

ACCESS REPORT
DEVELOPMENT APPLICATION

26-30 CUTLER DRIVE
WYONG

HOUSING FOR SENIORS OR
PEOPLE WITH A DISABILITY 2021

Prepared by Mark Relf

21st November 2022

Accessibility Report for a Development Application 26-30 CUTLER DRIVE WYONG

Development Overview

The following report has been prepared on behalf the NSW Land and Housing Corporation to review the “accessibility” of a development application to develop a site at 26-30 Cutler Drive, Wyong for the purposes of a new seniors housing consisting of twelve (12) independent living units (ILUs) and associated communal facilities.

The development proposes the following building elements.

- **Dwelling Mix** - The development proposes 5 X 1 bedroom apartments and 7 X 2 bedroom single level designs in a two storey development with outdoor parking.
- **Communal Amenities** - Ground level pedestrian accessways, waste storage and visitor parking.
- **Parking** – The plans indicate; eight (8) parking spaces which include two (2) accessible spaces.

Assessment Criteria

The assessment has considered the technical design standards of the State Environment Planning Policy (Housing) 2021 – Part 5 Housing for Seniors or People with a Disability (hereinafter *Seniors Housing*) and the relevant provisions of the Australian Standards.

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

- Clause 93 concerning access to public transport, shops, facilities and services.
- Clause 85 and Schedule 4 concerning the independent living units and common amenities on the ground floor and clauses 104, 108(h) and (j) for, pedestrian links to transport, parking and private open spaces.
- Common Areas within the development as required by Table D3.1 of the Building Code of Australia 2019 and related clauses D2.14, D3.2, D3.3 and D3.8 for BCA class 2 development.
- Relevant aspects Australian Standard AS1428.1 (2009) – Design for Access and Mobility, AS4299 (1995) – Adaptable Housing AS2890.6 (2009) – Off Street Parking for People with Disabilities as referenced by Schedule 4 of the Seniors Housing policy.
- Seniors Living Urban Design Guideline and Clause 31 and draft Seniors Housing Design Guideline (2021).
- Good Design for Social Housing (2020).

Access Assessment

Section 2 - Development Standards - Independent Living Units

This section provides an accessibility review of the independent living units and common amenities in accordance with the requirements of;

- Part D3 of the Building Code of Australia (BCA).
- Housing for Seniors Policy 2021, Clause 85 and Schedule 4 concerning the independent living units and common amenities on the ground floor and clauses 104, 108(h) and (j) for pedestrian links to transport, parking and private open spaces.

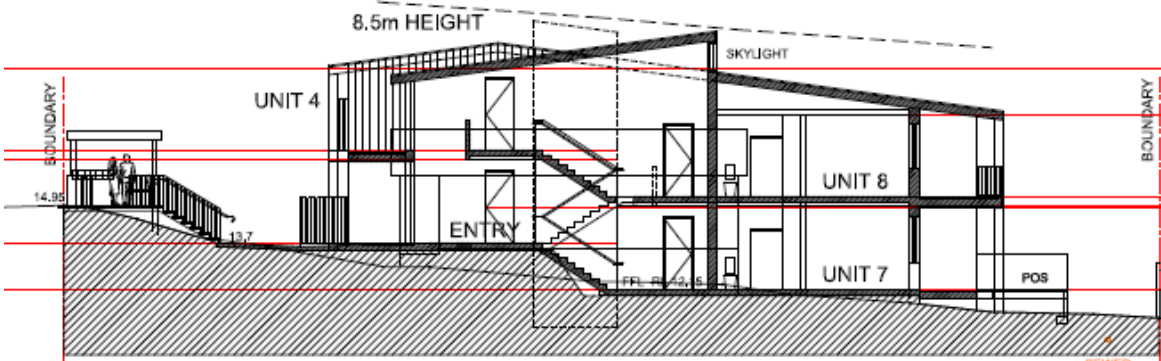
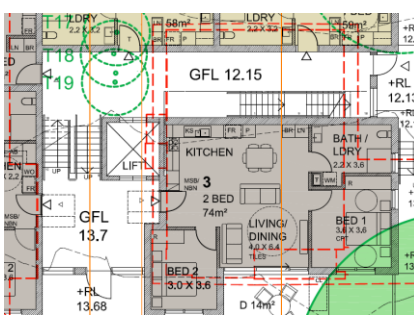
85 Development standards for hostels and independent living units

- (1) Development consent must not be granted for development for the purposes of a hostel or an independent living unit unless the hostel or independent living unit complies with the relevant standards specified in Schedule 4.
- (2) An independent living unit, or part of an independent living unit, located above the ground floor in a multi-storey building need not comply with the requirements in Schedule 4, sections 2, 7–13 and 15–20 if the development application is made by, or by a person jointly with, a social housing provider.

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

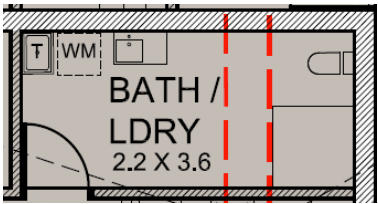
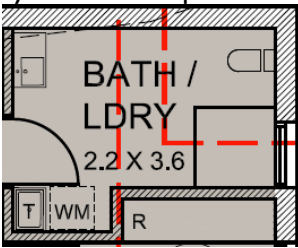
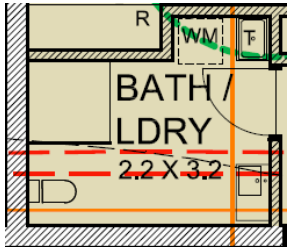
- Relevant aspects Australian Standard AS1428.1 (2009) – Design for Access and Mobility, AS4299 (1995) – Adaptable Housing and AS2890.6 (2009) – Off Street Parking for People with Disabilities as referenced by Schedule 4 and clause 108(j) of the Housing for Seniors Policy.
- Seniors Living Urban Design Guideline and Clause 31 and draft Seniors Housing Design Guideline (2021).
- Good Design for Social Housing (2020).

Clause	Item Assessment	Complies
Table D3.1 & Part D3.2 of the BCA	<p>Site Entry Access</p> <p>The principal site entrance on Cutler Drive provides a 1:20 walkway from the front boundary along a common accessway to the front entrance of the building. The entry foyer facilitates access to a common corridor and lift that enables equitable access to individual dwelling entrances on the ground and first floor levels in accordance with AS1428.1 to satisfy Part D3.2 of the BCA and clause 2 of the Seniors Housing Policy.</p> <p>Owing to the significant slope of the site the site entrance includes a stairway as does the internal foyer due to the split-level design of the building. The internal foyer stair is supplemented by a passenger lift which also travels to the first floor thereby enabling access for people with mobility impairments to all levels of the two storey development.</p>	<p>YES</p> <p>YES</p>

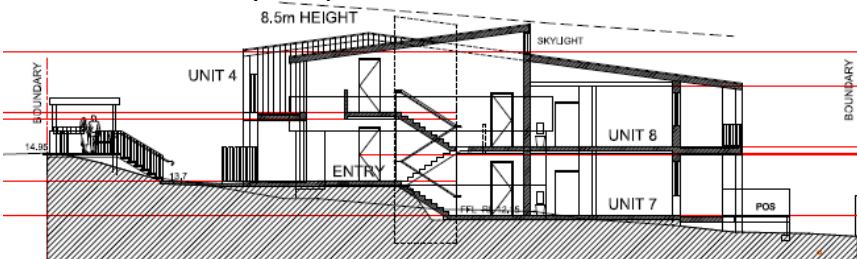
Clause	Item Assessment	Complies
	<p>The layout of the 4500 X 2500 site entry, 1200mm width outdoor walkways, 1800 X 4500 entrance doorway landing, 4500mm X 4500mm internal foyer/lift landing and 1600mm minimum width corridor to the carpark will inherently provide Turning and Passing Areas in accordance with ASI428.1 to satisfy Parts D3.2 and D3.3 of the BCA.</p> <p>The internal building access provides a step-free accessible doorway and access path to the outdoor carpark in accordance with ASI428.1 to satisfy Part D3.2 of the BCA and clause 2 of the Seniors Housing Policy.</p> <p>Details concerning step nosings, tactiles, slip resistance and luminance contrast shall be confirmed during construction documentation phase in accordance with ASI428.1, ASI428.4.1 as required by Parts D2.14, D3.3 and D3.8 of the BCA.</p>	<p>YES</p> <p>YES</p> <p>TBC</p>
		
Table D3.1 & Part D3.3 of the BCA	<p>First Floor Access</p> <p>As noted above the development proposes a passenger lift which travels to the first floor thereby enabling access for people with mobility impairments to all levels of the two storey development.</p> <p>The common stairways are designed with two handrails with projections at landings as specified by ASI428.1 to satisfy Part D3.3 of the BCA.</p> <p>Details concerning step nosings, tactiles, slip resistance and luminance contrast shall be confirmed during construction documentation phase in accordance with ASI428.1, ASI428.4.1 as required by Parts D2.14, D3.3 and D3.8 of the BCA.</p>	<p>YES</p> <p>TBC</p>
		
Schedule 4, Clause 2(1)(2)	<p>Site Access – Wheelchair Access</p> <p>The development proposes an accessible principal pedestrian entrance and intrasite walkways and a lift that enables wheelchair access to all ground floor dwellings and incorporate doorway landings with</p>	YES

Clause	Item Assessment	Complies
	appropriate circulation spaces and accessible thresholds that comply with ASI428.1 to enter the dwellings and satisfy the SEPP HS.	
Clause 31 & Seniors Urban Design Guideline	<p>Internal Site Amenity</p> <p>Pedestrian Accessways</p> <p>The development provides an on-grade pedestrian walkway that has no interface with communal vehicular driveway movements at the ground plane to enable appropriate safe access for older people and people with disabilities consistent with the Guideline objectives.</p> <p>Communal Open Space</p> <p>There communal open spaces for resident access within the site, which are generally landscaped. Other areas are limited to common walkways and the entry shelter which has a seat and generally satisfies the Urban Design Guideline and D3.3 of the BCA for a development of this size.</p>	YES
Parts D3.3, D2.14 and D3.8 of the BCA	<p>Common Stairways</p> <p>The plans show common stairways with handrails on both sides and with extensions at landings for safer access and will be detailed with closed risers, luminance contrasting stair nosings and slip resistance in accordance with ASI428.1 to satisfy Part D3.3 and D2.14 of the BCA.</p> <p>The stairways are appropriately set back from the front boundary and doorways to allow the installation of tactile indicators which will be confirmed at the construction certificate stage.</p>	YES YES at CC stage
Schedule 4 Clause 3	Security – Low level lighting along the entry pathways can be a condition of consent which can be confirmed at construction certificate stage.	YES at CC stage
Schedule 4 Clause 4	Letterboxes – The plans indicate that letterboxes will be installed adjacent to the front boundary, which will include a level 4500 X 2500 area adjacent to the letterboxes to comply with this requirement.	YES
Clause 108 (h)(j)	Parking – With respect to the numerical parking requirement of SEPP HS the development proposes 12 dwellings and 8 parking spaces, which easily satisfies the minimum SEPP HS requirements of 1 space per 5 dwellings for a social housing provider such as the NSW Land & Housing Corporation.	YES
Schedule 4 Clause 5	<p>Private Car Accommodation – The development proposes a total of eight (8) car spaces within an outdoor car park including two (2) accessible spaces complying with AS2890.6.</p> <p>In accordance with the SEPP HS the development proposes:</p> <ul style="list-style-type: none"> 2 spaces; Nos.1 and 2 of 2400mm width adjoining a 2400mm width shared area X 5400mm length accessible parking space, which satisfies the accessibility requirements of AS2890.6, clause 108(j) and schedule 4, clause 5(a) of the Housing for Seniors Policy. 	YES YES

Clause	Item Assessment	Complies
	<ul style="list-style-type: none"> The 2500mm minimum height over the accessible parking spaces satisfies the accessibility requirements of AS2890.6 and schedule 4, clause 5(a) of the Housing for Seniors Policy. 	YES
	<ul style="list-style-type: none"> The provision of the (1) accessible space of 2400mm width adjoining a 2400m width shared area will comply with schedule 4, clause 5(b) of the Housing for Seniors Policy which specifies that 10% of the spaces shall comply with AS2890.6. 	YES
	<ul style="list-style-type: none"> There are no doors or gates that will impede vehicular access and hence there is no requirement for power operated operators as specified by schedule 4 clause 5(c) of the Housing for Seniors Policy. 	YES
Clause 104(b)	<p>Parking Accessibility</p> <p>With respect to the requirements of clause 104(b) to provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitor it is my opinion that;</p> <ul style="list-style-type: none"> The provision of the small undercover outdoor parking area as discussed above with clear visual access for motorists and pedestrians combined with pedestrian pathways to the building provides convenient access for motorists and generally safe areas for resident and visitor pedestrians. 	YES
Clause 31 & the Urban Design Guideline	<p>Internal Site Amenity</p> <p>Parking, garaging and vehicular circulation</p> <p>In review of the carparking it is my opinion that the design provides resident parking in close proximity to the units and building entry to enable adequate safe pedestrian access while the provision of accessible resident parking provides an appropriate outcome consistent with the SEPP HS and Urban Design Guideline.</p> <p>Visitor Parking – The development provides unreserved outdoor parking which does enable availability for visitors to satisfy the objectives of clause 31(b) and the Urban Design Guideline.</p>	YES
Schedule 4 Clause 6	<p>Accessible entry – The plans confirm that the entry doorway landings for each dwelling provide 1550mm X 1550mm minimum circulation space with 530mm minimum latch side clearance in accordance with AS4299.</p> <p>The internal unit foyer areas 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.</p> <p>Details of 920mm entry doors and lever door handles can be confirmed at construction documentation stage.</p>	YES
		Can Comply

Clause	Item Assessment	Complies
Schedule 4 Clause 7	<p>Interior: general – The plans show that all internal corridors on the accessible ground and first floor areas of units shall be 1240mm minimum width to facilitate side-on doorway circulation spaces in accordance with Figure 31(a)(b) of AS1428.1 to satisfy clause 7 of schedule 4.</p> <p>Where front-on approaches to doorways is provided then the doorway circulation space shall provide at least 1550mm width with 530mm minimum latch side clearance in accordance with Figure 31(d)(h) of AS1428.1 to satisfy clause 7 of schedule 4.</p>	YES
Schedule 4 Clause 8	<p>Main bedroom – The plans show a main bedroom on the accessible entry level on the ground and first floor units that provides an area large enough to accommodate a queen sized bed with the required circulation spaces to enter/exit the room in accordance with AS1428.1.</p> <p>Generally, the main bedrooms provide 1550mm minimum clearance at the foot of a queen bed and 1000mm minimum on each side with doorway access to the robe and exit from the room to comply with AS1428.1.</p>	YES
Schedule 4 Clause 9	<p>Bathroom – The plans, as shown below, provide three types of bathroom designs;</p> <ul style="list-style-type: none"> Type A provides 3600mm X 2200mm plus laundry facilities with a layout that complies with AS4299/1428.1. Type B provides 3600mm X 2200mm plus a recessed laundry alcove with a layout that complies with AS4299/1428.1. Type C provides 3200mm X 2200mm plus a recessed laundry alcove with a layout that complies with AS4299/1428.1. 	YES YES YES
 <p>Type A – Units 1, 2, 11 and 12</p>		
 <p>Type B – Units 3, 4</p>		
 <p>Type C – Units 5, 6, 7, 8, 9, 10</p>		
<p>The designs incorporate the following requirements to comply with the SEPP HS in the following manner:</p> <ul style="list-style-type: none"> Toilet in a recessed corner to enable retrofitting of grabrails and provide 1250mm clearance in front of the pan, Vanity washbasin that will have plumbing that can be adapted to comply with A1428.1. 1160mm X 1100mm minimum shower area with 1250mm X 1600mm minimum circulation area and a removable screen 		YES at CC stage YES at CC stage YES at CC stage

Clause	Item Assessment	Complies
	that can accommodate a grabrail, folding seat and portable shower head to comply with AS1428.1.	
	<ul style="list-style-type: none"> Wall cabinet and mirror with an adjoining power outlet 600-1100mm height above the floor in accordance with AS4299. 	YES at CC stage
Schedule 4 Clause 10	Toilet – The above plans show a toilet on the accessible entry level of every dwelling that provides a toilet pan in the corner of a room to enable future grabrails and provide at least 1250mm X 900mm clearance in front of the pan with no inward swing door encroachment to comply with AS4299 and satisfy the SEPP HS.	YES
Schedule 4 Clause 11	Surface finishes – Details regarding paving finishes in accordance with the Housing for Seniors Policy, can be provided at construction certificate stage to comply with this requirement.	Can Comply
Schedule 4 Clause 12	Doors – Details regarding doors and door handles complying with the Housing for Seniors Policy and AS1428.1 can be provided at construction certificate stage to comply with this requirement.	Can Comply
Schedule 4 Clause 13	Ancillary items – Details regarding installation of switches, power points complying with the Housing for Seniors Policy can be provided at construction certificate stage.	Can Comply
Schedule 4 Clause 14	Clause 14 is satisfied by the achievement of compliance with the following “additional standards” as set out below.	YES
Schedule 4 Clause 15	Living and Dining rooms – The combined living and dining areas indicate that the circulation spaces comply with this clause. See Private Open Space Cls 108(f) regarding doorway thresholds.	YES
Schedule 4 Clause 16	<p>Kitchen – The plans indicate the floor area and general kitchen layout will comply with this clause by providing 1550mm minimum width circulation space between kitchen cupboards. The plans also show an area to accommodate a wall oven, hotplate, sink and fridge in accessible positions as required by sub paragraphs (a), (c) and (g).</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>	YES At CC stage
Schedule 4 Clause 17	Access to kitchen, main bedroom, bathroom and toilet – This development is made by the NSW Land and Housing Corporation being a social housing provider, which proposes single level apartments on the ground floor incorporating all of the above features that comply with the SEPP HS and inherently satisfy clause 17.	YES
Clause 85(2) and	Lifts in Multi-Storey Buildings – While this development is made by the NSW Land and Housing Corporation being a social housing	YES

Clause	Item Assessment	Complies
Schedule 4 Clause 18	provider, the development proposes a lift to access all levels and all units which inherently complies with the SEPP HS.	
		
Schedule 4 Clause 19	<p>Laundry – The laundry facilities are provided within the bathrooms which have appropriate circulation spaces that comply with the SEPP HS including an area for a washing machine, basin and drier.</p> <p>Details regarding slip resistant floors, level thresholds to the clotheslines and door sizes and handles can be provided at construction certificate stage to comply with this clause.</p>	<p>YES</p> <p>Can Comply</p>
Schedule 4 Clause 20	Storage – The plans indicate that all units shall have a storage / linen cupboard adjoining the hallway.	YES
Schedule 4 Clause 21	Garbage – With respect to waste management the development proposes the outdoor bin store area in an accessible area with 1550 X 1550 circulation space adjacent to all bins to enable wheelchair access to satisfy the SEPP HS.	YES
Cls 108 (h)	<p>Private Open Space - The plans indicate that there are terraces/courtyards for all ground floor independent living units 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 to readily comply with the SEPP HS.</p> <p>Details the doors and doorway thresholds can be confirmed at a later date in accordance with ASI428.1 to satisfy clause 108(h) of the SEPP HS.</p>	<p>YES</p> <p>YES at CC stage</p>

Section 2

Access to Facilities and Services [Clause 93 & Clause 108(a)]

With respect to the location of the development site and provision of access to shops and services the following assessment is provided having regard to clauses 93 and 104(a) of the SEPP HS.

Clauses 93 and 104(a) sets out the following criteria for determining site suitability with respect to access to shops and services for ILU development.

Site Related requirements

2.0 93 Location and access to facilities and services—-independent living units

- (1) Development consent must not be granted for development for the purposes of an independent living unit unless the consent authority has considered whether residents will have adequate access to facilities and services —
 - (a) by a transport service that complies with subsection (2), or
 - (b) on-site.
- (2) The transport service must—
 - (a) take the residents to a place that has adequate access to facilities and services, and
 - (b) for development on land within the Greater Sydney region—
 - (i) not be an on-demand booking service for the transport of passengers for a fare, and
 - (ii) be available both to and from the site at least once between 8am and 12pm each day and at least once between 12pm and 6pm each day, and
 - (c) for development on land that is not within the Greater Sydney region—be available both to and from the site during daylight hours at least once each weekday.
- (3) For the purposes of subsections (1) and (2), access is adequate if—
 - (a) the facilities and services are, or the transport service is, located at a distance of not more than 400m from the site, and
 - (b) the distance is accessible by means of a suitable access pathway, and
 - (c) the gradient along the pathway complies with subsection (4)(c).
- (4) In subsection (3)—
 - (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) the distance is to be measured by reference to the length of the pathway, and
 - (c) the overall average gradient must be not more than 1:14 and the gradients along the pathway must be not more than—
 - (i) 1:12 for a maximum length of 15m at a time, or
 - (ii) 1:10 for a maximum length of 5m at a time, or

Site Related requirements

(iii) 1:8 for a maximum length of 1.5m at a time.

(5) In this section — **facilities and services** means —

- (a) shops 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.

Provide a booking service has the same meaning as in the Point to Point Transport (Taxis and Hire Vehicles) Act 2016, section 7.

Note — *Provide a booking service is defined as carrying on a business taking bookings for taxis or hire vehicles to provide passenger services, whether immediately or at a later time, and communicating the bookings to drivers for passenger services or providers of passenger services.*

Clause 104 – 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 facilities, shops and services

- 2.1 The site is located approximately 100 metres to the local Cutler Drive shopping strip and 1.0 to 1.5 klm to the Wyong retail precinct and 4.0 klm to Tuggerah Westfield and 10klm to Lake Haven which provides a wide variety of shops and services.

Therefore, the development relies upon the use of public transport to access shops and services as specified by Clause 93 (2) and (3) of the SEPP HS, which requires a 400 metre maximum distance from the site to a bus stop and upon arriving at a destination a further 400 metres maximum distance to reach the specified services that incorporate pedestrian accessways which are suitable for motorised wheelchair access.

- 2.2 The site is located at 26-30 Cutler Drive, Wyong less than 50 metres to a bus stop which is serviced by the bus route 79 that operates to Tuggerah Westfield, Wyong CBD, Lake Haven shopping centre and various locations providing other retail/commercial and community services to satisfy Clauses 93(1) and 93(3) of the SEPP HS.

- 2.3 The destination retail/commercial precincts at the above locations collectively provide a comprehensive range of facilities and services to readily satisfy Clause 93(5) of the SEPP HS.

Bus stops within the above mentioned retail/commercial precincts are also located within 400 metres of the required range facilities and services to comply with Clause 93(3) of the SEPP HS in terms of “distances”.



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Site Related requirements



Cutler Drive footpath adjacent to the development site and route 79 bus stops

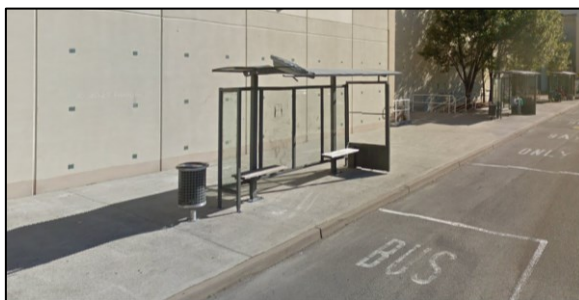
- 2.5 While the existing bus boarding points comply with AS1428.1 and the DDA Transport Standard kerb ramps need to be installed adjacent to each bus stop to satisfy clauses 93 (3) and 104 of the SEPP HS.

2.6 Destination Bus Stops and Footpath Access

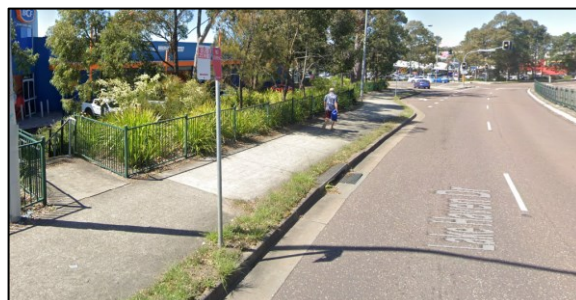
With respect to the accessibility of the destination bus stops at the Wyong rail/bus interchange, Tuggerah Westfield and Lake Haven shopping centre it is evident that the 79 bus route facilitates appropriate access to footpath infrastructure, including gradient slopes consistent with clauses 93(3)(4) and 104 of the SEPP HS.



Wyong bus/rail interchange



Tuggerah Westfield bus interchange off Gavenlock Rd



Lake Haven Drive bus stop (bus interchange is within the carpark)

Site Related requirements

Bus Route Timetable

2.7 Bus Route Frequency

With respect to requirements of clause 93(2) and (3) of the SEPP HS the timetable for the 79 route confirms a total of 25 services daily approximately between 5.00am and 9.00pm, Monday to Friday that travel to the Wyong rail/bus interchange, Tuggerah Westfield and Lake Haven shopping precincts with;

- a) 5 services depart from the Cutler Drive stops daily between 8.00am and noon Mon–Fri travelling to Lake Haven ; and to Tuggerah Westfields.
- b) 7 return services to the Cutler Drive bus stops between noon and 6.00pm from Lake Haven; and Tuggerah Westfields.

2.8 The timetable also confirms that the abovementioned bus route provides 17 services on Saturday and 12 on Sunday to ensure a comprehensive array of public transport.

A sample of the timetable is attached at Appendix A 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 93 (2) and (3) of the SEPP HS.

Scope and adequacy of facilities and services
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2.9 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 93(1)(2)(3)(4)(5) and 104(a) of the SEPP HS at the local Cutler shopping strip, Wyong, Tuggerah Westfield, and Lake Haven shopping centres.

2.10 Local Cutler Shops are located on Cutler Drive approximately 100-150 metres from the site and the bus stops. There is a pedestrian refuge crossing, footpath on the northern side of Cutler Drive and kerb ramps. The local services include a IGA supermarket, cafes, bakery, liquor shop, etc in accordance with Clauses 93(3)(4) of the SEPP HS.

To fully satisfy Clauses 93(1) and (5) and 104(a) of the SEPP HS it is essential to provide a connecting footpath on the southern side of Cutler Drive from the refuge crossing to the bus stop and kerb ramps at the bus stops adjacent to the site.



Cutler Drive, Wyong

Site Related requirements

- 2.11 **Wyong Shopping Centre** is a mid-sized regional centre with a bus interchange at the railway station which is wheelchair accessible.

Route 79 buses operate from the Station interchange on the Pacific Highway with occasional services along Margaret Street to the Village shops. There are footpaths, kerb ramps and signalized crossings from the bus interchange to the retail precinct that facilitate appropriate access to access shops and services in accordance with Clauses 93(1)(3)(4)(5) and 104(a) of the SEPP HS.

The Central Village Centre provides Coles and 35 specialty stores including a pharmacy, medical centre, newsagency, butcher, baker, hairdresser, florist and liquor shop.

- 2.12 **Tuggerah Westfield Shopping Centre** is a large regional centre with a bus interchange which is wheelchair accessible.

Route 79 buses operate to and from the interchange off Gavenlock Road. There are almost level footpaths from the bus interchange to the retail complex that facilitate appropriate access to access shops and services in accordance with Clauses 93(1)(3)(4)(5) and 104(a) of the SEPP HS.

The range of shops are exemplified by Coles, Woolworths, Aldi, David Jones, Target, Kmart, Banks, Post Office and numerous specialty stores including a pharmacies(3), medical centres(3), dentists, optometry, newsagency, butcher, baker, hairdresser, florist and liquor shop, many fashion stores and dining outlets.



- 2.13 **Lake Haven Shopping Centre** is a large regional centre with a bus stops which are wheelchair accessible.

Route 79 buses operate to and from Lake Haven Drive and within the carpark from Stand 1. There are footpaths, kerb ramps and signalized crossings from the bus interchange to the retail precinct that facilitate appropriate access to access shops and services in accordance with Clauses 93(1)(3)(4)(5) and 104(a) of the SEPP HS.

The range of shops are exemplified by Coles, Woolworths, Aldi, Target, Kmart, Banks, Post Office and numerous specialty stores including a pharmacies(3), medical centres(2), dentists, optometry, newsagency, butcher, baker, hairdresser, cinema and liquor shop, many fashion stores and dining outlets.

Site Related requirements



Bus interchange

2.14 Other Services

In addition to the abovementioned retail/commercial precincts there are a wide range of health/medical, recreational, social and cultural services within the surrounding areas of Wyong, Tuggerah and Lake Haven to confirm that the development is well located and provides an appropriate range of shops and services for future residents to fully satisfy Clauses 93(1) and (5) of the SEPP HS.

Summary of Access to Services, Bus Stops and Bus Services

2.15 In summary it is evident that;

- That the development site is well located to facilitate appropriate pedestrian access to the public transport in accordance with clauses 93(2)(3)(4) and 104 of the SEPP HS in terms of distance to a transport service with infrastructure and destinations, subject to minor improvements to Cutler Drive footpaths and kerb ramps as noted in the report;
- The available bus services provided by bus Route 79 as listed above, in conjunction with the abovementioned pedestrian infrastructure, will provide appropriate access to facility and services in a manner consistent with clause 93(2) of the SEPP HS.
- The 79 bus route and destination shopping centres and services at Wyong, Tuggerah and Lake Haven provide a comprehensive range of services to readily satisfy Clause 93(1) and 93(5) of the SEPP HS.

Conclusion

Following a review of the plans and documentation it is my opinion that the proposed development made by the NSW Land and Housing Corporation being a social housing provider complies with the accessibility and adaptability requirements of the State Environment Planning Policy - Housing for Seniors or People with a Disability 2021 and related standards and guidelines in the following manner;

- The development demonstrates compliance with the minimum requirements of visitability by virtue of 100% of the independent living units on the ground floor that will have wheelchair

accessible pathways from an adjoining road or internal road as required by schedule 4 clause 2(2), clause 85 of the SEPP HS, part D3 of the BCA; and

- Accessibility of the independent living units and compliance with the design standards of schedule 4 to satisfy clause 85 of the SEPP HS; and
- Provision of communal amenities that will be accessible and benefit the lifestyle of future residents which also demonstrate compliance with AS1428, part D3 of the BCA and clauses 104(b), schedule 4 clause 2(3); and
- Provision of well designed parking for residents and visitors in accordance with schedule 4 clause 5, clauses 104(b) and 108(j) of the SEPP HS for a development made by the Land and Housing Corporation being a social housing provider.
- The development will facilitate access to shops and services through the provision of a **transport service** (as detailed in Appendix A) that will travel from the subject bus stops in Cutler Drive to Wyong, Tuggerah and Lake Haven shopping precincts and recreational services at least twelve (12) times a day Monday to Friday during daylight hours in accordance with clauses 93(1), (2), (3), (4) and 104 of the SEPP HS; and
- A review of various services directories indicates that the Wyong, Tuggerah and Lake Haven shopping precincts and surrounds do provide an appropriate range of **retail, commercial, facilities and recreational services** that includes banking, medical centres and Home Nursing/Personal Care Services, supermarkets and numerous variety stores to comply with clause 93(1) and 93(5) suitable for this type of development.

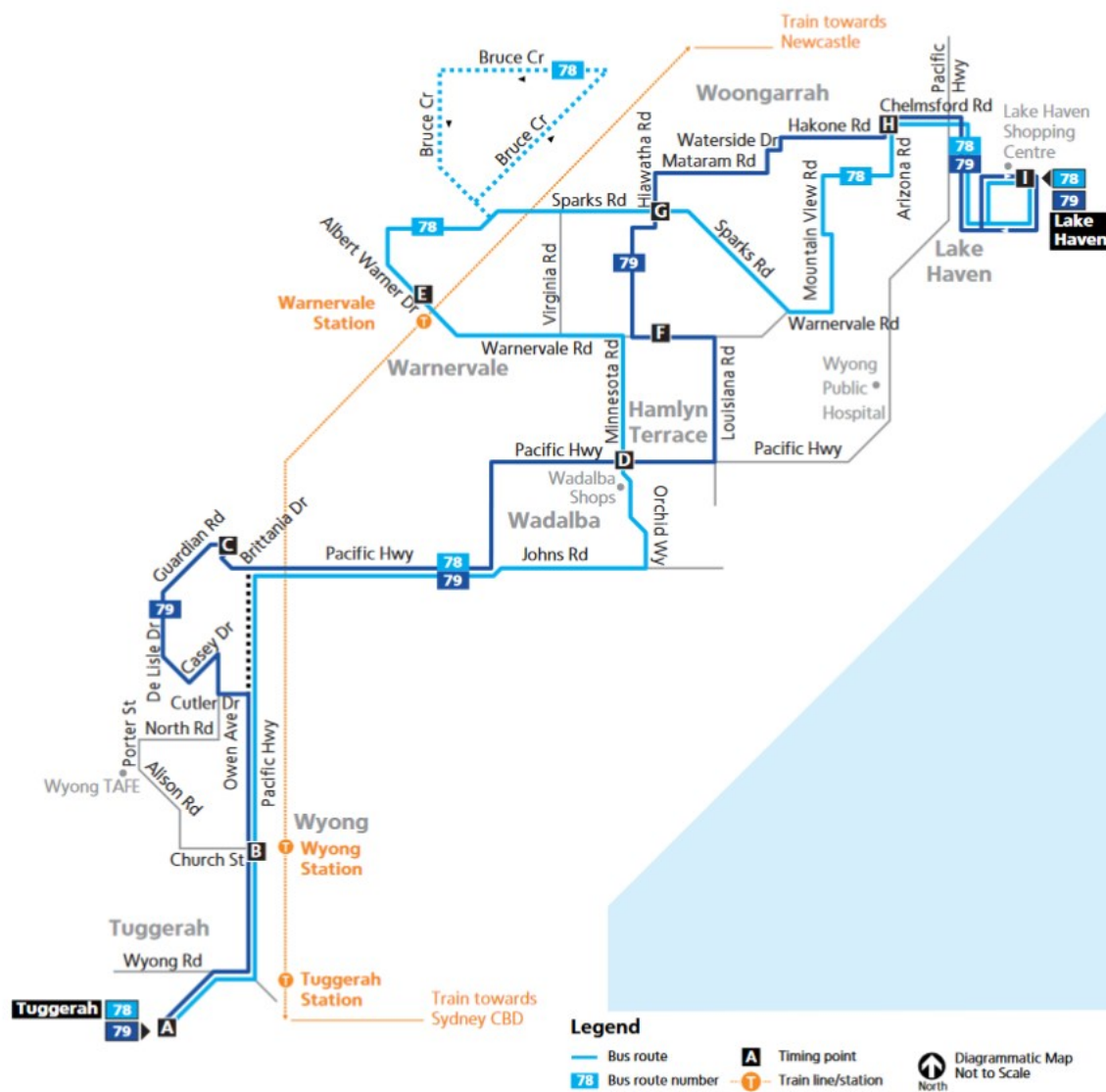
I am also of the view that the proposed development is designed in a manner consistent with the Seniors Housing Design Guideline (2021) Good Design Principles for Social Housing by satisfying the associated goals and principles of; healthy environments and quality homes that are good for tenants with a sense of belonging for our communities.



Mark Relf
Access Consultant (ACAA)

Appendix A – Bus Services

Routes 78, 79



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Lake Haven to Tuggerah via Woongarra, Hamlyn Terrace & Wattanobi



Valid from: 10 Oct 2022

Creation date: 18 Nov 2022

NOTE: Information is correct on date of download.

Monday to Friday									
Service Information									
Lake Haven Shopping Centre, Lake Haven	-	-	-	-	06:37	-	-	08:08	08:41
Arizona Rd after Chelmsford Rd, Charmhaven	04:45	05:10	05:45	06:15	06:40	07:13	07:53	08:10	08:43
Sparks Rd opp Hiawatha Rd, Hamlyn Terrace	04:50	05:15	05:50	06:20	06:45	07:18	07:59	08:16	08:48
Warnervale Public School, Warnervale Rd, Hamlyn Terrace	04:52	05:17	05:52	06:22	06:47	07:20	08:01	08:18	08:50
Pacific Hwy before Figtree Bvd, Wadalba	04:56	05:21	05:56	06:26	06:51	07:24	08:06	08:23	08:55
Watanobbi Community Centre, Brittanania Dr, Watanobbi	05:01	05:26	06:01	06:31	06:56	07:29	08:14	08:31	09:02
Porter St opp TAFE Hunter, Wyong	-	-	-	-	-	-	-	08:42	-
Alison Rd opp Wyong High School, Wyong	-	-	-	-	-	-	-	08:43	-
Wyong Station	05:10	05:35	06:10	06:40	07:05	07:38	08:27	08:50	09:14
Westfield Tuggerah	-	-	-	-	-	-	-	08:57	09:21
Monday to Friday									
Day Restrictions									
Lake Haven Shopping Centre, Lake Haven	09:41	10:41	11:41	12:41	13:41	-	14:11	14:39	15:10
Gorokan High School, Goobarabah Ave, Lake Haven	-	-	-	-	-	14:06	-	14:40	-
Lake Haven Shopping Centre, Lake Haven	-	-	-	-	-	14:11	-	-	-
Arizona Rd after Chelmsford Rd, Charmhaven	09:43	10:43	11:43	12:43	13:43	14:15	14:15	14:45	15:12
Sparks Rd opp Hiawatha Rd, Hamlyn Terrace	09:48	10:48	11:48	12:48	13:48	14:20	14:20	14:50	15:17
Warnervale Public School, Warnervale Rd, Hamlyn Terrace	09:50	10:50	11:50	12:50	13:50	14:22	14:22	14:52	15:19
Pacific Hwy before Figtree Bvd, Wadalba	09:55	10:55	11:55	12:55	13:55	14:27	14:27	14:57	15:24
Watanobbi Community Centre, Brittanania Dr, Watanobbi	10:02	11:02	12:02	13:02	14:02	14:33	14:33	15:03	15:31
Wyong Station	10:14	11:14	12:14	13:14	14:14	14:42	14:42	15:16	15:43
Westfield Tuggerah	10:21	11:21	12:21	13:21	14:21	-	-	15:23	15:50
Monday to Friday									
Service Information									
Lake Haven Shopping Centre, Lake Haven	15:18	16:09	16:34	17:11	17:41	18:11	19:11	19:54	20:54
Arizona Rd after Chelmsford Rd, Charmhaven	15:20	16:11	16:36	17:13	17:43	18:13	19:13	19:56	20:56
Sparks Rd opp Hiawatha Rd, Hamlyn Terrace	15:25	16:16	16:41	17:18	17:48	18:18	19:18	20:01	21:01
Mackillop Catholic College, Woongarra	15:28	-	-	-	-	-	-	-	-
Lakes Grammar Junior School, Warnervale	15:37	-	-	-	-	-	-	-	-
Lakes Grammar Senior School, Warnervale	15:39	-	-	-	-	-	-	-	-
Warnervale Public School, Warnervale Rd, Hamlyn Terrace	15:44	16:19	16:43	17:20	17:50	18:20	19:20	20:03	21:03
Pacific Hwy before Figtree Bvd, Wadalba	15:49	16:24	16:48	17:25	17:55	18:25	19:25	20:07	21:07
Watanobbi Community Centre, Brittanania Dr, Watanobbi	15:56	16:30	16:54	17:31	18:01	18:31	19:31	20:12	21:12
Wyong Station	16:08	16:41	17:05	17:42	18:12	18:42	19:42	20:21	21:21
Westfield Tuggerah	16:16	16:49	17:13	17:49	18:19	18:49	19:49	20:28	21:28
Saturday									
Lake Haven Shopping Centre, Lake Haven	06:49	07:49	08:49	09:49	10:49	11:49	12:49	13:49	14:49
Arizona Rd after Chelmsford Rd, Charmhaven	06:51	07:51	08:51	09:51	10:51	11:51	12:51	13:51	14:51
Sparks Rd opp Hiawatha Rd, Hamlyn Terrace	06:56	07:56	08:56	09:56	10:56	11:56	12:56	13:56	14:56
Warnervale Public School, Warnervale Rd, Hamlyn Terrace	06:58	07:58	08:58	09:58	10:58	11:58	12:58	13:58	14:58
Pacific Hwy before Figtree Bvd, Wadalba	07:02	08:03	09:03	10:03	11:03	12:03	13:03	14:03	15:03
Watanobbi Community Centre, Brittanania Dr, Watanobbi	07:07	08:10	09:10	10:10	11:10	12:10	13:10	14:10	15:10
Wyong Station	07:16	08:22	09:22	10:22	11:22	12:22	13:22	14:22	15:22
Westfield Tuggerah	07:23	08:29	09:29	10:29	11:29	12:29	13:29	14:29	15:29

Appendix B – Statement of Expertise

CONSULTANCY PROFILE & STATEMENT OF EXPERTISE

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

Relevant legislation and regulations that underpins advice includes the Disability Discrimination Act (DDA) Building Code of Australia, Australian Standards 1428, 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 Development Control Plans.

The scope of services provided by Accessibility Solutions includes:

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

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

As principal consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and 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 ME/64 Committee responsible for the AS1428 suite and AS4299 – Adaptable Housing.

