

Job No: IAR-0155

20 August 2021

**VIGOR MASTER PTY LTD
SUITE 201A
24 THOMAS STREET
CHATSWOOD NSW 2067**Reference: **392 GALSTON ROAD**

Attention: Mr Ron Sheng

Email: ron@vigormaster.com.au

Phone No: 0423 694 191

Dear Mr Sheng,

In accordance with your instructions, this SEPP Seniors report has been prepared to assess compliance with the provisions of Clause 26 of SEPP (Housing for Seniors or People with a Disability) 2004 – (SEPP Seniors).

This assessment relies on the proximity of a bus stop located within 400m of the property to provide access to the facilities nominated at Clause 26.

Presently a temporary bus stop has been provided immediately in front of the site fronting Galston Road. On completion of the construction works which includes the provision of a pathway along the western side of Galston Road the temporary bus stop will be removed and the existing bus stop near the intersection of Galston and Mid Dural Roads will service this site.

The bus services servicing this site are capable of satisfying the site requirements of Clause 26 of the SEPP.

Please feel free to contact us should you wish to discuss any aspect of this report.

Yours sincerely,

**RICHARD SEIDMAN**

M.PropDev, BArch (Hons), Diploma in Access Consulting

ARB Reg No 4829

ACAA (Accredited Access Consultant No 330)

Livable Housing Registered Assessor 10041



SEPP (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) REPORT – CLAUSE 26 ASSESSMENT

**392 GALSTON ROAD
GALSTON NSW 2159**

Prepared by

iAccess Residential

A division of iAccess Group Pty Ltd

ABN 37 002 648 615

20 August 2021

Revision **[B]**

Document control

Project: SEPP Seniors Residential Development

392 Galston Road

Galston NSW 2159

Document Type: SEPP (Housing for Seniors or People with a Disability) Report

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The following report register documents the development and issue of this and each subsequent report(s) undertaken by iAccess Consultants.

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Revision History:

Rev	Remarks	Issue Date
-	Report prepared and issued to client	19 August 2021
A	Final report prepared and issued to client	19 August 2021
B	Final report revised and issued to client	20 August 2021



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ARB Reg No 4829,

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1. EXECUTIVE SUMMARY

This SEPP Seniors report has been prepared to assess compliance with the provisions of Clause 26 of SEPP (Housing for Seniors or People with a Disability) 2004 – (SEPP Seniors).

This report is limited to the assessment of bus stops in relation to Clause 26 of the SEPP.

The site is located on the western side of Galston Road, Galston. The site has two frontages. The main frontage is to Galston Road and the secondary entrance is to Mid Dural Road. Bus stops are available on both frontages.

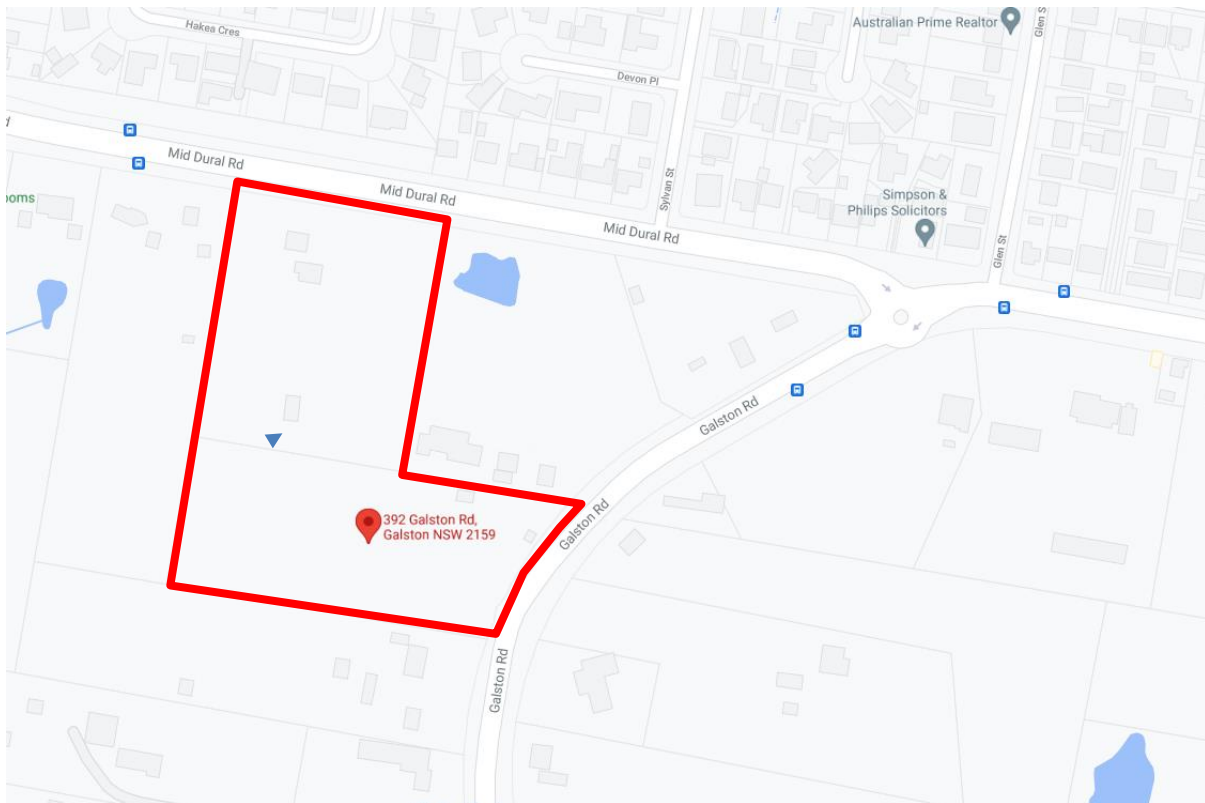


Figure 1 Location plan (source Google Maps)

A footpath is proposed to be provided along the western side of Galston Road connecting this site with the bus stop near the intersection with Mid Dural Road as part of the Stage 2 works.

A pedestrian pathway is available along the eastern side of Galson Road.

A temporary bus stop has been provided immediately in front of the site. This temporary bus stop will be removed once the final construction works have been completed.

The following photos indicate the existing views from the Galston Road frontage.



View looking north along Galston Rd

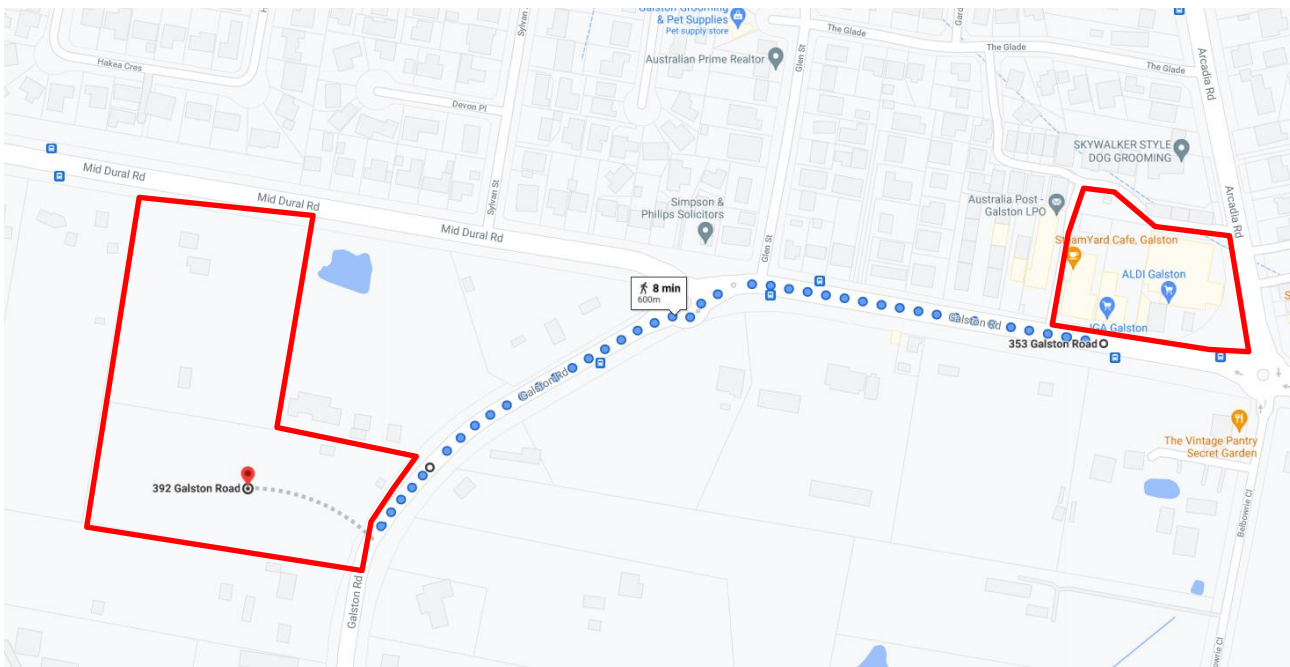


View looking south along Galston Rd. Site entry is to the right of this image

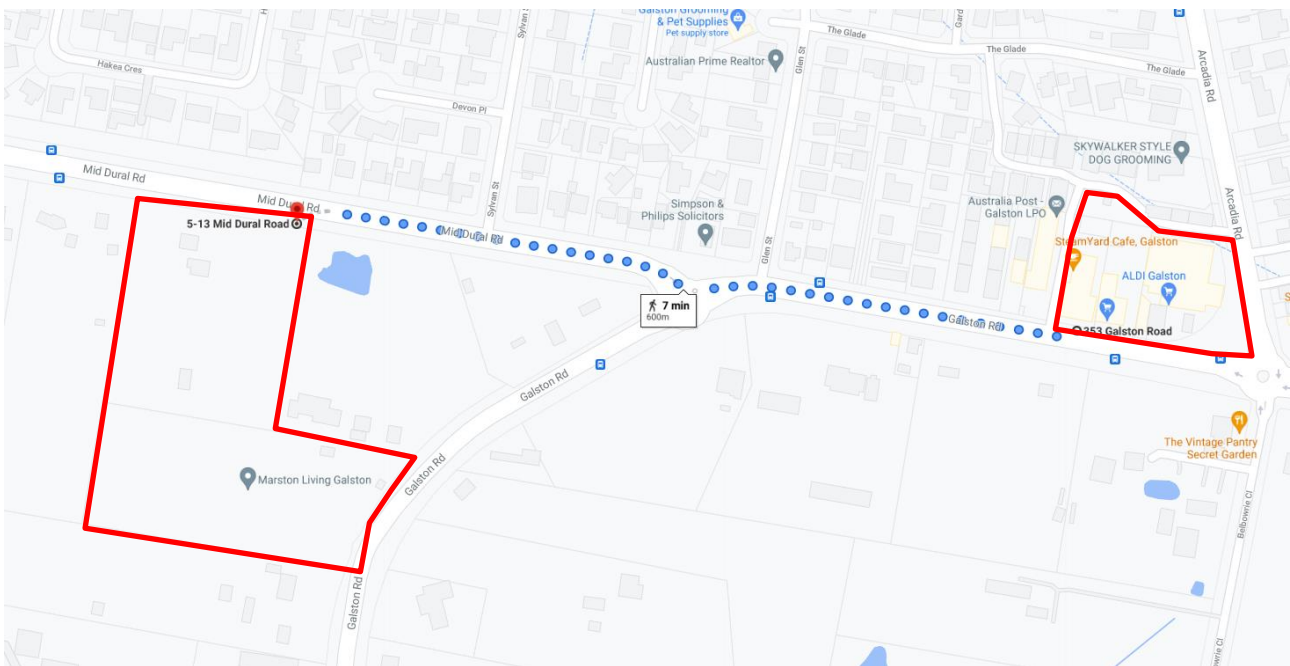
The site is serviced by bus stops on Galston Road and Mid Dural Road.

The Galston Shopping Village Complex is located within 600m of the Galston Road entry and the Mid Dural Road entry to this site.

The walking distance to the Galston Shopping Village Complex exceeds the maximum walking distance nominated by the SEPP.



Walking route from Galston Road frontage to Galston Shopping Village Complex



The method of assessing the suitability of this site to be developed for seniors living under the provisions of SEPP (Housing for Seniors or People with a Disability) 2004 applies the provisions of Clause 26(2)(b) where an accessible 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 is provided between the site and the bus stop located on Galston Road and Mid Dural Road.

The temporary bus stop, located on Galston Road, is positioned immediately in front of the Galston Road Frontage to this site. On completion of the works, when the temporary bus stop is removed, the distance from the street frontage to the bus stop near the intersection of Galston and Mid Dural Roads is 260m.

The bus stop on Mid Dural Road is located to the west of the site and is 110m from the Mid Dural Road entrance to this site. A footpath is presently provided only on the northern side of Mid Dural Road.



View looking west along Mid Dural Rd. Site entry is to the left of this image

Bus routes 637 and 638 service this site.

Bus route 637 connects this site with Galston Shopping Village Complex, Glenorie Shops to the north and Round Corner Shopping Centre and Castle Hills Station to the south.

Bus route 638 connects this site with Galston Shopping Village Complex, Berowra Waters Marina to the north and Round Corner Shopping Centre and Castle Hills Station to the south.

The Galston Shopping Village Complex, Round Corner Shopping Centre and Cast Towers have access to the following facilities as nominated by SEPP Seniors Clause 26(1):

- (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.

Presently the temporary bus stop on Galston Road includes a solid surface and meets the minimum bus stop design as nominated on the Human Rights Commissions website - designs for bus stops of the provisions of the *Disability Standards for Accessible Public Transport 2002*.



Image of temporary bus stop fronting Galston Road indicating concrete hardstand and connection to the site.

2. STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004 – (SEPP SENIORS)

A. SEPP SENIORS – SITE RELATED REQUIREMENTS ACCESS TO FACILITIES

SEPP Seniors Clause 26(1) nominates that the residents of the development are to have access to the following facilities:

- (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.

Compliance	
<p>None of these facilities are located within 400m walking distance of this site.</p> <p>Compliance is achieved by reliance on the provisions of SEPP Seniors Clause 26(2)(b) where a bus service is located within 400m of the site which provides access to these facilities. The bus service is an accessible service.</p>	

SEPP Seniors Clause 26 (2)(a) determines that access is satisfied if the facilities noted at SEPP Seniors Clause 26(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

Compliance	
<p>The provisions of Clause 26(2)(a) are not relied upon as shops and facilities are located more than 400m from this site. The plan following locates the Site in relation to the Galston Shopping Village Complex located to the northeast of the site.</p> <p>Pathways are not provided along the western side of Galston Road. A pathway is located along the eastern side of Galston Road,</p>	



SEPP Seniors Clause 26(2)(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).

Criteria to be satisfied CI 26 SEPP Seniors	Criteria satisfied / not satisfied
(a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and	<p>Satisfied</p> <p>Accessible access is provided to these facilities via the bus service available immediately in front of the site on Galston Road.</p>
(b) community services and recreation facilities, and	<p>Satisfied</p> <p>Accessible access is provided to these facilities via the bus service available immediately in front of the site on Galston Road.</p>

Criteria to be satisfied CI 26 SEPP Seniors	Criteria satisfied / not satisfied
(c) the practice of a general medical practitioner.	Satisfied Accessible access is provided to these facilities via the bus service available immediately in front of the site on Galston Road.

B. SEPP SENIORS – SITE RELATED REQUIREMENTS ACCESS TO TRANSPORT

SEPP Seniors Clause 26(2)(c) nominates the requirements for access to public Transport. The site is serviced by 2 public bus services – Routes 637 and 638.

The requirements of SEPP Seniors Clause 26(2)(b) and SEPP Seniors Clause 26(3) are satisfied by the public transport services within the vicinity of the site.

The plan following indicates the bus stops (blue dots) located within 400m of the site and accessed by accessible pathways in accordance with the gradients nominated at SEPP Seniors Clause 26(3) and SEPP Seniors Clause 26(3).

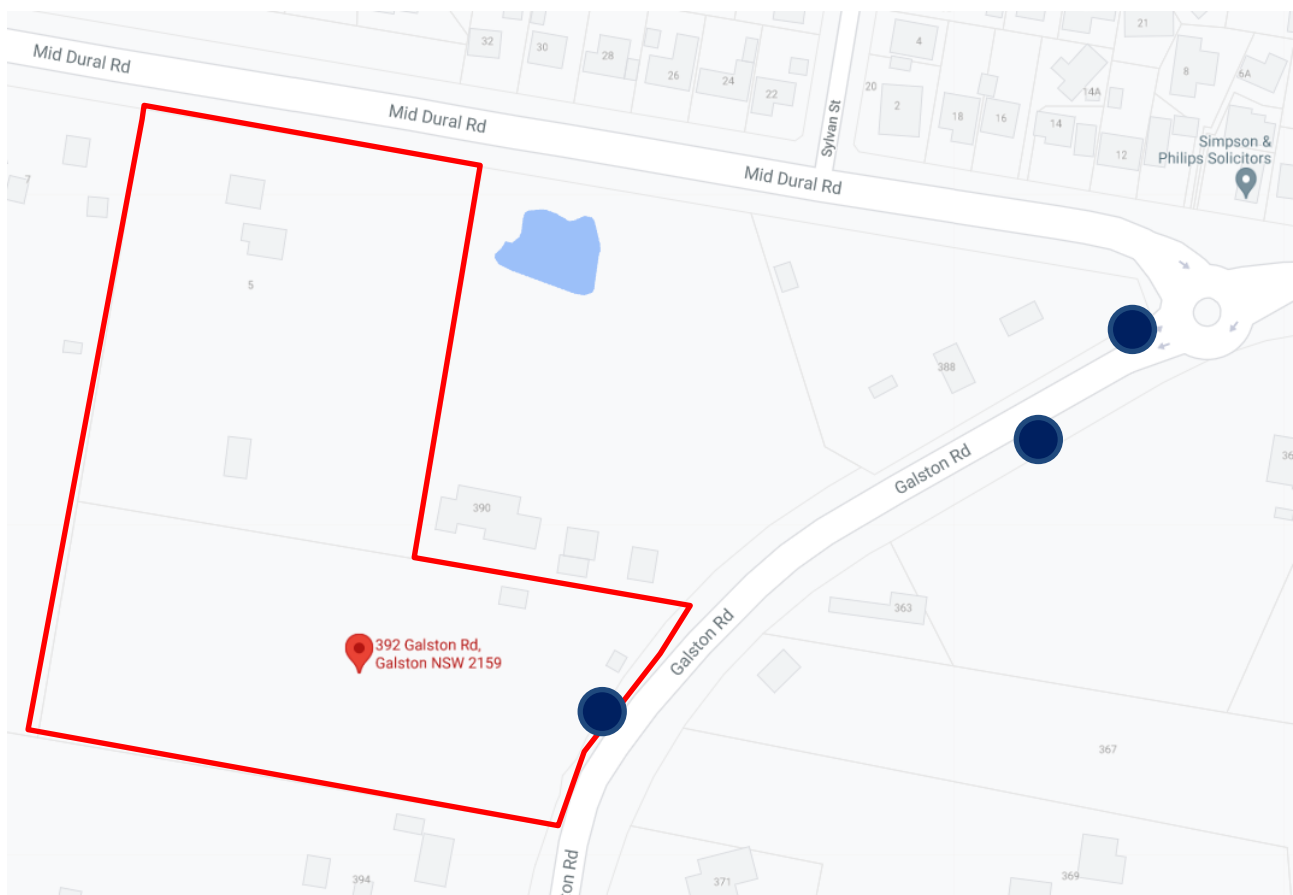


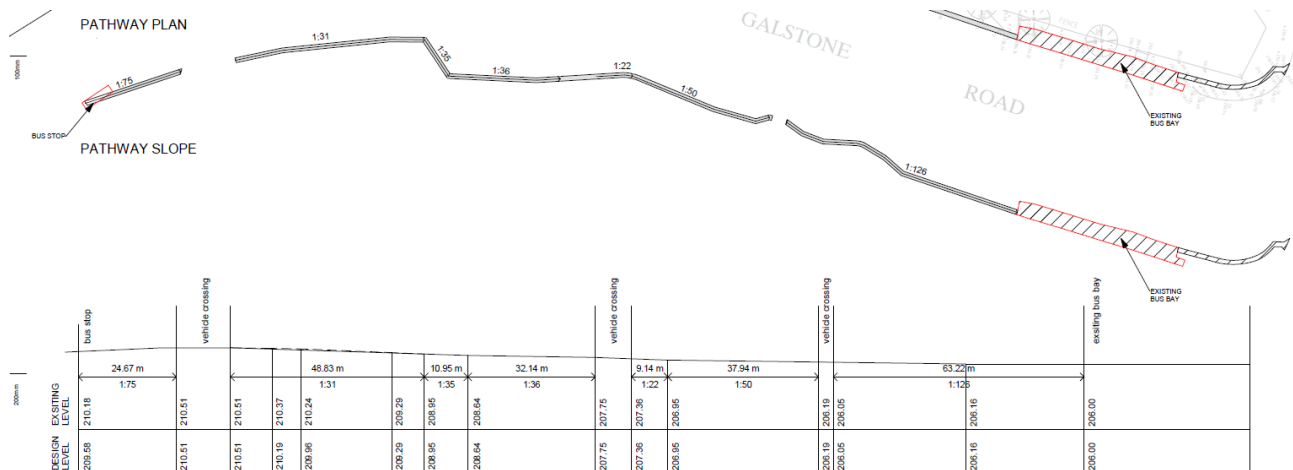
Figure 2 – Bus Stop Location plan – Galston Road

Accessible path of travel to bus stop

Presently accessible access is provided between the site and the temporary bus stop located immediately in front of the site on Galston Road.

On completion of the works permanent pathways will connect this site to the bus stops located adjacent to the intersection of Galston Road and Mid Dural Road.

The gradients of the proposed pathway are as follows.



The design as proposed satisfies the provisions of the SEPP

Frequency of service

The site is serviced by 2 bus routes with regular frequency between Monday to Friday as nominated at SEPP Seniors Clause 26(2)(b)(iii) where access to the bus services 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).

PLEASE NOTE THAT THE COVID TIMETABLES HAVE BEEN REFERENCED.

Frequency Route 637: Castle Hill to Glenorie via Round Corner & Galston. (The red box indicates the stop time closest to this site)

Monday to Friday									
Castle Hill Station	-	07:05	08:18	09:14	10:14	11:14	13:14	14:29	15:33
Old Northern Rd opp Oakhill College, Castle Hill	-	07:08	08:23	09:18	10:18	11:18	13:18	14:33	15:41
Old Northern Rd before Gilbert Rd, Glenhaven	-	07:10	08:26	09:20	10:20	11:20	13:20	14:35	15:43
Lorien Novalis School, Old Northern Rd, Dural	-	07:13	08:30	09:23	10:23	11:23	13:23	14:38	15:47
Round Corner Shops, Old Northern Rd, Dural	-	07:14	08:32	09:25	10:25	11:25	13:25	14:40	15:50
Redfield College Bus Bay, Old Northern Rd, Dural	-	-	-	-	-	-	-	-	15:56
Dural Post Office, Old Northern Rd, Dural	06:58	07:20	08:40	09:31	10:31	11:31	13:31	14:46	16:02
Galston Rd at Arcadia Rd, Galston	07:03	07:25	-	09:36	-	11:36	13:36	14:51	-
796 Old Northern Rd, Middle Dural	07:07	07:29	08:46	09:40	10:36	11:40	13:40	14:55	16:10
Glenorie Shops Old Northern Rd, Glenorie	07:13	07:35	08:52	09:46	10:42	11:46	13:46	15:02	16:19
Monday to Friday									
Castle Hill Station	16:05	16:35	17:01	17:36	18:04	18:32	19:05	19:55	20:55
Old Northern Rd opp Oakhill College, Castle Hill	16:09	16:39	17:05	17:40	18:08	18:36	19:09	19:59	20:58
Old Northern Rd before Gilbert Rd, Glenhaven	16:12	16:42	17:08	17:43	18:11	18:39	19:11	20:01	21:00
Lorien Novalis School, Old Northern Rd, Dural	16:15	16:45	17:11	17:46	18:14	18:42	19:14	20:04	21:03
Round Corner Shops, Old Northern Rd, Dural	16:17	16:47	17:13	17:48	18:16	18:44	19:15	20:05	21:04
Dural Post Office, Old Northern Rd, Dural	16:23	16:53	17:19	17:54	18:22	18:50	19:20	20:10	21:08
Galston Rd at Arcadia Rd, Galston	-	-	-	-	18:27	-	-	20:15	21:13
796 Old Northern Rd, Middle Dural	16:28	16:58	17:24	17:59	18:32	18:55	19:25	20:17	21:16
Glenorie Shops Old Northern Rd, Glenorie	16:34	17:04	17:30	18:05	18:38	19:01	19:31	20:24	21:21

Monday to Friday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Glenorie Shops Old Northern Rd, Glenorie	-	05:31	06:29	06:49	07:15	07:49	08:53	09:53	10:53
Old Northern Rd after Edwards Rd, Middle Dural	-	05:36	06:35	06:55	07:21	07:54	09:00	09:57	10:57
Galston Rd opp Arcadia Rd, Galston	-	05:41	-	-	-	08:00	09:05	10:02	-
Galston High School, Galston Rd, Galston	-	05:43	-	-	-	08:03	09:07	10:04	-
Old Northern Rd after Galston Rd, Dural	-	05:47	06:42	07:02	07:28	08:09	09:11	10:08	11:03
Old Northern Rd opp Dural Public School, Dural	-	05:48	06:43	07:03	07:29	08:10	09:13	10:09	11:04
Mountainview Retire Village, Stonelea Ct, Dural	-	-	-	-	-	-	09:21	-	-
Old Northern Rd opp Stonelea Ct, Dural	05:22	05:52	06:48	07:08	07:34	08:16	09:23	10:14	11:08
Lorien Novalis School Bus Bay, Dural	-	-	-	-	-	08:18	-	-	-
Old Northern Rd opp Gilbert Rd, Glenhaven	05:25	05:55	06:51	07:11	07:37	08:21	09:27	10:17	11:11
St Bernadette's PS, Old Northern Rd, Castle Hill	05:32	06:02	07:02	07:22	07:48	08:29	09:36	10:25	11:19
Castle Hill Station	05:34	06:04	07:05	07:25	07:51	08:35	09:39	10:28	11:22

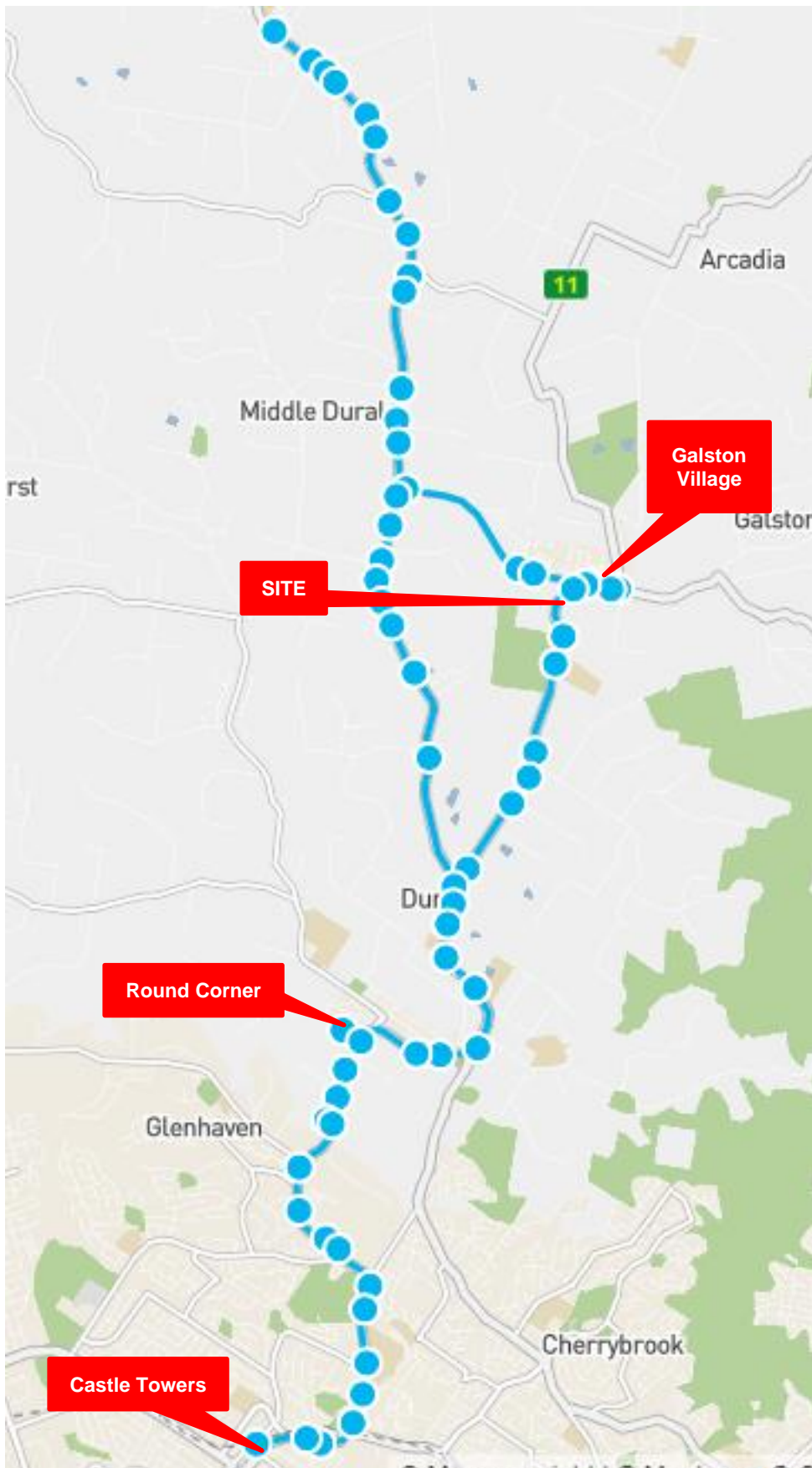
Monday to Friday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Glenorie Shops Old Northern Rd, Glenorie	11:53	13:53	15:06	16:23	16:41	17:34	19:34	21:34	-
Old Northern Rd after Edwards Rd, Middle Dural	11:57	13:57	15:11	16:27	16:45	17:38	19:38	21:38	-
Galston Rd opp Arcadia Rd, Galston	12:02	14:02	15:16	-	-	-	19:42	21:42	-
Galston High School, Galston Rd, Galston	12:04	14:04	15:20	-	-	-	19:44	21:44	-
Old Northern Rd after Galston Rd, Dural	12:08	14:08	15:27	16:33	16:52	17:45	19:47	21:47	-
Old Northern Rd opp Dural Public School, Dural	12:09	14:09	15:30	16:34	16:53	17:46	19:48	21:48	-
Old Northern Rd opp Stonelea Ct, Dural	12:14	14:14	15:37	16:39	16:58	17:51	19:51	21:51	-
Lorien Novalis School Bus Bay, Dural	-	-	15:40	-	-	-	-	-	-
Old Northern Rd opp Gilbert Rd, Glenhaven	12:17	14:17	15:43	16:42	17:01	17:54	19:54	21:54	-
St Bernadette's PS, Old Northern Rd, Castle Hill	12:25	14:25	15:54	16:51	17:10	18:03	20:02	22:02	-
Castle Hill Station	12:28	14:28	15:57	16:54	17:13	18:06	20:05	22:05	-

Frequency Route 638: Pennant Hills to Berrilee and Berowra Waters

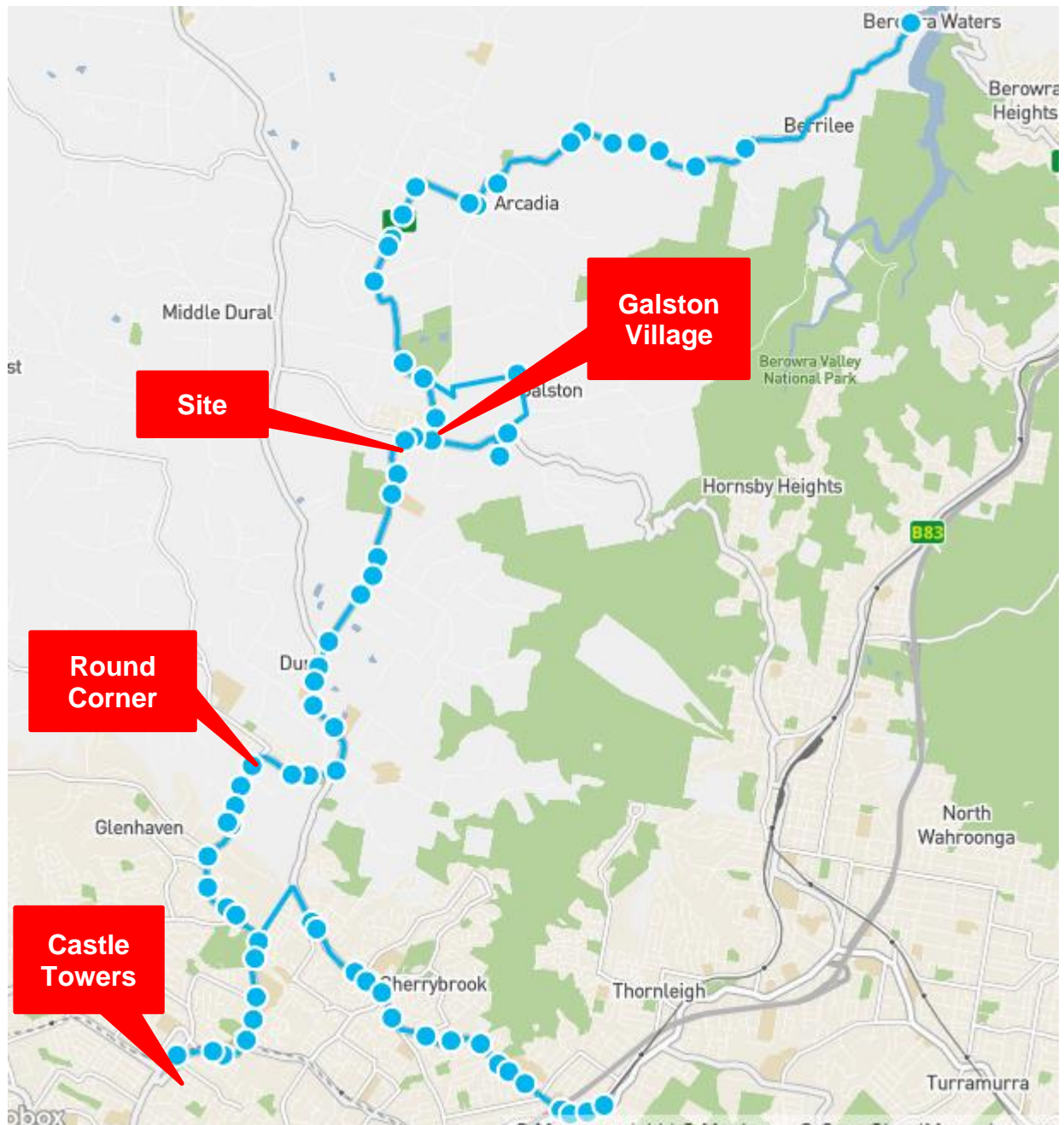
Monday to Friday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Pennant Hills Station	06:30	-	14:21	15:21	15:51	16:21	17:22	17:52	18:22
New Line Rd after Purchase Rd, Cherrybrook	06:38	-	14:30	15:33	16:03	16:33	17:34	18:03	18:32
Castle Hill Station	-	07:37	-	-	-	-	-	-	-
Old Northern Rd before Gilbert Rd, Glenhaven	06:46	07:44	14:35	15:42	16:12	16:41	17:42	18:10	18:39
Lorien Novalis School, Old Northern Rd, Dural	06:50	07:48	14:38	15:46	16:16	16:45	17:46	18:13	18:42
Round Corner Shops, Old Northern Rd, Dural	06:52	07:50	14:40	15:50	16:18	16:47	17:48	18:15	18:44
Dural Post Office, Old Northern Rd, Dural	06:58	07:56	14:46	15:58	-	16:53	17:54	-	18:49
Galston Rd opp Galston High School, Galston	07:01	08:01	14:50	16:02	-	16:57	17:58	-	18:52
Galston Rd at Arcadia Rd, Galston	07:03	08:04	14:52	16:04	-	16:59	18:00	-	18:54
Inside Rowland Retirement Village, Fifth Ave, Galston	-	-	14:53	-	-	-	-	-	-
Northholm Grammar School, Cobah Rd, Fiddletown	-	08:15	-	-	-	-	-	-	-
Arcadia Public School, Arcadia Rd, Arcadia	07:10	08:22	15:00	16:11	-	17:06	18:06	-	19:00
Chilcott Rd at Bay Rd, Berrilee	07:18	08:27	15:08	16:18	-	17:13	18:13	-	19:06
Berowra Waters Marina, Bay Rd, Berowra Waters	07:24	08:33	-	16:24	-	-	-	-	-

Monday to Friday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Berowra Waters Marina, Bay Rd, Berowra Waters	-	-	-	-	-	07:27	08:40	-	16:27
Chilcott Rd at Bay Rd, Berrilee	-	05:58	06:18	06:41	-	07:35	08:47	15:17	16:33
Arcadia Public School, Arcadia Rd, Arcadia	-	06:04	06:24	06:47	07:14	07:43	08:53	15:22	16:38
Inside Rowland Retirement Village, Fifth Ave, Galston	-	-	-	-	-	-	09:03	-	-
Knights Rd opp Bevans Rd, Galston	-	-	06:32	-	-	-	-	-	-
Galston Rd after Crosslands Rd, Galston	-	-	06:34	-	-	-	-	-	-
Galston Rd opp Arcadia Rd, Galston	-	06:11	06:36	06:55	07:22	07:53	09:07	15:29	16:45
Galston High School, Galston Rd, Galston	-	06:13	06:38	06:57	07:24	07:58	09:09	15:33	16:47
Old Northern Rd after Galston Rd, Dural	-	06:17	06:42	07:02	07:29	08:05	09:14	15:39	16:51
Old Northern Rd opp Stonelea Ct, Dural	05:52	06:22	06:48	07:08	07:34	08:12	09:23	15:49	16:58
Lorien Novalis School Bus Bay, Dural	-	-	-	-	-	08:14	-	-	-
Old Northern Rd opp Gilbert Rd, Glenhaven	05:55	06:25	06:51	07:13	07:39	08:17	09:27	15:53	17:01
Oakhill College, Old Northern Rd, Castle Hill	-	-	-	-	-	08:22	-	-	-
Castle Hill Station	-	-	-	-	-	08:33	-	-	-
New Line Rd before Purchase Rd, Cherrybrook	06:00	06:30	06:57	07:21	07:47	-	09:32	15:59	17:07
Pennant Hills Station	06:14	06:44	07:11	07:40	08:06	-	09:44	16:11	17:18

The 637 route is as follows:



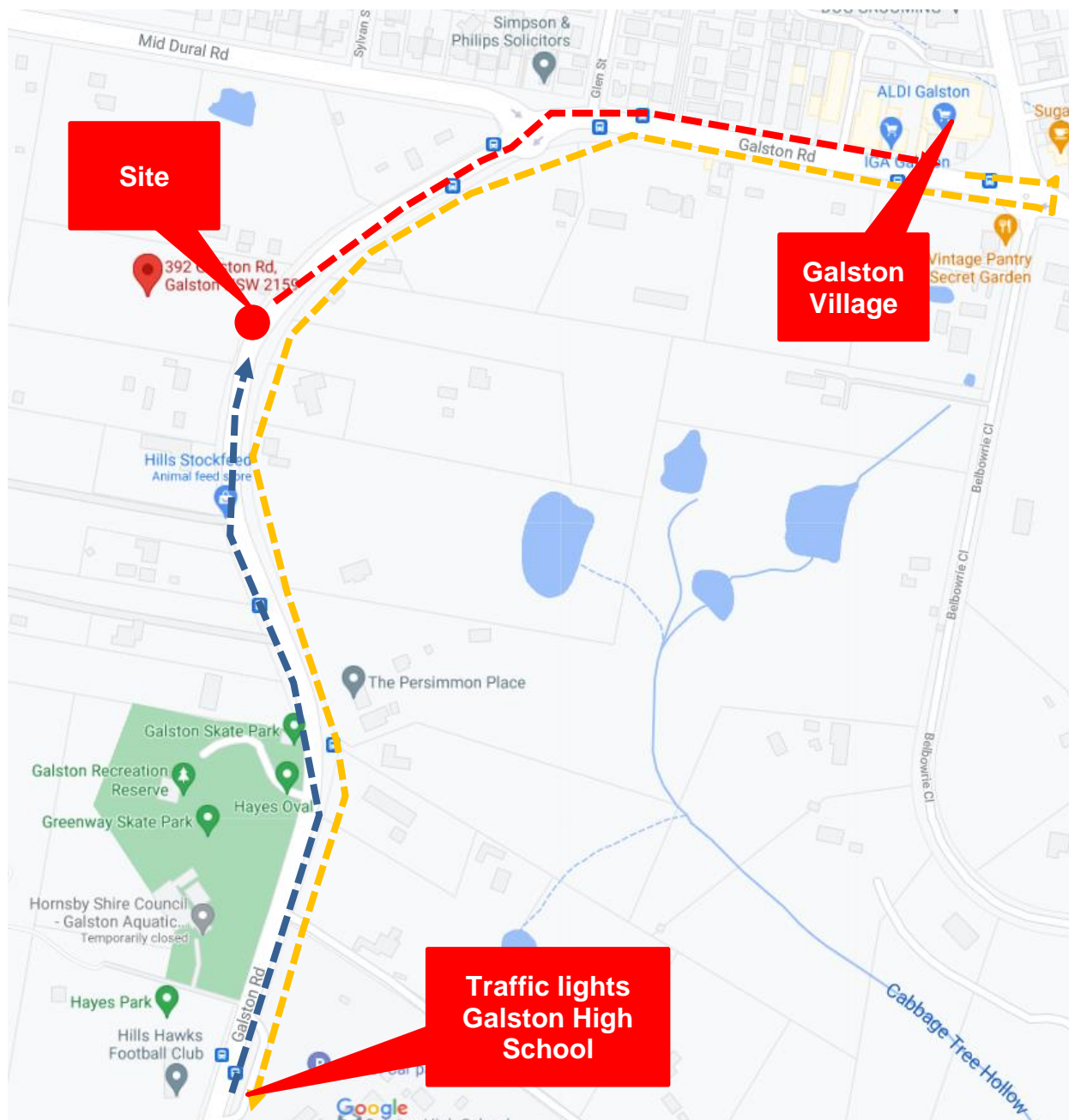
The 638 route is as follows:



Discussion

Residents wishing to access shops and services by bus may catch the bus from the bus stop immediately in front of the site to travel to Round Corner shopping Centre and Castle Hill Shopping Centre and return from shopping to the same bus stop in front of the site.

Until the works are completed persons wishing to return from shopping at Galston Village will be required to take the bus to the Galston High School bus stop, cross at the lights and travel back to the site on a northwards service.



Compliance

The bus services provided by Routes 637 and 638 satisfy the requirements of SEPP Seniors Clause 26(2)(b) in providing access to the facilities nominated at SEPP Seniors Clause 26(1).

Compliance with the Disability Discrimination Act 1992

Part 2 of the Disability Discrimination Act 1992 addresses the Prohibition of disability Discrimination and Clause 24 of the Act addresses Goods, services and facilities. Clause 24 States:

It is unlawful for a person who, whether for payment or not, provides goods or services, or makes facilities available, to discriminate against another person on the ground of the other person's disability:

- (a) *by refusing to provide the other person with those goods or services or to make those facilities available to the other person; or*
- (b) *in the terms or conditions on which the first-mentioned person provides the other person with those goods or services or makes those facilities available to the other person; or*
- (c) *in the manner in which the first-mentioned person provides the other person with those goods or services or makes those facilities available to the other person.*

The provision of a bus stop immediately in front of the site on Galston Road to access bus routes 637 and 638 provides the opportunity for persons with disabilities to access the services nominated at Section 26 of SEPP Seniors thereby satisfying the provisions of Part 2 Clause 24 of the Disability Discrimination Act 1992.

Compliance with Anti Discrimination Act 1977

Part 4A of the Act addresses Discrimination on the Ground of Disability.

Section 49M Provision of Goods and Services of the Act states:

- (1) *It is unlawful for a person who provides, for payment or not, goods or services to discriminate against a person on the ground of disability—*
 - (a) *by refusing to provide the person with those goods or services, or*
 - (b) *in the terms on which he or she provides the person with those goods or services.*
- (2) *Nothing in this section renders it unlawful to discriminate against a person on the ground of the person's disability if the provision of the goods or services would impose unjustifiable hardship on the person who provides the goods or services.*

The provision of a bus stop immediately in front of the site on Galston Road to access bus routes 637 and 638 provides the opportunity for persons with disabilities to access the services nominated at Section 26 of SEPP Seniors thereby satisfying the provisions of Section 49M(1) of the Anti-Discrimination Act 1977

Compliance with Australian Standard AS1428 Design for access and mobility

The application of the provisions of Australian Standard AS1428 are intended to permit general use of buildings and facilities by people with disabilities acting independently, or where a person's usual method of operation is with an assistant, in the company of that assistant.

This assessment is limited to the provision of accessible access to and from bus stops external to this site.

The works propose as part of the last stage of development, the provision of new walkways connecting the Galston Road entry to the bus stops located near the intersection of Galston and Mid Dural Roads. The gradients of these walkways when constructed will satisfy the provisions of Clause 10.2 of AS1428.1.

Presently, accessible access is provided to the bus stop located on Galston Road immediately in front of the site satisfying this requirement.

Compliance with Part 1C.2.2 Accessible Design of the Hornsby Development Control Plan

The prescriptive measures of Clause 1C.2.2 Accessible Design of the Hornsby DCP 2013 as amended 6 August 2021 requires that *Continuous unobstructed paths of travel should be provided from public footpaths, accessible car parking, and setdown areas to public building entrances. Paths of travel should be designed in accordance with the Disability (Access to Premises - Buildings) Standards 2010.*

The provision of the temporary bus stop fronting Galston Road and the future construction of walkways along the western side of Galston Road to the bus stop located at the corner of Galston Road and Mid Dural Road as required by SEPP Seniors satisfies the requirements of The Hornsby DCP 2013 as amended August 2021

Private Village Bus

In addition to the public bus services provided in Galston and Mid Dural Roads. Marston Living Galston retirement village has committed to provide private bus service to connect this site to the retail and commercial centres of Galston Shopping Village and Round Corner Shopping Centre. The private village bus which can carry 12 passengers and has signed the contract for servicing the future residents of this retirement village.

This village bus service will drive through Galston Shopping Village Complex and Round Corner Shopping Centre twice between 8am and 12pm per day and twice between 12pm and 6pm each day from Monday to Friday (both days inclusive).



STATEMENT OF EXPERTISE



Name	Richard Seidman
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| Qualifications | <ul style="list-style-type: none"> • 2019 Diploma in Access (IATA) • 2018 Accredited Access Consultant • 2014 Accredited assessor Livable Housing Australia • 2011 Certificate IV Access Consulting (IATA) • 2008 Accredited Green Star Professional (GBCA) • 2007 Graduate Diploma in Building Surveying (Fire Engineering) University of Western Sydney • 2005 Masters in Property Development University of Technology (Graduating 1st in year) • 1999 Graduate Diploma in Architectural Design Science (Facilities Management) University of Sydney • 1983 Bachelor of Architecture (Hons) University of NSW |
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| Memberships | <ul style="list-style-type: none"> • Royal Australian Institute of Architects (No. 4700) • NSW Architects Registration Board (No. 4829) • Association of Consultants in Access Australia (Accredited Access Consultant No 330) • Livable Housing Australia (10041) |
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Experience	<p>Richard Seidman has practised for more than 30 years in the built environment and has developed extensive skills and expertise in the residential, commercial, industrial, health, retail, education and transport industries.</p> <p>Richard has extensive expertise in all aspects of AS1428, AS4299 and AS2890.6 which has been honed as part of the plan check role undertaken as part of the NBESP Social Housing Initiative undertaken for the Department of Human Services – Housing NSW and 10 years' experience with Westfield Design and Construction in the capacity of Project Design Manager.</p> <p>IN 2010 Richard established iAccess Consultants a division of iAccess Group Pty Ltd. Since 2010 Richard has undertaken a wide range of consultancies</p>
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