

Australian Access and Building Solutions

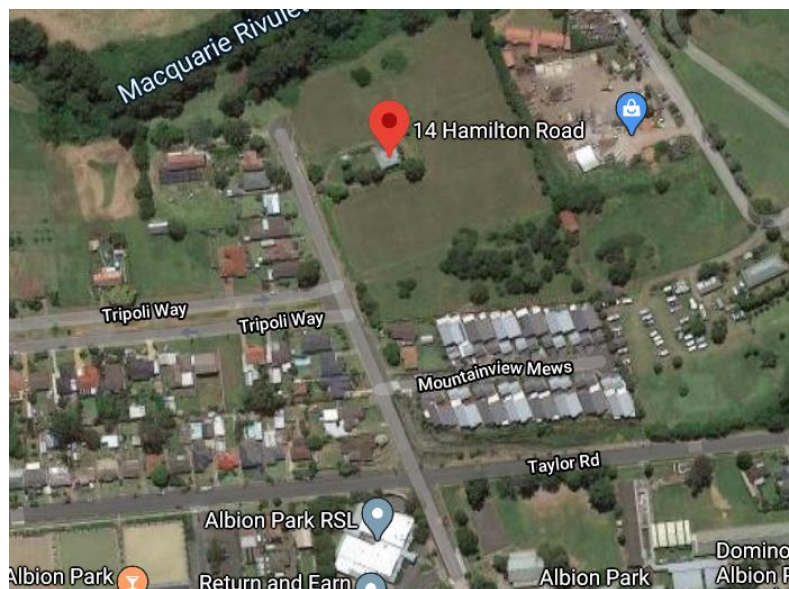
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Access Report

Seniors Living Development

November 2020



**Lot 1 DP 1069961 Hn.14 Hamilton
Road Albion Park**

Report No. 17030-A

Prepared for 14 Hamilton P/L

By Vesna Giles

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Executive Summary

The proposal has been assessed for compliance with current legislation pertaining to access required by SEPP (Housing for seniors or people with a disability) 2004.

Compliant access is achievable throughout the development in accordance with the requirements of the SEPP.

Access to public transport can also be achieved via construction of new footpaths as proposed.

Purpose of Report

The purpose of this report is to ascertain compliance of this development with the requirements of the SEPP (Housing for seniors or people with a disability) 2004.

Scope of Report - This report is based on both desktop plan assessment, survey information provided by Landteam and the inspection of the site and surrounds. This report does not assess details that would be required as part of a Construction certificate such as construction methods, bathroom fit out, door hardware, accessories and the like.

Reference Documents

The following legislation and reference documents have been used in this report:

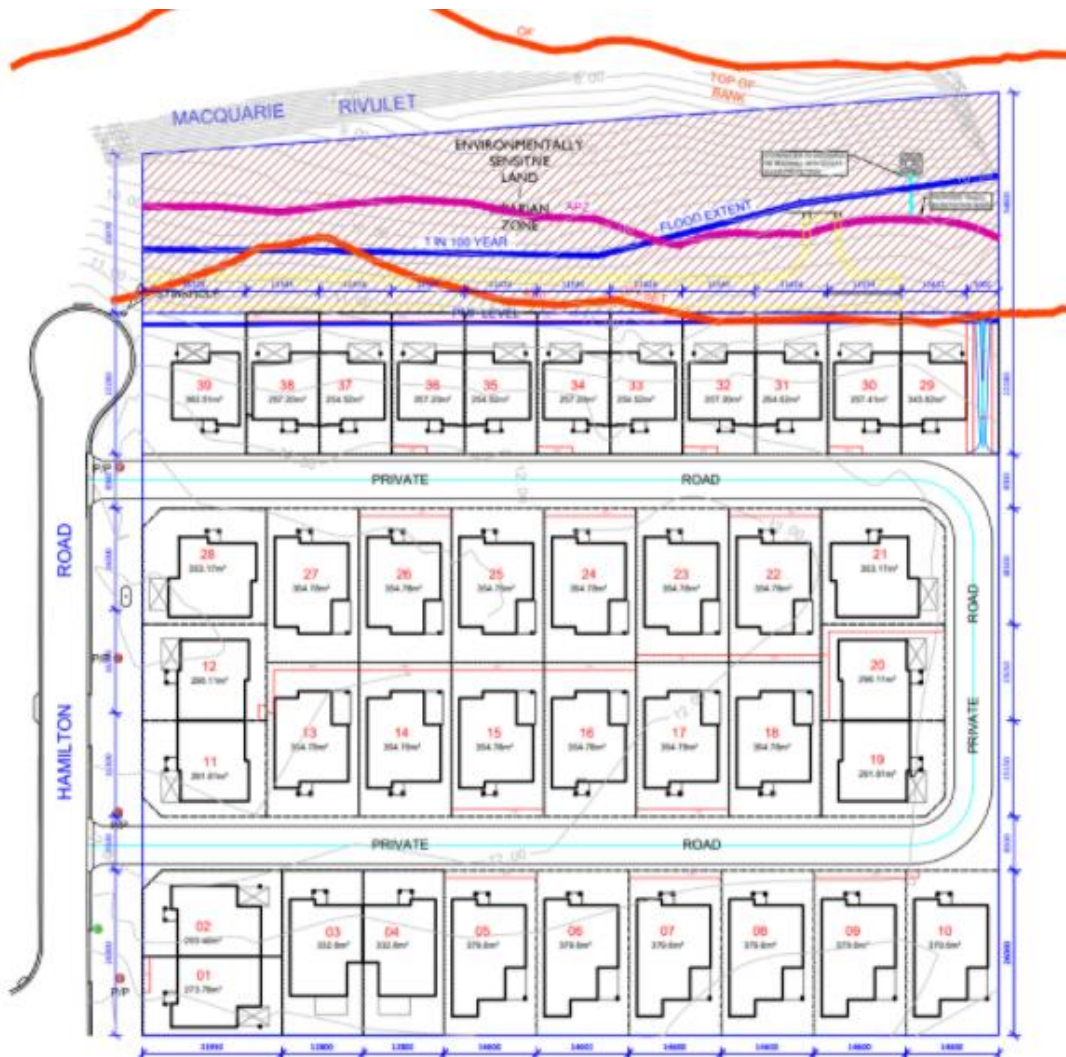
- SEPP (Housing for seniors or people with a disability) 2004
- AS 4299 – 1995 Adaptable Housing
- Disability Discrimination Act 1992
- Building Code of Australia – NCC 2019
- AS 1428.1:2009 – Design for Access and Mobility Part 1 – General requirements for new building work
- AS 1428.2 – 1992 Enhanced and additional requirements – Buildings and facilities

Development Proposal

The development consists of 39 self-contained dwellings for the purpose of Seniors Living. Dwellings will be accessed via private internal road except for five of the dwellings which will face and have direct access to Hamilton Road.

New pathways along the property frontage are proposed to link access to existing pathways, town centre and transport.

An inspection of the building site and surrounds and a desk top review of architectural design plans by Stiletto Homes Project T2_2020_02c dated October 2020 has been undertaken.



State Environmental Planning Policy (Housing for seniors or people with a disability) 2004

Part 2 Site -related requirements - Location and access to facilities

The proposal includes the construction of a new footpath linking to existing pathways and future bus route.

26 (1) requires

“(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”*

The Albion Park town centre is within 400m of the proposed development and provides medical, community and recreational facilities.

The applicant has approached the local transport service, which has agreed that it is possible to vary their existing bus route to include Hamilton Road, Taylor Road and Calderwood Road. A letter from Premier Transport is attached at Appendix 2.

An accessible pathway from the development frontage to the new bus stop will need to be constructed. The topography in this area is quite level so this is easily achievable.

Compliance Table SEPP (Housing for seniors or people with a disability) 2004.**Schedule 3 - Standards concerning accessibility and usability for hostels and self-contained dwellings**

Section	Requirement	Detail	Compliance	Notes
1	Application of Part	Seniors housing that consists of hostels or self-contained dwellings	Yes	Self-contained dwellings
2	Wheelchair Access	Site gradients	Yes	All dwellings required to comply
3	Pathway lighting throughout development	At least 20 Lux at ground level	Yes	
4	Letterboxes	Minimum 1550mm circulation space at letterbox access	Yes	Noted on plan
5	Carparking	AS 2890	Yes	Shown on plan
6	Accessible entry	No steps – must be accessible Minimum 1550mm circulation space at entry	Yes	Shown on plan
7(1)	Internal doorways	Minimum clearance at doorways to be 850mm	Yes	Shown on plan
7(2)	Internal Corridors	1000mm	Yes	Shown on Plan
7(3)	Internal doorway approaches/circulation space	AS 1428.1 Fig.31 of 13.3.2	Can be achieved	Door positions to be adjusted for Construction Certificate
8a	Bed size required	Queen	Yes	Shown on plan
8b	Clearance around bed	1200mm at foot 1000mm elsewhere	Yes	Shown on plan
8c, d, e, f	Bedroom	Power, phone & lighting details	Can be achieved	Details to be noted for Construction Certificate
9 (1)	Bathroom	Circulation space	Yes	
9a, b, c, d, e	Bathroom	Required features	Can be achieved	Details to be noted for Construction Certificate
10	WC	Visitable toilet	Yes	Shown on plan
11,12,13,14	Surface finishes, door hardware, switches & power points		Can be achieved	Details to be noted for Construction Certificate

15	Dining & Living Room	Power, phone & lighting	Can be achieved	Details to be noted for Construction Certificate
16a	Kitchen	Circulation space 1550mm minimum	Yes	Shown on plan
16b	Kitchen	Door approaches	Can be achieved	Details to be noted for Construction Certificate
16c, d, e	Kitchen	Bench & fittings	Can be achieved	Details to be noted for Construction Certificate
17 & 18	Multi storey requirements	Access & Lifts	Not applicable	Not applicable
19	Laundry	Path of travel to clothesline	Can be achieved	Details to be noted for Construction Certificate
20	Linen storage	600mm minimum width	Yes	Shown on plan
21	Garbage	Accessible storage area	Can be achieved	Details to be noted for Construction Certificate

Summary of Assessment

This assessment shows that the proposed seniors living development can achieve full compliance with the State Environmental Planning Policy (Housing for seniors or people with a disability) 2004.



Vesna Giles
Principal Consultant
Australian Access and Building Solutions

Appendix B – Letter from Premier Transport Group



13-23 Investigator Drive Unanderra N.S.W. 2526
Phone: 0242 711322 Fax: 0242 721608
www.premierillawarra.com.au

March 27, 2020.

Rikki Papesch,
14 Hamilton Pty Ltd
PO Box 270
WARILLA NSW 2528

Good Morning Rikki,

I refer to your request regarding bus services to the proposed development in Hamilton Street Albion Park.

At this time bus services travel along Tongarra Road Albion Park servicing Albion Park Rail, Oak Flats, Stockland Shellharbour, Warilla and Shellharbour Village.

A review of the request has identified that the closest point to operate a bus service to service this development would be via Hamilton Road, Taylor Road and Caldenwood Road Albion Park.

I confirm that all bus services in the region are operated under contract with TfNSW and we can apply for a variation to the service routes however I must advise that the final approval rests with TfNSW for any changes to service routes.

Should approval be forthcoming we would be able to provide a service via the diversion listed above.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'David Cratchley', is written over a horizontal line.

David Cratchley.
Premier Illawarra.

Appendix B – Statement of Expertise

Statement of Expertise

Australian Access and Building Solutions offers a range of services to clients requiring expert guidance and advice relating to the National Construction Code and access for people with disabilities.

Services include:

- Design advice
- Plan appraisals
- BCA Reports for Development Applications
- Access Reports
- Access Audits of existing buildings and services
- Livable Housing Assessments
- Policy and Document reviews
- Development of Disability Action Plans
- NDIS-Disability Accommodation Assessments

Principal Consultant Vesna Giles is a Class A1 Council Accredited Certifier with over 25 years Local Government Building Experience. She possesses in depth knowledge of all classes of buildings and in particular, expertise in the changing world of access. Her former role as a TAFE NSW Building Surveying Teacher allowed this knowledge and expertise to be shared with the building surveyors and consultants of the future. She is also a member of the Association of Consultants in Access Australia and registered Livable Housing Assessor.