

05 August 2024

Homes NSW
4 Parramatta Square, 12 Darcy Street,
Parramatta NSW 2150

Attn: Vicki Kennedy

BGYVU 40-46 Eighteenth Avenue, Sawtell, NSW
SEPP Housing 2021 Clause 93

With regards to the requirements of the SEPP (Housing) 2021 Clause 93 for gradients of pedestrian paths to the bus stops, we advise that these are achievable for this development, subject to the comments below.

Clause 93(4) of the SEPP (Housing) 2021 (01-05-2023), is as follows:

93 Location and access to facilities and services—**independent living units**

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

Our assessment of these clauses is as follows:

(a) A new footpath is required along the northern side of Eighteenth Avenue, joining from the existing footpath at No. 48 Eighteenth Avenue up to the existing footpath on First Avenue. The new footpath will be to Council standard details, 1200mm wide concrete path. The longitudinal survey section along this side of the street over the grass verges indicates that the gradients are very low (average gradient 1:28) and readily able to comply. The rest of the pathway consists of existing concrete footpath and asphalt road crossings.

(b) The distance to the proposed bus stop on the eastern side of First Avenue is 395m by survey and complies. The distance to the bus stop on the western side of First Avenue is 516m. The additional distance to this stop is to be supported in the planning report.

(c) The longitudinal survey shows that:

The path from the existing footpath at corner of Eighteenth Ave and First Avenue to the proposed bus stop on the eastern side of First Avenue (opposite Nineteenth Avenue) complies with these gradients (average gradient 1:50). The path to the proposed bus stop on the western side of First Avenue (at Twentieth Avenue) complies with all gradient requirements (average gradient 1:59) except at the kerb ramp on the southern side of Nineteenth Avenue, which is surveyed at 1:6, and will need to be re-built to comply.

New hardstand areas with TGSIs will need to be constructed at the location of each of the bus stops.





^ Crossing of Eighteenth Avenue at junction with First Avenue. New footpath required along northern side of Eighteenth Ave (right side of photo). To be co-ordinated with existing road signs and services. The existing kerb ramp and part of footpath on First Ave may need to be re-built to allow the new footpath to join in a compliant manner.



^ Crossing of Nineteenth Avenue at junction with First Avenue. Kerb ramp on south (left hand side of photo) required to be re-built.



^ Existing bus-stop on Western side of First Ave, to north of Twentieth Ave. A new hardstand area with TGSIs to be provided.



^ Approx location for new bus-stop on Eastern side of First Ave. Hardstand area with TGSIs to be provided.

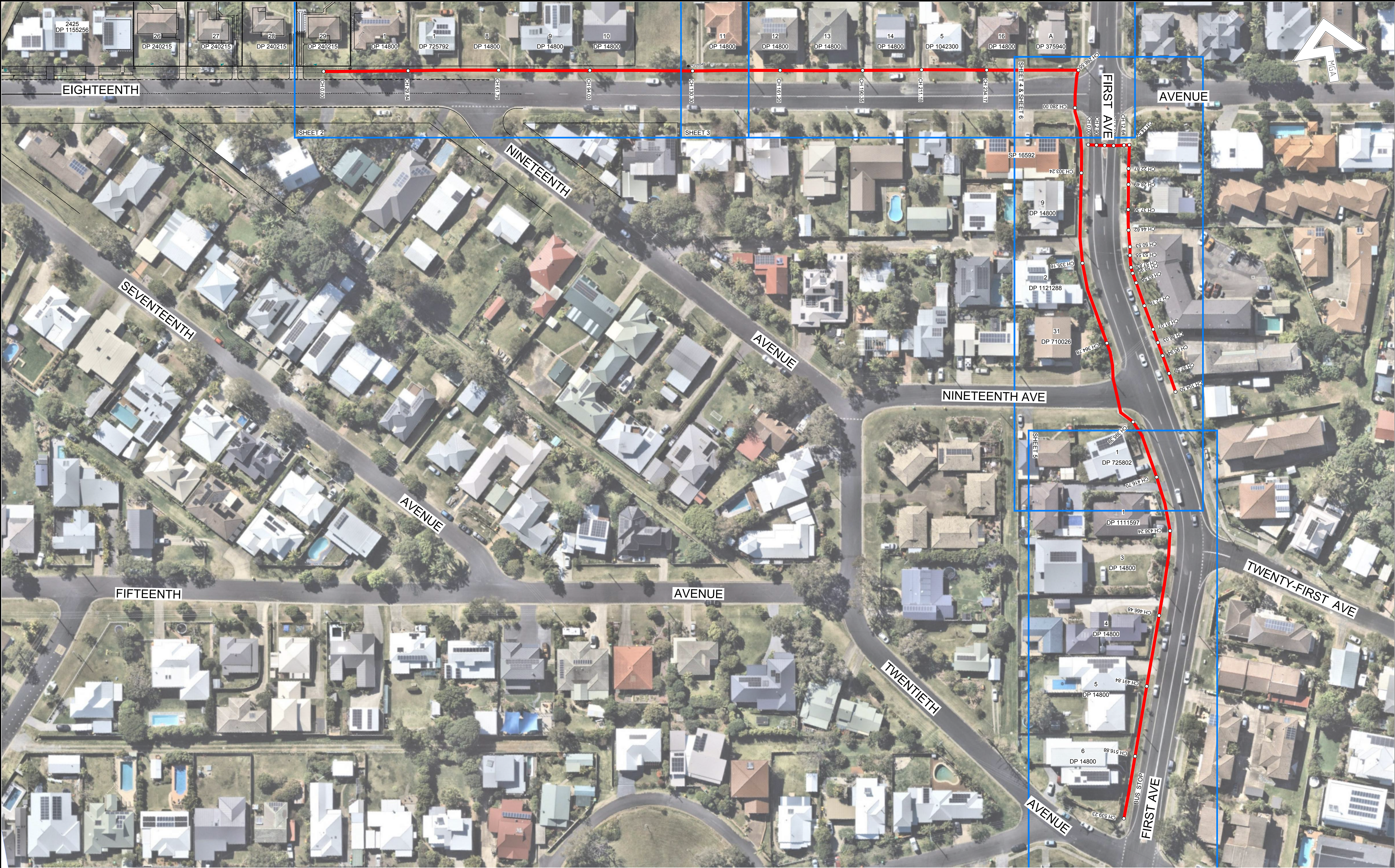


^ Existing safe crossing over First Avenue

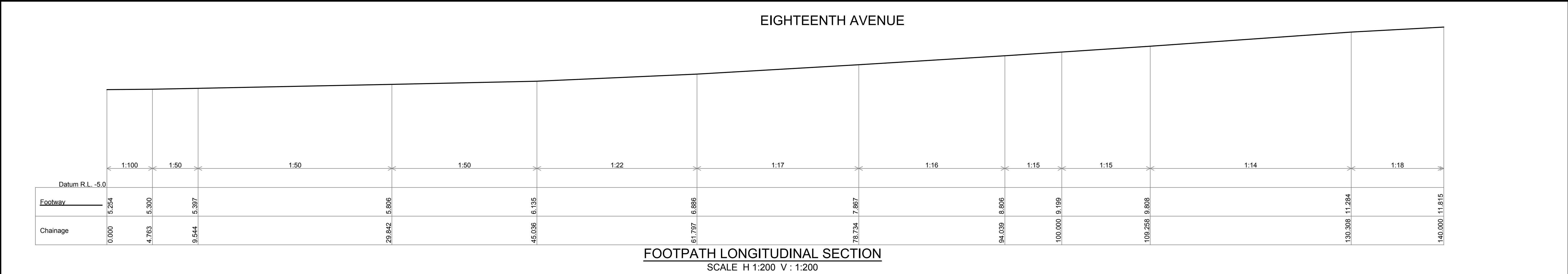
Subject to the works described above being undertaken, the pathway to the bus stops is able to comply with the Housing SEPP clause 93. The general condition of the footpath is subject to change over time due to ongoing use and impact by other development, and this will need to be assessed by the contractors at the time of construction to determine if any further upgrades are necessary.





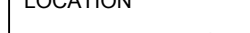
Yours faithfully,

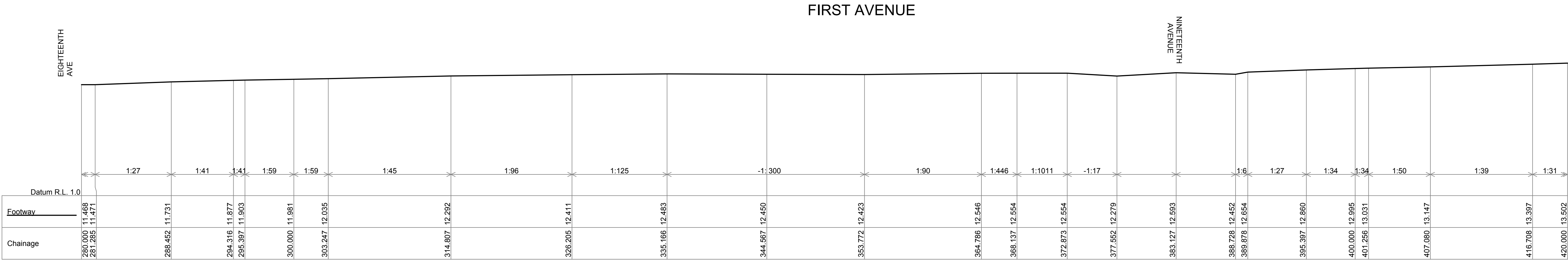
Anthony Geck
Associate Director



No.			DATE			NOTATION/AMENDMENT			No.			DATE			NOTATION/AMENDMENT			CONTOUR INTERVAL: 0.5m			LEGEND OF COMMONLY USED SYMBOLS			REDUCTION RATIO 1 : 600 @A1			DATE OF SURVEY: 20 / 12 /2023			SURVEY CONSULTANT:			DRAWING TITLE			LOCATION														
																		DATUM: AHD ORIGIN OF DATUM: PM 24549 RL: 11.222 100 YEAR FLOOD RL: 5.29m AHD									Hopkins Professional Consulting Engineers 125/126 W. 12th St. Suite 1000, Perth, Western Australia 6000 T: 08 9442 4722 E: admin@hopkins.com.au W: www.hopkinsconsultants.com.au						SAWTELL																	
																		RECOMMENDED MINIMUM FLOOR RL:			LOTS: AS SHOWN			PLAN NOS : AS SHOWN			DANIEL BAKER Registered Surveyor			FOOTPATH CENTRELINE OVERALL KEY PLAN			STREET ADDRESS EIGHTEENTH AVENUE FIRST AVENUE			TYPE S														
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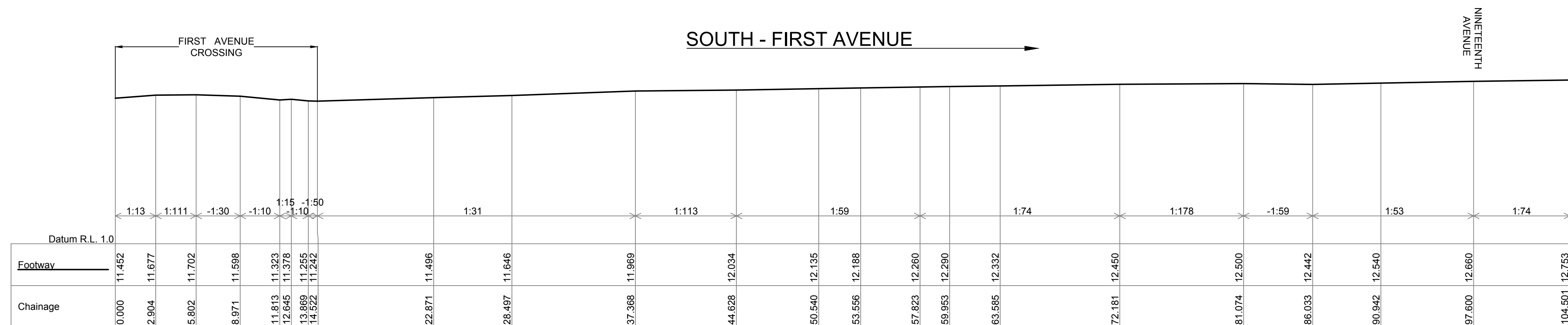


FOOTPATH LONGITUDINAL SECTION
SCALE H 1:200 V : 1:200



No.		DATE	NOTATION/AMENDMENT	No.		DATE	NOTATION/AMENDMENT	FILE		FILE SIZE (MB)	CHECKED BY	25/7/2024		15/1/24	DETAIL FIRST AVE. EASTERN SIDE - NEW SHEET 6 GRADIENT CONVERTED TO RATIO
2															
1															

CONTOUR INTERVAL: 0.5m		LEGEND OF COMMONLY USED SYMBOLS		REDUCTION RATIO 1 : 200 @A1		DATE OF SURVEY: 20 / 12 / 2023		Family & Community Services Land & Housing Corporation		LOCATION SAWTELL	
DATUM: AHD				Full Size 1:200 ; Half Reduction 1:400		SURVEY CONSULTANT:		Hopkins		STREET ADDRESS 17 EIGHTEENTH AVENUE 127 - 133 FIRST AVENUE	
ORIGIN OF DATUM: PM 24549 RL: 11.222				LAND TITLE INFORMATION		Hopkins Consultants Pty Ltd ABN 27 066 060 070 PO Box 1560 Port Macquarie NSW 2444 T: 02 6662 0722 E: admin@hopkins.com.au W: www.hopkinsconsultants.com.au		DRAWING TITLE FOOTPATH CENTRELINE & LONGITUDINAL SECTION		TYPE S	
100 YEAR FLOOD RL: 5.29m AHD				LOTS:		...DANIEL BAKER... Registered Surveyor				SITE LAYOUT JOB	
RECOMMENDED MINIMUM FLOOR RL:				PLAN NOS :		SURVEYORS REF: ..7802..				/ / BGYU	
SOURCE OF FLOOD INFO: COFFS HARBOUR COUNCIL				OTHER:						SHT. 4 OF 6	
BENCH MARK				AREA:							



FOOTPATH LONGITUDINAL SECTION
SCALE H 1:200 V : 1:200

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