

Seniors Development Round Corner:

Application for Site Compatibility Certificate, Access Report



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This report has been prepared for
Folkstone and Lyon Group JV

by

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1 Executive Summary

1.1 The proposal

Folkestone and Lyon Group is seeking a site compatibility certificate under clause 24 of State Environmental Policy (Housing for Seniors or People with a Disability) 2004 (“the SEPP”) for a proposed Seniors Living Development at lot 2 DP 233902, lots 101 and 102 DP 739676, lot X DP 399017 and lot 3 DP 576771. This report pertains to compliance with the access requirements under Clause 25(5)(b)(iii) and other access matters related to the development.

This assessment relies on bus route 637 and Castle Hill shopping centre to provide access to the services and facilities referred to in Clause 26 of the SEPP.

Subject to the recommendations set out below, the proposed development will meet the requirements of Clause 26 of the SEPP as required for a site certificate to be issued under Clause 25(5)(b)(iii) of the SEPP.

1.2 Recommendations

Recommendation 1

A sealed pathway of appropriate width and gradient is required between the main entrance to the site and the bus stop located on Old Northern Road outside lot 1 DP 233902. We are advised that this will be provided as part of the development. A suitable concrete pad and seating or a bus shelter would facilitate use of that bus stop by residents of the proposed development.

Recommendation 2

A safe means of access (such as a pedestrian crossing or refuge) is required across Old Northern Road to access the bus stop outside lot 1 DP 200024. The access is to include a sealed pathway of appropriate width and gradient. We are advised that this will be provided as part of the development. Provision of a concrete pad and seating, or a bus shelter, would also facilitate use of the bus stop by residents.

Recommendation 3

Pram ramps crossing Castle Street, Castle Hill at the intersection with Old Northern Road require rework to comply with the gradient requirements of Clause 26 of the SEPP.

Recommendation 4

The proposed development should coordinate with Hornsby Shire Council to organise visits of the home library service to the proposed development.

Recommendation 5

A suitably sized community centre and park or similar outdoor space suitable for passive recreation is required to be provided as part of the development. We are advised that this will be provided as part of the development.

Recommendation 6

Detailed design is to comply with Schedule 3 of the SEPP.

Recommendation 7

The operator is to enter into an agreement with a suitable service provider to provide:

- home delivered meals, and
- personal care and home nursing, and
- assistance with housework.

Recommendation 8

Preliminary design is required to demonstrate that wheelchair access can be provided to dwellings in accordance with clause 2 of Schedule 3.

Recommendation 9

Following detailed survey of the site, analysis will be required to determine the proportion of dwellings to be provided with wheelchair access under clause 2 of Schedule 3 of the SEPP.

2 The Site

The application pertains to lot 2 DP 233902, lots 101 and 102 DP 739676, lot X DP 399017 and lot 3 DP 576771. The proposed site abuts the Old Northern Road Dural to the east of Round Corner shopping centre. The site is zoned RU2 Rural Landscape under the Hornsby Local Environmental Plan 2013. Dwelling houses are permitted with consent in this zone. The site abuts other land zoned RU2 to the east, south and west and abuts the Old Northern Road to the north. Details are shown in the figure below.

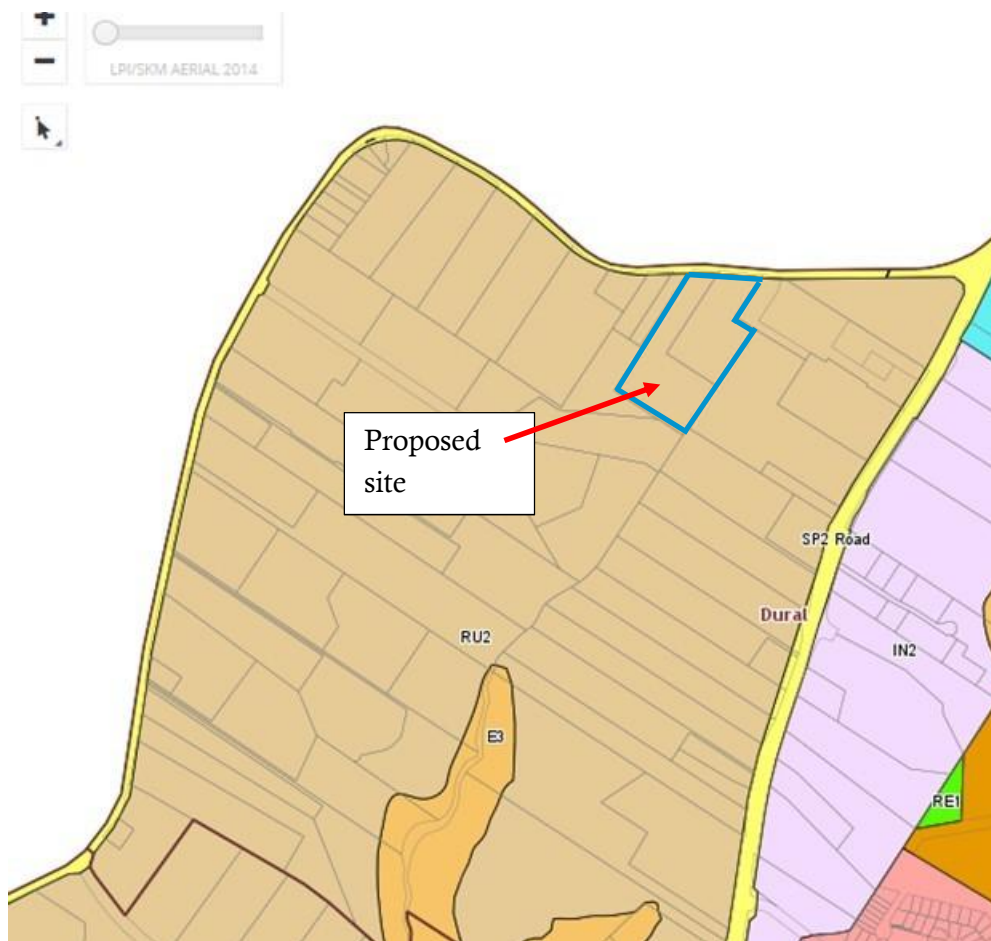


Figure 2.1: The site showing zoning under Hornsby Local Environmental Plan 2013.

Source: Hornsby Local Environmental Plan 2013.

The Old Northern Road forms the boundary between Hornsby LGA and The Hills LGA. Adjoining land in The Hills LGA is zoned R2 and meets the definition of “land zoned primarily for urban purposes” under Clause 4(2) of SEPP (Housing for Seniors or People with a Disability) 2004. The land is adjoining, regardless of the intervening public road, by reason of Clause 4(4) of the SEPP.

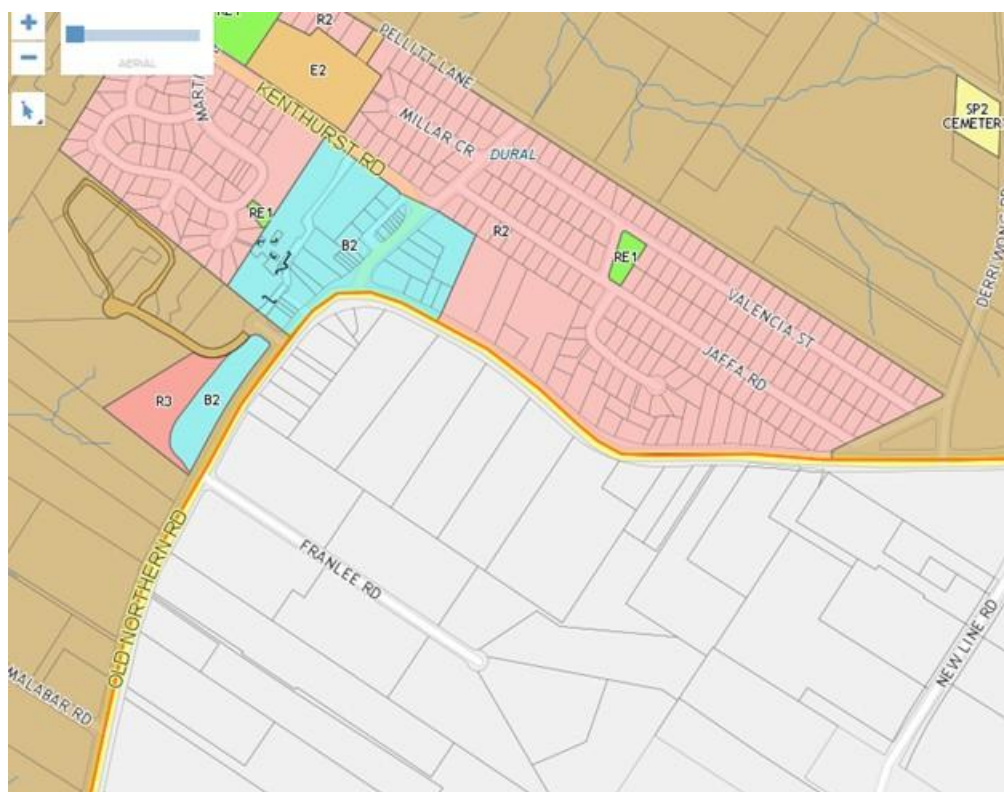


Figure 2.2: The site showing adjoining land zoned under The Hills Local Environmental Plan 2012.

Source: The Hills Local Environmental Plan 2012.

Details of the proposed development are shown on drawings 00, 01, 02, 03, 04, 05 and 06 dated 16 October 2016 drafted by Calder Flower Architects.

3 Site Compatibility Certificate

Under Clause 24(1)(a)(i) of the SEPP, a Site Compatibility Certificate is required if the development is proposed to be carried out on land that is land that adjoins land zoned primarily for urban purposes.

Requirements for a Site Compatibility Certificate are set out in Part 1A of the SEPP. With respect to this report, Clause 25(5)(b)(iii) states:

(5) The Director-General must not issue a site compatibility certificate unless the Director-General:

...

(b) is of the opinion that the proposed development is compatible with the surrounding land uses having regard to (at least) the following criteria:

...

(iii) the services and infrastructure that are or will be available to meet the demands arising from the proposed development (particularly, retail, community, medical and transport services having regard to the location and access requirements set out in clause 26) and any proposed financial arrangements for infrastructure provision,

Clause 26 of the SEPP states:

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), ...

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.

4 Other Requirements of the SEPP

In addition to the above, the SEPP also sets out standards with regard to accessibility.

41 Standards for hostels and self-contained dwellings

- (1) A consent authority must not consent to a development application made pursuant to this Chapter to carry out development for the purpose of a hostel or self-contained dwelling unless the proposed development complies with the standards specified in Schedule 3 for such development.*
- (2) Despite the provisions of clauses 2, 7, 8, 9, 10, 11, 12, 13 and 15–20 of Schedule 3, a self-contained dwelling, or part of such a dwelling, that is located above the ground floor in a multi-storey building does not have to comply with the requirements of those provisions if the development application is made by, or by a person jointly with, a social housing provider.*

Schedule 3 sets out detailed requirements for accessibility.

Schedule 3 Standards concerning accessibility and useability for hostels and self-contained dwellings (Clause 41 (1))

Part 1 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 accessible path of travel (within the meaning of AS 1428.1) 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, and*
 - (b) the wheelchair access provided must be by a continuous accessible path of travel (within the meaning of AS 1428.1) 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 AS 1428.1 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 designed and located so as to avoid glare for pedestrians and adjacent dwellings, and*
- (b) must provide at least 20 lux at ground level.*

4 Letterboxes

Letterboxes:

- (a) must be situated on a hard standing area and have wheelchair access and circulation by a continuous accessible path of travel (within the meaning of AS 1428.1), and*
- (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 AS 2890, 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 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

- (1) Internal doorways must have a minimum clear opening that complies with AS 1428.1.*
- (2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres.*
- (3) Circulation space at approaches to internal doorways must comply with AS 1428.1.*

8 Bedroom

At least one bedroom within each dwelling must have:

- (a) an area sufficient to accommodate a wardrobe and a bed sized as follows:*
 - (i) in the case of a dwelling in a hostel—a single-size bed,*

- (ii) in the case of a self-contained dwelling—a queen-size bed, and*
- (b) a clear area for the bed of at least:*
 - (i) 1,200 millimetres wide at the foot of the bed, and*
 - (ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and*
- (c) 2 double general power outlets on the wall where the head of the bed is likely to be, and*
- (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 for circulation space for sanitary facilities in accordance with AS 1428.1:*
 - (a) a slip-resistant floor surface,*
 - (b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1,*
 - (c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future:*
 - (i) a grab rail,*
 - (ii) portable shower head,*
 - (iii) folding seat,*
 - (d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,*
 - (e) a 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 to facilitate future accessibility.*

10 Toilet

A dwelling must have at least one 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 AS 1428.1.

12 Door hardware

Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.

13 Ancillary items

Switches and power points must be provided in accordance with AS 4299.

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 1 to any seniors housing consisting 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 AS 4299, 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 level 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 AS 4299, and*
- (b) a circulation space at door approaches that complies with AS 1428.1, and*
- (c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299:*

- (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,*
- (iv) an oven (see clause 4.5.8), and*
- (d) “D” pull cupboard handles that are located towards the top of below-bench cupboards 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 work surface, 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 level 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 circulation space at door approaches that complies with AS 1428.1, and*
- (b) provision for the installation of an automatic washing machine and a clothes dryer, and*
- (c) a clear space in front of appliances of at least 1,300 millimetres, and*
- (d) a slip-resistant floor surface, and*
- (e) an accessible path of travel to any clothes line provided in relation to the dwelling.*

20 Storage for linen

A self-contained dwelling must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.

21 Garbage

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

Other Requirements are set out in Clauses 42, 43 and 44.

Part 5 Development on land adjoining land zoned primarily for urban purposes

42 Serviced self-care housing

- (1) A consent authority must not consent to a development application made pursuant to this Chapter to carry out development for the purpose of serviced self-care housing on land that adjoins land zoned primarily for urban purposes unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have reasonable access to:*
 - (a) home delivered meals, and*
 - (b) personal care and home nursing, and*
 - (c) assistance with housework.*
- (2) For the purposes of subclause (1), residents of a proposed development do not have reasonable access to the services referred to in subclause (1) if those services will be limited to services provided to residents under Government provided or funded community based care programs (such as the Home and Community Care Program administered by the Commonwealth and the State and the Community Aged Care and Extended Aged Care at Home programs administered by the Commonwealth).*

43 Transport services to local centres

- (1) A consent authority must not consent to a development application made pursuant to this Chapter to carry out development for the purpose of serviced self-care housing on land that adjoins land zoned primarily for urban purposes unless the consent authority is satisfied that a bus capable of carrying at least 10 passengers will be provided to the residents of the proposed development:*
- (a) that will drop off and pick up passengers at a local centre that provides residents with access to the following:*
- (i) shops, bank service providers and other retail and commercial services that residents may reasonably require,*
- (ii) community services and recreation facilities,*
- (iii) the practice of a general medical practitioner, and*
- (b) that is available both to and from the proposed development to any such local centre at least once between 8am and 12pm each day and at least once between 12pm and 6pm each day.*
- (2) Subclause (1) does not apply to a development application to carry out development for the purposes of the accommodation of people with dementia.*
- (3) In this clause, bank service provider has the same meaning as in clause 26.*

44 Availability of facilities and services

A consent authority must be satisfied that any facility or service provided as a part of a proposed development to be carried out on land that adjoins land zoned primarily for urban purposes will be available to residents when the housing is ready for occupation. In the case of a staged development, the facilities or services may be provided proportionately according to the number of residents in each stage.

5 Compliance with Clause 26

5.1 Public Transport Service

Bus services operating along the Old Northern Road in the vicinity of the proposed development include:¹

- Service 637 (via Old Northern Road) operating daily between Glenorie and Castle Hill. The service operates between 5 am and 10 pm weekdays, providing one hourly services or better during the morning and afternoon peaks, and a two hour service during the middle of the day. The first bus to Castle Hill leaves Dural Round Corner at 5.25 am and the last bus to return from Castle Hill leaves Castle Hill at 9.43 pm. There are six services each way on a Saturday and four on a Sunday. The majority of services are accessible.
- Service 638 (via Old Northern Road) operating Monday to Saturday between Berrilee and Pennant Hills. The service provides weekday morning and afternoon services to Pennant Hills via Castle Hill and afternoon return services from Pennant Hills.
- Service 639 (via Kenthurst Road and Old Northern Road) operating Monday to Saturday between Pitt Town Road and Castle Hill. The service provides weekday morning and afternoon services to Pennant Hills via Castle Hill and afternoon return services from Pennant Hills.
- Service 622 (via Old Northern Road and New Line Road) operating Monday to Friday between Dural and Milsons Point. The service provides morning peak services to Milsons Point with returning services in the afternoon peak.
- Service 642 (via Old Northern Road and New Line Road) operating Monday to Friday between Dural and City. The service provides high frequency morning and afternoon express services to and from the City.

Of these services, routes 637 and 642 **comply with the time table aspects of clause 26(2)(b)(iii) of the SEPP**. The travel time to Castle Hill using route 637 is 10 minutes, while the travel time to the City using route 642 varies between 50 minutes and 90 minutes depending on the time of day. Castle Hill is a local centre in accordance with Clause 43(1)(a) of the SEPP by virtue of proximity.

5.2 Access to bus stops

There is a Castle Hill bound bus stop near the site outside lot 1 DP 233902, and a return bus stop outside lot 1 DP 200024.

¹ Details from bus route timetables accessed through www.cdcbus.com.au on 13 October 2017.

The Castle Hill bound bus stop meets the distance and slope requirements of Clause 26, however a sealed footpath would need to be constructed between the bus stop and the proposed entrance to the site at the boundary of Lot 101 DP 739676 and Lot 2 DP 561213, noting the need for that footpath to comply with the gradient requirements of Clause 26, particularly with regard to pram ramps. Provision of a concrete pad and seating, or a bus shelter, would also facilitate use of the bus stop by residents.

Access to the return bus stop requires crossing Old Northern Road, a relatively highly trafficked road. The researcher found it difficult to cross this road, due to high traffic volumes. Provision of safe means of access, as required by Clause 26, would likely require a pedestrian crossing or pedestrian refuge because of both the high traffic volumes and the lack of mobility of residents of the proposed development, particularly frail aged and disabled people. Provision of a pedestrian crossing or refuge at the site of the proposed site entrance is likely to be facilitated due to the good sight distances and width of the road reserve at this point. Provided a safe crossing is provided with a sealed connection to the existing pathway on the northern side of Old Northern Road, access to the bus stop will comply with the distance and gradient requirements of Clause 26. Provision of a concrete pad and seating, or a bus shelter, would also facilitate use of the bus stop by residents.

5.3 Access to Facilities

5.3.1 Introduction

Possible local destinations along the 637 bus route include Glenorie, Dural, Round Corner and Castle Hill. A preliminary review found limited facilities available at Glenorie and Dural. While more facilities are available at Round Corner, there are no recreation facilities such as hotels, clubs and cinemas. Consequently Castle Hill was assessed for compliance as a destination under Clause 26.

The 637 bus route terminus and departure bus stop is sited in Old Castle Hill Road, outside Castle Towers, a large indoor shopping mall in Castle Hill. Access to facilities in accordance with Clause 26 is available in Castle Towers by utilising the David Jones entrance in Old Castle Hill Road and the lifts within the David Jones Store. Further access is available to facilities along Old Northern Road to the south west of the bus stop however access does not comply with the requirements of Clause 26 as the pram ramps at Castle Street were measured to have gradients steeper than 1:8. Subject to rectification of these pram ramps, a wide range of facilities are accessible from the terminus bus stop in Castle Hill, as discussed below.

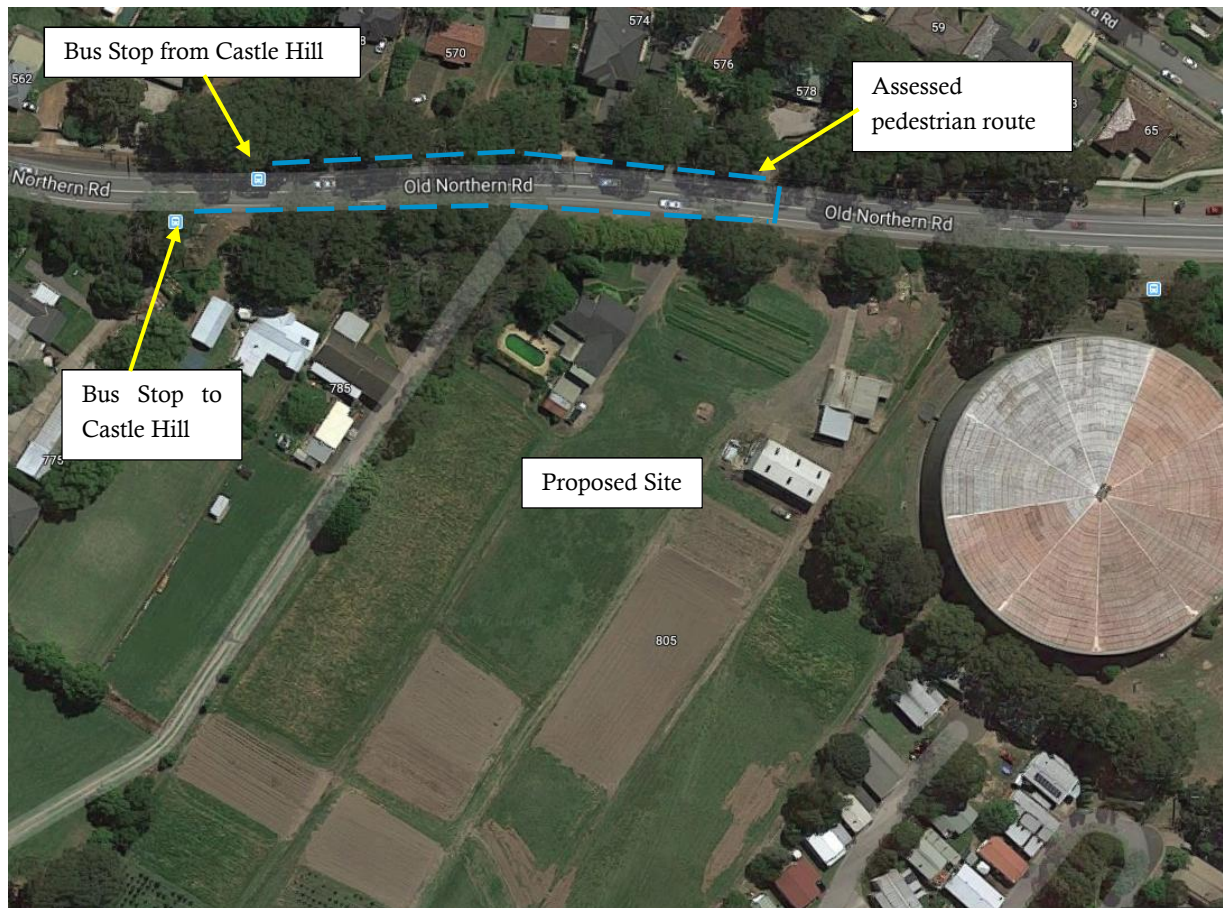


Figure 5.1: Assessed pedestrian route to bus stops (shown dashed in blue).

Source: JSA 2017, Google Maps.

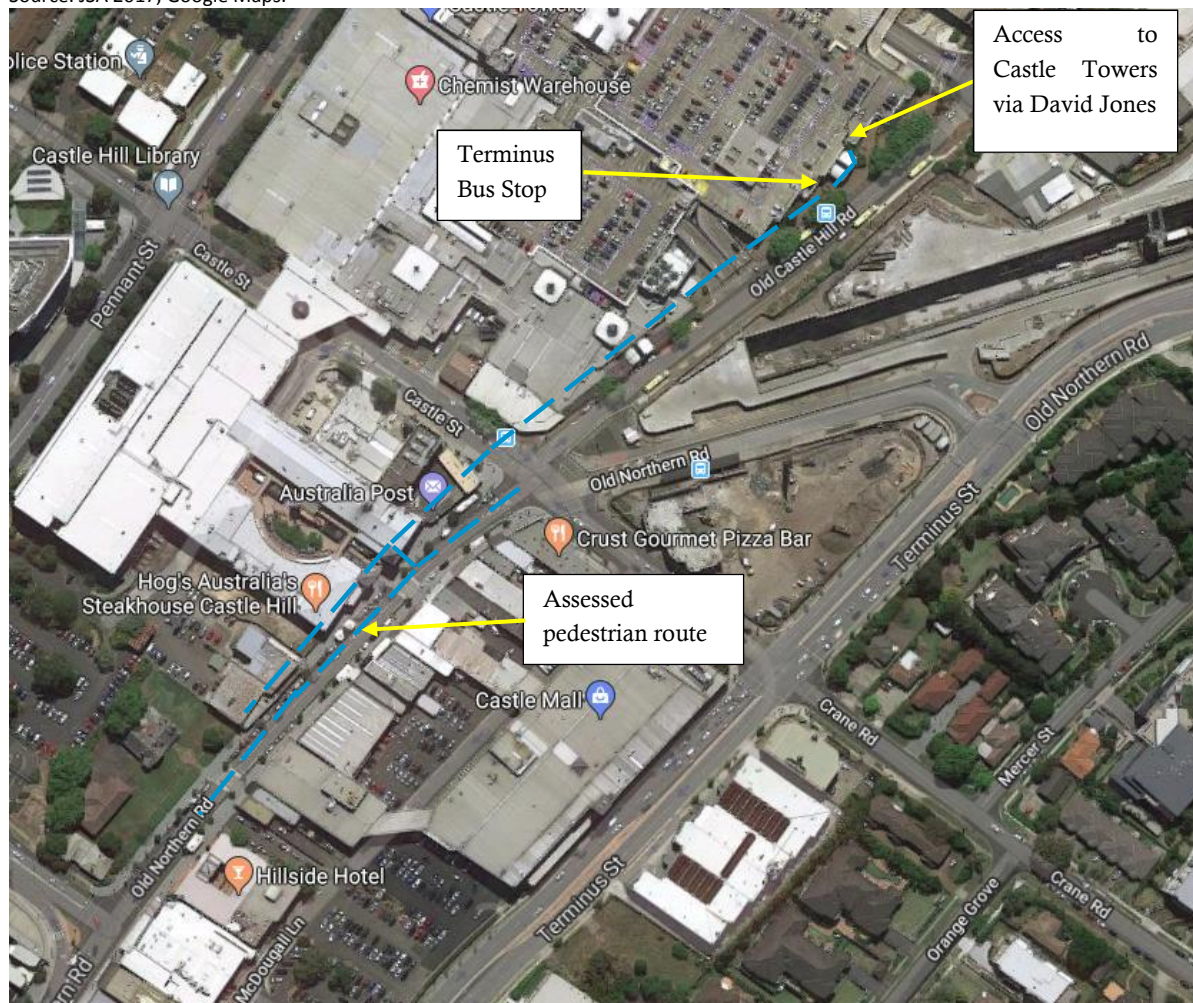


Figure 5.2: Assessed pedestrian routes to services and facilities in Castle Hill (shown dashed in blue).

Source: JSA 2017, Google Maps.

5.3.2 Retail and Commercial Services

Retail and Commercial services available within Castle Towers and complying with access under Clause 26 include:

- Supermarkets (Coles, Aldi)
- Butchers
- Dry Cleaners
- Coffee shops
- Bottle Shop
- Banks (NAB)
- Clothes shops
- Variety and Department Stores (David Jones, Kmart, Target, Myer, Best and Less)

- NRMA
- Optician

The following services and recreation facilities are available along Great Northern Road. Subject to the rectification of pram ramps at the intersection of Old Northern Road and Castle Street, access will comply with the requirements of Clause 26.

- Post Office
- Hair Dresser
- Bank (Westpac)

5.3.3 Community Services and Recreation Facilities

Community Services and Recreation Facilities available within Castle Towers and complying with access under Clause 26 include:

- Cinema
- Coffee shops
- Fast food outlets
- Fitness First

The following services and recreation facilities are available along Great Northern Road. Subject to the rectification of pram ramps at the intersection of Old Northern Road and Castle Street, access will comply with the requirements of Clause 26.

- Restaurants (The Piazza)
- Hillside Hotel

5.3.4 General Medical Practitioner

A general medical practitioner is available at Family Wise Medical Practice, 293 Old Northern Road, Castle Hill. Subject to the rectification of pram ramps at the intersection of Old Northern Road and Castle Street, access will comply with the requirements of Clause 26.

5.3.5 Other Services

The nearest public library is at Dural Library, Pellit Lane, Dural. Access does not comply with the requirements of Clause 26. Hornsby Shire Council provides a home library service which visits “retirement villages, nursing homes and hostels”.²

We have not been able to identify access to the following facilities:

- Community Centre
- Park or similar outdoor space suitable for passive recreation.

² <http://www.hornsby.nsw.gov.au/library/branches-and-membership/home-library-service> accessed 23 October 2017.

5.4 The Site

A review of topographical maps for the area shows that gradients on the higher portion of the site are greater than 1:10, however lower areas dropping to creek lines are less than 1:10. Preliminary design is required to demonstrate that suitable wheel chair access can be provided in accordance with clause 2 of Schedule 3.

Following detailed survey of the site, analysis will be required to determine the proportion of dwellings to be provided with wheelchair access under clause 2 of Schedule 3.

5.5 Conclusion

Subject to the adoption of appropriate recommendations (as set out in the executive summary above), the proposed development will meet the requirements of Clause 26 of the SEPP as required for a site compatibility certificate to be issued under Clause 25(5)(b)(iii) of the SEPP.