

1<sup>st</sup> May 2017

Holly Patrick  
Senior Consultant  
Urbis  
Level 23 Darling Park Tower 2  
201 Sussex Street  
Sydney NSW 2000

Dear Holly

**RE: ELANORA COUNTRY CLUB – HIGH LEVEL ACCESSIBILITY ISSUES**

Please find below preliminary comments with regard to the high level review of the Elanora Country Club.

**Location and access to facilities – (SEPP 2004 Part 2, Sub-clauses 26(1) and (2))**

(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:

(b) In the case of a proposed development on land in a local government area within the Sydney Statistical Division – 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),

**Paths of Travel to Transport Links – (SEPP 2004 Part 2, Sub-clause 26(3))**

(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.

**Wheelchair Access (SEPP 2004 Schedule 3, Part 1, Clause 2)**

(2)(a) Wheelchair access - If the whole of the site does not have a gradient of less than 1:10, 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 greater, and

(2)(b) - The wheelchair access provided must be by a continuous accessible path of travel (within meaning of AS 1428.1) to an adjoining public road or an internal road or a driveway that is accessible to all residents.

**Pedestrian Links – (SEPP 2004 Part 3, Division 2, Clause 38)**

The proposed development should have obvious and safe pedestrian links from the site that provide access to public transport services or local facilities

**Independent Living Units**

All units shall be design in line with SEPP Seniors Living Schedule 3



Kind Regards

Anthony Leuzzi  
Senior Associate  
Morris-Goding Accessibility Consulting