b>	<b>09:23</b>	<b>09:40</b>	<b>09:59</b>	<b>10:14</b>	<b>10:29</b>	<b>10:44</b>	<b>10:59</b>	<b>11:14</b>	<b>11:30</b>
Barrenjoey Rd before Darley St, Mona Vale	09:32	09:48	10:05	10:20	10:35	10:50	11:05	11:20	11:36
Barrenjoey Rd opp Village Park, Mona Vale	09:35	09:52	10:08	10:23	10:38	10:53	11:08	11:23	11:39
Warriewood B-Line, Warriewood	09:41	09:57	10:13	10:28	10:43	10:58	11:13	11:28	11:44
Narrabeen Shops, Pittwater Rd, Narrabeen	09:45	10:01	10:18	10:33	10:48	11:03	11:18	11:33	11:49
Collaroy B-Line, Collaroy	09:50	10:06	10:23	10:38	10:53	11:08	11:23	11:38	11:54
Dee Why Shops, Pittwater Rd, Dee Why	10:00	10:15	10:32	10:47	11:02	11:16	11:31	11:46	12:02
Pittwater Rd after Chard Rd, Brookvale	10:07	10:22	10:39	10:54	11:09	11:23	11:38	11:53	12:09
Warringah Mall, Pittwater Rd, Brookvale	10:10	10:25	10:42	10:57	11:12	11:26	11:41	11:56	12:12
Manly Wharf Stand J, Manly	10:23	10:38	10:55	11:10	11:25	11:39	11:54	12:09	12:25

Southbound Services

199

## PrePay-Only - Palm Beach to Manly

B

Monday to Friday									
Ocean Pl at Ocean Rd, Palm Beach	11:22	-	11:52	-	12:22	-	12:52	-	13:22
Barrenjoey Rd near Careel Head Rd, Avalon	11:30	-	12:00	-	12:30	-	13:00	-	13:30
Barrenjoey Rd near Avalon Pde, Avalon	11:35	11:50	12:05	12:20	12:35	12:50	13:05	13:18	13:35
Barrenjoey Rd after Bramley Ave, Newport	11:41	11:56	12:10	12:25	12:40	12:55	13:10	13:23	13:40
Kalina St after Queens Pde, Newport	11:45	12:00	12:14	12:29	12:44	12:59	13:14	13:27	13:44
Barrenjoey Rd before Darley St, Mona Vale	11:51	12:06	12:20	12:35	12:50	13:05	13:20	13:33	13:50
Barrenjoey Rd opp Village Park, Mona Vale	11:54	12:09	12:23	12:38	12:53	13:08	13:23	13:36	13:53
Warriewood B-Line, Warriewood	11:59	12:14	12:28	12:43	12:58	13:13	13:28	13:41	13:58
Narrabeen Shops, Pittwater Rd, Narrabeen	12:04	12:19	12:33	12:48	13:02	13:17	13:32	13:45	14:02
Collaroy B-Line, Collaroy	12:09	12:24	12:38	12:53	13:07	13:22	13:37	13:50	14:07
Dee Why Shops, Pittwater Rd, Dee Why	12:17	12:33	12:47	13:02	13:16	13:31	13:46	13:59	14:16
Pittwater Rd after Chard Rd, Brookvale	12:24	12:40	12:54	13:09	13:23	13:38	13:53	14:06	14:23
Warringah Mall, Pittwater Rd, Brookvale	12:27	12:43	12:57	13:12	13:26	13:41	13:56	14:09	14:26
Manly Wharf Stand J, Manly	12:41	12:57	13:11	13:26	13:40	13:55	14:10	14:23	14:40

Monday to Friday									
Ocean Pl at Ocean Rd, Palm Beach	-	13:51	-	14:18	-	14:47	-	15:19	-
Barrenjoey Rd near Careel Head Rd, Avalon	-	13:59	-	14:26	-	14:55	-	15:27	-
Barrenjoey Rd near Avalon Pde, Avalon	13:48	14:04	14:17	14:31	14:44	15:00	15:14	15:32	15:46
Barrenjoey Rd after Bramley Ave, Newport	13:53	14:09	14:22	14:36	14:49	15:05	15:19	15:37	15:51
Kalina St after Queens Pde, Newport	13:57	14:13	14:26	14:40	14:53	15:09	15:23	15:41	15:55
Barrenjoey Rd before Darley St, Mona Vale	14:03	14:19	14:32	14:46	14:59	15:15	15:31	15:47	16:01
Barrenjoey Rd opp Village Park, Mona Vale	14:06	14:22	14:35	14:49	15:02	15:17	15:33	15:49	16:03
Warriewood B-Line, Warriewood	14:11	14:27	14:41	14:55	15:08	15:23	15:38	15:54	16:08
Narrabeen Shops, Pittwater Rd, Narrabeen	14:15	14:31	14:46	15:00	15:14	15:29	15:44	16:00	16:14
Collaroy B-Line, Collaroy	14:20	14:36	14:51	15:05	15:21	15:35	15:50	16:05	16:19
Dee Why Shops, Pittwater Rd, Dee Why	14:29	14:45	15:00	15:15	15:30	15:44	15:59	16:14	16:28
Pittwater Rd after Chard Rd, Brookvale	14:37	14:53	15:08	15:22	15:38	15:52	16:07	16:20	16:34
Warringah Mall, Pittwater Rd, Brookvale	14:40	14:56	15:11	15:25	15:41	15:55	16:10	16:23	16:37
Manly Wharf Stand J, Manly	14:54	15:10	15:25	15:39	15:55	16:09	16:25	16:38	16:52

Monday to Friday									
Ocean Pl at Ocean Rd, Palm Beach	15:49	-	-	16:22	-	16:52	-	17:24	17:39
Barrenjoey Rd near Careel Head Rd, Avalon	15:57	-	-	16:30	-	17:00	-	17:31	17:46
Barrenjoey Rd near Avalon Pde, Avalon	16:02	16:12	16:21	16:35	16:50	17:05	17:21	17:36	17:51
Barrenjoey Rd after Bramley Ave, Newport	16:07	16:17	16:26	16:40	16:55	17:10	17:26	17:41	17:56
Kalina St after Queens Pde, Newport	16:11	16:21	16:30	16:44	16:59	17:14	17:30	17:45	18:00
Barrenjoey Rd before Darley St, Mona Vale	16:17	16:27	16:36	16:50	17:05	17:20	17:34	17:49	18:04
Barrenjoey Rd opp Village Park, Mona Vale	16:19	16:29	16:39	16:53	17:08	17:23	17:37	17:52	18:07
Warriewood B-Line, Warriewood	16:24	16:33	16:43	16:57	17:12	17:28	17:42	17:57	18:12
Narrabeen Shops, Pittwater Rd, Narrabeen	16:30	16:38	16:48	17:02	17:17	17:34	17:48	18:03	18:18
Collaroy B-Line, Collaroy	16:35	16:43	16:53	17:07	17:22	17:39	17:53	18:07	18:22
Dee Why Shops, Pittwater Rd, Dee Why	16:44	16:52	17:02	17:15	17:30	17:47	18:01	18:15	18:30
Pittwater Rd after Chard Rd, Brookvale	16:50	16:58	17:08	17:21	17:37	17:54	18:08	18:22	18:37
Warringah Mall, Pittwater Rd, Brookvale	16:53	-	17:11	17:24	17:40	17:57	18:11	18:25	18:40
Manly Wharf Stand J, Manly	17:08	-	17:26	17:39	17:55	18:12	18:26	18:40	18:55

Monday to Friday									
Ocean Pl at Ocean Rd, Palm Beach	17:54	18:12	18:27	18:43	18:58	19:13	19:28	19:43	19:58
Barrenjoey Rd near Careel Head Rd, Avalon	18:01	18:19	18:34	18:50	19:05	19:20	19:35	19:50	20:05
Barrenjoey Rd near Avalon Pde, Avalon	18:06	18:24	18:38	18:54	19:09	19:24	19:39	19:54	20:09
Barrenjoey Rd after Bramley Ave, Newport	18:11	18:29	18:43	18:59	19:13	19:28	19:43	19:58	20:13
Kalina St after Queens Pde, Newport	18:15	18:33	18:47	19:03	19:17	19:32	19:47	20:02	20:17
Barrenjoey Rd before Darley St, Mona Vale	18:19	18:37	18:51	19:07	19:21	19:36	19:51	20:06	20:21
Barrenjoey Rd opp Village Park, Mona Vale	18:21	18:39	18:54	19:08	19:23	19:38	19:53	20:08	20:23
Warriewood B-Line, Warriewood	18:26	18:44	18:59	19:12	19:26	19:41	19:56	20:11	20:26
Narrabeen Shops, Pittwater Rd, Narrabeen	18:32	18:49	19:04	19:17	19:31	19:46	20:01	20:16	20:31
Collaroy B-Line, Collaroy	18:36	18:53	19:08	19:22	19:36	19:51	20:06	20:20	20:35
Dee Why Shops, Pittwater Rd, Dee Why	18:44	19:01	19:15	19:29	19:43	19:58	20:13	20:27	20:42
Pittwater Rd after Chard Rd, Brookvale	18:49	19:07	19:20	19:34	19:48	20:02	20:17	20:31	20:46
Warringah Mall, Pittwater Rd, Brookvale	18:52	19:10	19:22	19:36	19:50	20:04	20:19	20:33	20:48
Manly Wharf Stand J, Manly	19:05	19:23	19:35	19:49	20:03	20:17	20:30	20:44	20:59

## Northbound Services

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PrePay-Only - Manly to Palm Beach



Valid from: 09 Feb 2020

Creation date: 07 April 2020

NOTE: Information is correct on date of download.

Monday to Friday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Manly Wharf, Belgrave St, Manly	-	-	05:05	05:35	-	05:50	06:05	06:20	06:35
Warringah Mall, Pittwater Rd, Brookvale	-	-	05:12	05:44	-	05:59	06:14	06:29	06:44
Pittwater Rd at Old Pittwater Rd, Brookvale	-	04:47	05:14	05:46	-	06:01	06:16	06:31	06:46
Dee Why B-Line, Dee Why	-	04:49	05:18	05:50	-	06:05	06:20	06:35	06:50
Collaroy B-Line, Collaroy	-	04:53	05:23	05:57	-	06:12	06:27	06:42	06:57
Narrabeen B-Line, Narrabeen	-	04:57	05:27	06:01	-	06:16	06:33	06:48	07:03
Warriewood B-Line, Warriewood	-	04:59	05:30	06:05	-	06:20	06:37	06:52	07:08
Mona Vale B-Line, Mona Vale	05:00	05:03	05:34	06:10	06:17	06:25	06:42	06:57	07:13
Barrenjoey Rd after Darley St, Mona Vale	05:01	05:04	05:35	06:11	06:18	06:26	06:43	06:58	07:14
Kalinya St before Queens Pde, Newport	05:04	05:07	05:39	06:15	06:22	06:30	06:48	07:03	07:20
Barrenjoey Rd before Robertson Rd, Newport	05:06	05:09	05:42	06:18	06:25	06:33	06:52	07:07	07:24
Barrenjoey Rd near Avalon Pde, Avalon	05:11	05:14	05:47	06:24	06:31	06:39	06:58	07:14	07:30
Barrenjoey Rd near Careel Head Rd, Avalon	05:15	05:18	05:51	06:28	06:35	-	07:03	-	07:35
Ocean Pl at Ocean Rd, Palm Beach	05:24	05:27	06:01	06:38	06:45	-	07:14	-	07:47
Monday to Friday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Service Information							R		
Manly Wharf, Belgrave St, Manly	06:48	07:01	07:14	07:28	07:39	07:53	08:05	08:20	08:35
Warringah Mall, Pittwater Rd, Brookvale	06:57	07:10	07:24	07:39	07:50	08:04	08:16	08:31	08:46
Pittwater Rd at Old Pittwater Rd, Brookvale	06:59	07:12	07:26	07:41	07:52	08:06	08:18	08:33	08:48
Dee Why B-Line, Dee Why	07:04	07:17	07:31	07:48	07:59	08:13	08:25	08:40	08:55
Collaroy B-Line, Collaroy	07:12	07:25	07:39	07:56	08:08	08:22	08:34	08:49	09:02
Narrabeen B-Line, Narrabeen	07:18	07:31	07:46	08:03	08:15	08:31	08:43	08:57	09:09
Warriewood B-Line, Warriewood	07:23	07:36	07:52	08:09	08:21	08:37	08:49	09:01	09:13
Mona Vale B-Line, Mona Vale	07:28	07:41	07:58	08:15	08:27	08:43	08:55	09:06	09:18
Barrenjoey Rd after Darley St, Mona Vale	07:29	07:42	07:59	08:16	08:28	08:44	08:56	09:07	09:19
Kalinya St before Queens Pde, Newport	07:35	07:47	08:03	08:20	08:32	08:48	09:00	09:11	09:23
Barrenjoey Rd before Robertson Rd, Newport	07:39	07:51	08:08	08:25	08:37	08:53	09:05	09:16	09:28
Barrenjoey Rd near Avalon Pde, Avalon	07:46	07:57	08:15	08:33	08:46	09:01	09:14	09:24	09:36
Barrenjoey Rd near Careel Head Rd, Avalon	-	08:02	-	08:38	-	09:06	-	09:29	09:41
Ocean Pl at Ocean Rd, Palm Beach	-	08:13	-	08:49	-	09:17	-	09:40	09:52
Monday to Friday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Manly Wharf, Belgrave St, Manly	08:50	09:05	09:20	09:35	09:50	10:05	10:20	10:35	10:50
Warringah Mall, Pittwater Rd, Brookvale	09:00	09:14	09:29	09:44	09:59	10:14	10:29	10:44	11:00
Pittwater Rd at Old Pittwater Rd, Brookvale	09:02	09:16	09:31	09:46	10:01	10:16	10:31	10:46	11:02
Dee Why B-Line, Dee Why	09:09	09:23	09:38	09:52	10:07	10:23	10:38	10:53	11:09
Collaroy B-Line, Collaroy	09:16	09:30	09:45	10:01	10:16	10:31	10:46	11:01	11:17
Narrabeen B-Line, Narrabeen	09:23	09:36	09:51	10:07	10:22	10:37	10:53	11:08	11:24
Warriewood B-Line, Warriewood	09:27	09:40	09:55	10:11	10:26	10:41	10:57	11:12	11:28
Mona Vale B-Line, Mona Vale	09:32	09:46	10:01	10:17	10:31	10:46	11:04	11:19	11:35
Barrenjoey Rd after Darley St, Mona Vale	09:33	09:47	10:02	10:18	10:32	10:47	11:05	11:20	11:36
Kalinya St before Queens Pde, Newport	09:37	09:51	10:07	10:23	10:37	10:52	11:10	11:25	11:42
Barrenjoey Rd before Robertson Rd, Newport	09:42	09:56	10:12	10:28	10:42	10:58	11:16	11:30	11:47
Barrenjoey Rd near Avalon Pde, Avalon	09:51	10:04	10:21	10:36	10:51	11:06	11:25	11:38	11:56
Barrenjoey Rd near Careel Head Rd, Avalon	-	10:09	-	10:41	-	11:11	-	11:43	-
Ocean Pl at Ocean Rd, Palm Beach	-	10:22	-	10:53	-	11:23	-	11:55	-

## Northbound Services

**199****PrePay-Only - Manly to Palm Beach****B**

<b>Monday to Friday</b>									
Manly Wharf, Belgrave St, Manly	11:05	11:20	11:35	11:50	12:05	12:20	-	12:35	-
Warringah Mall, Pittwater Rd, Brookvale	11:15	11:30	11:44	11:59	12:14	12:29	-	12:44	-
Pittwater Rd at Old Pittwater Rd, Brookvale	11:17	11:32	11:46	12:01	12:16	12:31	-	12:46	-
Dee Why B-Line, Dee Why	11:24	11:40	11:54	12:09	12:24	12:39	-	12:54	-
Collaroy B-Line, Collaroy	11:32	11:48	12:02	12:17	12:32	12:47	-	13:02	-
Narrabeen B-Line, Narrabeen	11:39	11:55	12:09	12:24	12:39	12:54	-	13:09	-
Warriewood B-Line, Warriewood	11:43	11:59	12:13	12:28	12:43	12:58	-	13:13	-
Mona Vale B-Line, Mona Vale	11:50	12:05	12:19	12:34	12:49	13:04	13:12	13:19	13:29
Barrenjoey Rd after Darley St, Mona Vale	11:51	12:06	12:20	12:35	12:50	13:05	13:13	13:20	13:30
<b>Kalina St before Queens Pde, Newport</b>	<b>11:57</b>	<b>12:11</b>	<b>12:25</b>	<b>12:40</b>	<b>12:55</b>	<b>13:10</b>	<b>13:18</b>	<b>13:25</b>	<b>13:35</b>
Barrenjoey Rd before Robertson Rd, Newport	12:02	12:16	12:30	12:45	13:00	13:15	13:22	13:30	13:39
Barrenjoey Rd near Avalon Pde, Avalon	12:10	12:25	12:38	12:54	13:08	13:24	13:30	13:38	13:47
Barrenjoey Rd near Careel Head Rd, Avalon	12:15	-	12:43	-	13:13	-	13:35	13:43	13:52
Ocean Pl at Ocean Rd, Palm Beach	12:29	-	12:57	-	13:26	-	13:46	13:54	14:03
<b>Monday to Friday</b>									
Manly Wharf, Belgrave St, Manly	12:50	13:05	13:20	13:35	13:50	14:05	14:20	14:35	14:50
Warringah Mall, Pittwater Rd, Brookvale	12:59	13:14	13:29	13:44	13:59	14:14	14:30	14:45	15:00
Pittwater Rd at Old Pittwater Rd, Brookvale	13:01	13:16	13:31	13:46	14:01	14:16	14:32	14:47	15:02
Dee Why B-Line, Dee Why	13:09	13:24	13:39	13:54	14:09	14:24	14:40	14:55	15:10
Collaroy B-Line, Collaroy	13:17	13:32	13:47	14:02	14:17	14:32	14:48	15:03	15:18
Narrabeen B-Line, Narrabeen	13:24	13:39	13:54	14:09	14:24	14:39	14:55	15:10	15:25
Warriewood B-Line, Warriewood	13:28	13:43	13:58	14:13	14:28	14:43	14:59	15:16	15:31
Mona Vale B-Line, Mona Vale	13:34	13:49	14:04	14:19	14:34	14:51	15:05	15:22	15:37
Barrenjoey Rd after Darley St, Mona Vale	13:35	13:50	14:05	14:20	14:35	14:52	15:06	15:23	15:38
<b>Kalina St before Queens Pde, Newport</b>	<b>13:40</b>	<b>13:55</b>	<b>14:10</b>	<b>14:25</b>	<b>14:40</b>	<b>14:57</b>	<b>15:11</b>	<b>15:29</b>	<b>15:44</b>
Barrenjoey Rd before Robertson Rd, Newport	13:45	14:00	14:15	14:30	14:46	15:03	15:17	15:35	15:50
Barrenjoey Rd near Avalon Pde, Avalon	13:54	14:08	14:24	14:38	14:55	15:12	15:28	15:44	16:01
Barrenjoey Rd near Careel Head Rd, Avalon	-	14:13	-	14:43	-	15:18	-	15:50	-
Ocean Pl at Ocean Rd, Palm Beach	-	14:24	-	14:55	-	15:30	-	16:02	-
<b>Monday to Friday</b>									
St Pauls College, Darley Rd, Manly	-	-	15:31	-	-	-	-	-	-
Manly Wharf, Belgrave St, Manly	15:05	15:20	15:35	15:50	16:05	16:20	16:35	16:50	17:05
Warringah Mall, Pittwater Rd, Brookvale	15:16	15:32	15:52	16:01	16:15	16:30	16:45	17:00	17:15
Pittwater Rd at Old Pittwater Rd, Brookvale	15:18	15:34	15:55	16:03	16:17	16:32	16:47	17:02	17:17
Dee Why B-Line, Dee Why	15:26	15:42	16:01	16:11	16:25	16:40	16:54	17:09	17:24
Collaroy B-Line, Collaroy	15:35	15:51	16:09	16:20	16:33	16:48	17:03	17:18	17:33
Narrabeen B-Line, Narrabeen	15:42	15:58	16:14	16:27	16:40	16:54	17:09	17:24	17:39
Warriewood B-Line, Warriewood	15:48	16:05	16:19	16:32	16:45	16:59	17:14	17:29	17:44
Mona Vale B-Line, Mona Vale	15:54	16:12	16:26	16:38	16:51	17:05	17:20	17:35	17:50
Barrenjoey Rd after Darley St, Mona Vale	15:55	16:13	16:29	16:39	16:52	17:06	17:21	17:36	17:51
<b>Kalina St before Queens Pde, Newport</b>	<b>16:02</b>	<b>16:20</b>	<b>16:36</b>	<b>16:45</b>	<b>16:58</b>	<b>17:12</b>	<b>17:27</b>	<b>17:42</b>	<b>17:57</b>
Barrenjoey Rd before Robertson Rd, Newport	16:08	16:26	16:41	16:51	17:03	17:17	17:32	17:47	18:02
Barrenjoey Rd near Avalon Pde, Avalon	16:17	16:36	16:48	17:01	17:13	17:27	17:42	17:57	18:08
Barrenjoey Rd near Careel Head Rd, Avalon	16:23	-	16:52	17:07	17:19	17:33	17:48	18:03	18:14
Ocean Pl at Ocean Rd, Palm Beach	16:35	-	17:02	17:19	17:31	17:45	18:00	18:15	18:26

## Statement of Expertise

### CONSULTANCY PROFILE & STATEMENT OF EXPERTISE

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

Relevant legislation and regulations that underpins advice includes the Disability Discrimination Act (DDA) Building Code of Australia, Australian Standards 1428, DDA Premises Standards, DDA Transport Standard, State Environment Planning Policy Housing for Seniors or People With a Disability (SEPP HS) / Seniors Living Policy, SEPP 65 –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.
- Livable Housing Registered Assessor

