



Minto Planning Services

Town Planning Consultants

CLAUSE 26 - LOCATION AND ACCESS TO SERVICES COMPLIANCE STATEMENT

PROPOSED MODIFICATION OF EXISTING RETIREMENT VILLAGE

ST LUKE'S, 4 LINDSAY EVANS PLACE, DAPTO

On behalf of
Anglicare

July 2019

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PROPOSED MODIFICATION OF EXISTING RETIREMENT VILLAGE

St Luke's, 4 Lindsay Place, Dapto

Prepared under instructions from

RJA Projects

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1. CLAUSE 26 - LOCATION AND ACCESS TO FACILITIES

Pursuant to the requirements of Clause 26 of State Environmental Planning Policy (Housing for Seniors or people with a Disability) 2004 it is advised that residents of the proposed development will have access 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.*

Access to the above facilities is to be provided in the following manner.

- a) A mini bus will be made available for use by both the residents of the Residential Aged Care Facility and the Serviced Self Care Housing units, with a capacity of at least 12 seats and having wheelchair access.
- b) The bus is to drop off and pick up passengers at the following locations from which access to the required services and facilities (as nominated below) are available:
 - i. Dapto Square, Princes Highway, Dapto - From Dapto Square access is provided to the adjoining Dapto Mall and Dapto Town Centre which will provide residents with a wide range of shops, bank service providers and other retail and commercial services that residents may reasonably require,
 - ii. Ribbonwood Centre, Princes Highway, Dapto which is a Council operated facility providing residents with access to a range of community services and recreation facilities as detailed in the accompanying activities schedule (see attached),
 - iii. Dapto Square, Princes Highway, Dapto which is located directly opposite the Dapto Medical Centre and which contains the practice of a number of general medical practitioners.
- c) The bus is to be available both to and from the development to the above locations at least once each day from Monday to Friday (both days inclusive).
- d) The bus must have a driver and an appropriately qualified assistant/helper if assistance is required by any resident.
- e) The bus is to be separate and in addition to any bus required or utilised for day trips or the like.
- f) The costs of providing and operating the bus shall be borne by the owner of the land.

In order to ensure that the required access is provided to the required facilities, the applicant volunteers the following condition which it is recommended be included in any consent granted for the development.

XX. Public positive covenant and/or restriction on use - transport, access to services, occupants and other matters

A public positive covenant and/or restriction on use (as appropriate) shall be created on the title of the land incorporating all of the requirements and obligations set out in condition YY below.

The terms of the public positive covenant and/or restriction on use are to be prepared to Council's standard requirements, at the applicant's expense, and are to be endorsed by Council prior to lodgement with NSW Land Registry Services.

Wollongong City Council shall be nominated as the party to release, vary or modify the covenant.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure that the statutory requirements of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 are met.

YY. Transport, access to services, occupants and other matters

For the life of the development and at all times, the development is to be operated as follows:

- a) A bus to be available for use by both the residents of the Residential Aged Care Facility and the Serviced Self Care Housing units, with a capacity of at least 12 seats and having wheelchair access.*
- b) The bus is to drop off and pick up passengers at the following locations from which access to the required services and facilities (as nominated below) are available:*
 - i. Dapto Square, Princes Highway, Dapto - From Dapto Square access is provided to the adjoining Dapto Mall and Dapto Town Centre which will provide residents with a wide range of shops, bank service providers and other*

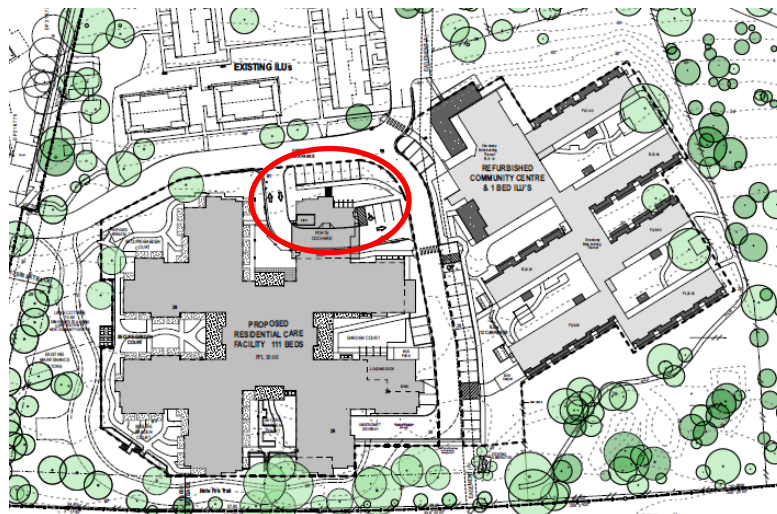
retail and commercial services that residents may reasonably require,

- ii. Ribbonwood Centre, Princes Highway, Dapto which is a council operated facility providing residents with access to a range of community services and recreation facilities,*
- iii. Dapto Square, Princes Highway, Dapto which is located directly opposite the Dapto Medical Centre and which contains the practice of a number of general medical practitioners.*
- c) The bus is to be available both to and from the development to the above services and facilities at least once each day from Monday to Friday (both days inclusive).*
- d) The bus must have a driver and an appropriately qualified assistant/helper if assistance is required by any resident.*
- e) The bus is to be separate and in addition to any bus required or utilised for day trips or the like.*
- f) The costs of providing and operating the bus shall be borne by the owner of the land.*

Council is advised that the proposed bus will utilise the following pick up/drop off points:

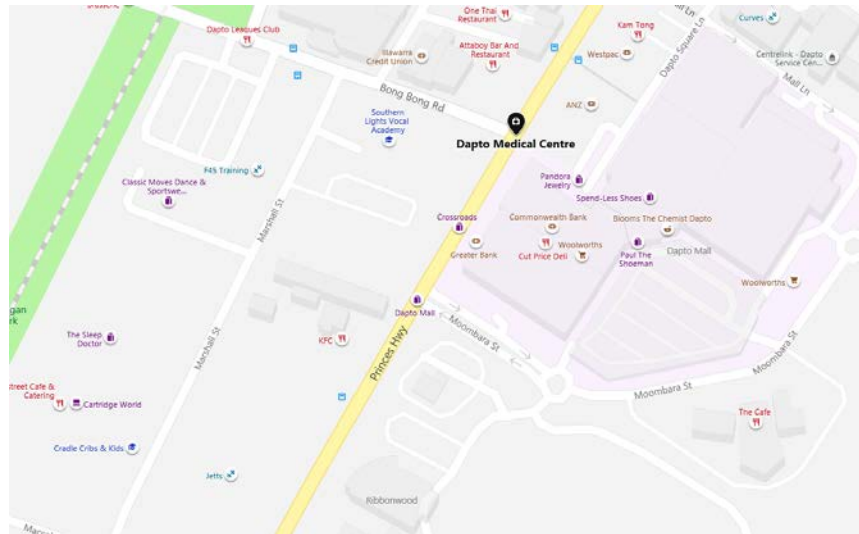
1. St Luke's, Dapto

The Porte Cochere adjacent to the entry of the proposed residential care facility building, located at St Luke's Dapto. Reference is made to the accompanying Report from Accessible Building Solutions, Job No. 215300 and dated 2/7/19 and which details that compliance access is provided from the proposed ILU's and Community Building to the proposed bus pick up location at the RACF Porte Cochere.



2. Dapto Square, Princes Highway, Dapto

The bus set down bay for residents in Dapto is located at on the Princes Highway at Dapto Square and from which level and accessible access is provided to all required shops and services including the Dapto Mall and Dapto Medical Centre. A separate bus set down bay is available for the nearby Ribbonwood Community Centre.



Dapto Location Map



The bus set down bay at Dapto Square



The accessible entry to Dapto Mall located adjacent to the pedestrian crossing to the Medical Centre



The Dapto Medical Centre located opposite Dapto Mall



The pedestrian crossing from Dapto Mall to the Dapto Medical Centre



The bus set down bay at Dapto Ribbonwood Centre

It is considered that the pathways provided at both St Luke's (relative to this application) and Dapto Mall satisfy the requirements of Clause 26(3)&(4) of the SEPP.

It is my opinion that on the basis of the above information that the proposal satisfies the requirements of Clause 26(2)(c) of the SEPP and which states that:

- (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).*

Summary

On the basis of the above it is my opinion that the proposal satisfies the requirements of Clause 26 of State Environmental Planning Policy (Housing for Seniors or people with a Disability) 2004.

Andrew Minto
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MINTO PLANNING SERVICES PTY LTD
July 2019