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ACCESS REPORT
SITE COMPATIBILITY
SITE ACCESSIBILITY
LOCATION, TRANSPORT, SHOPS & SERVICES

BAYVIEW GOLF COURSE
CABBAGE TREE ROAD
MONA VALE

HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY

Prepared by Mark Relf

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Site Compatibility Access Report

BAYVIEW GOLF COURSE

CABBAGE TREE ROAD, BAYVIEW

This report has been prepared to review the site accessibility and location for a proposed Housing for Seniors development on a site at the Bayview Golf Course, Cabbage Tree Road Bayview and in particular;

- Access to public transport to access shops and services as required by Clause 26 of the Housing for Seniors Policy.
- The provision of obvious and safe pedestrian links from the site that provide access to public transport services and local facilities as required by Clause 38 of the Housing for Seniors Policy.
- The provision of an accessible site entrance and accessible intrasite pathways to all buildings and facilities having regard to clause 2 of schedule 3 of the Housing for Seniors Policy.

The assessment considers;

- The footpath access to the nearest route 155 bus stop on Annam Road approximately 260 metres from the subject site along Cabbage Tree Road to Annam Road and to the bus stop opposite No 3 Annam Road.
- Route destinations for the 155 bus service including the destination bus stop on Waratah Street Mona Vale and footpath access to shops and services in Mona Vale.
- Route 155 bus service frequencies.
- The Site Masterplan drawings prepared by Marchese dated 24/06/14.

Access Assessment

Access to Public Transport and Services [Clause 26 & Clause 38(i)]

	Accessible facilities and services

1.1 With respect to the location of the development and provision of access to shops and services the following assessment considers the location of the proposed development and the requirements of clauses 26 and 38 (i) of the SEPP HS.

Clauses 26 and 38(i) sets out the following criteria for determining site suitability with respect to access to shops and services.

Part 2 Site Related requirements

Clause 26 Location and access to facilities

Note. *Information and assessment guidelines may be issued by the Department of Planning from time to time to provide assistance to councils in assessing locations and the provision of services.*

(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, banks 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 located at a distance of not more than 400 metres from the site of the proposed development and the overall average gradient along the distance is no more than 1:14, although the following gradients along the distance 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 slopes for a maximum of 5 metres at a time;

(iii) a gradient of no more than 1:8 for slopes for a maximum of 1.5 metres at a time; or

(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:

Accessible facilities and services

(i) that is located at a distance of not more than 400 metres from the site of the proposed development; and

(ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the relevant facilities or services; and

(iii) *that is available both to and from the proposed development during daylight hours at least once per day from Monday to Friday.*

(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 public 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 distance 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 slopes for a maximum of 5 metres at a time;

(iii) a gradient of no more than 1:8 for slopes for a maximum of 1.5 metres at a time; or

(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 a bank, credit union or building society or any post office that provides banking services.

Clause 38 – Accessibility:

The proposed development should:

(i) have obvious and safe pedestrian links from the site that provide access to public transport services and local facilities,

The following assessment has considered the above criteria and provides evidence regarding suitability of the location and surrounding environment.

Distance to shops and services

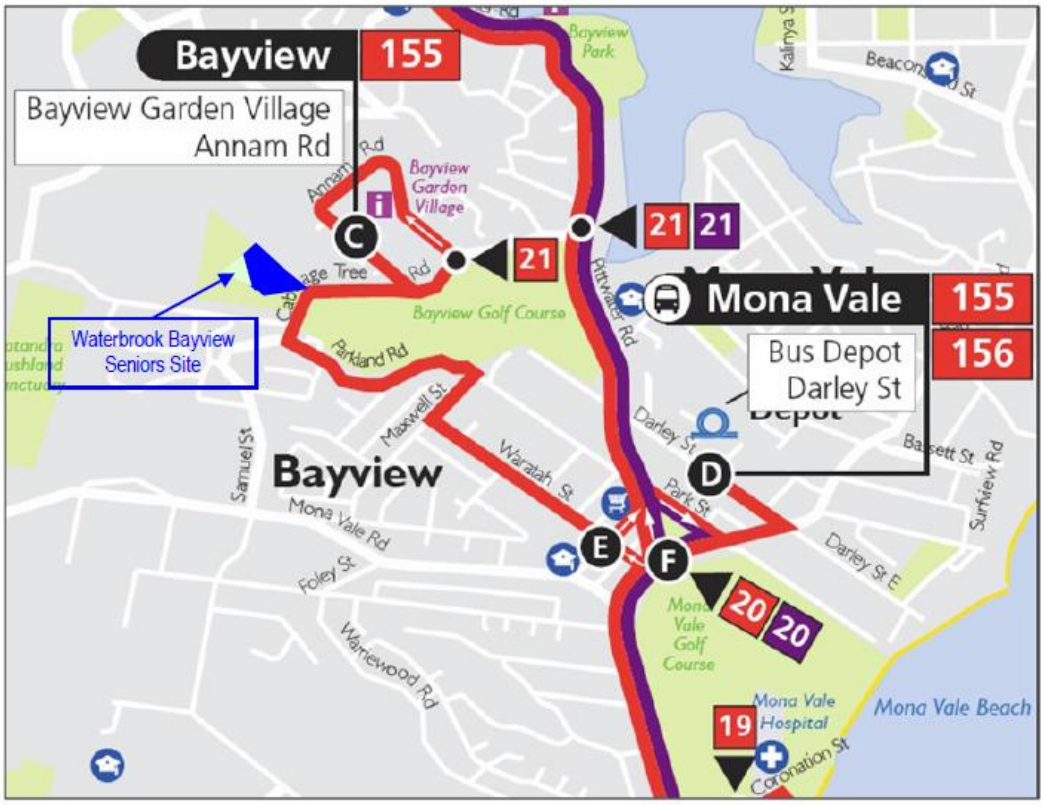
1.2 **Site Access - Continuous Accessible Paths of Travel**

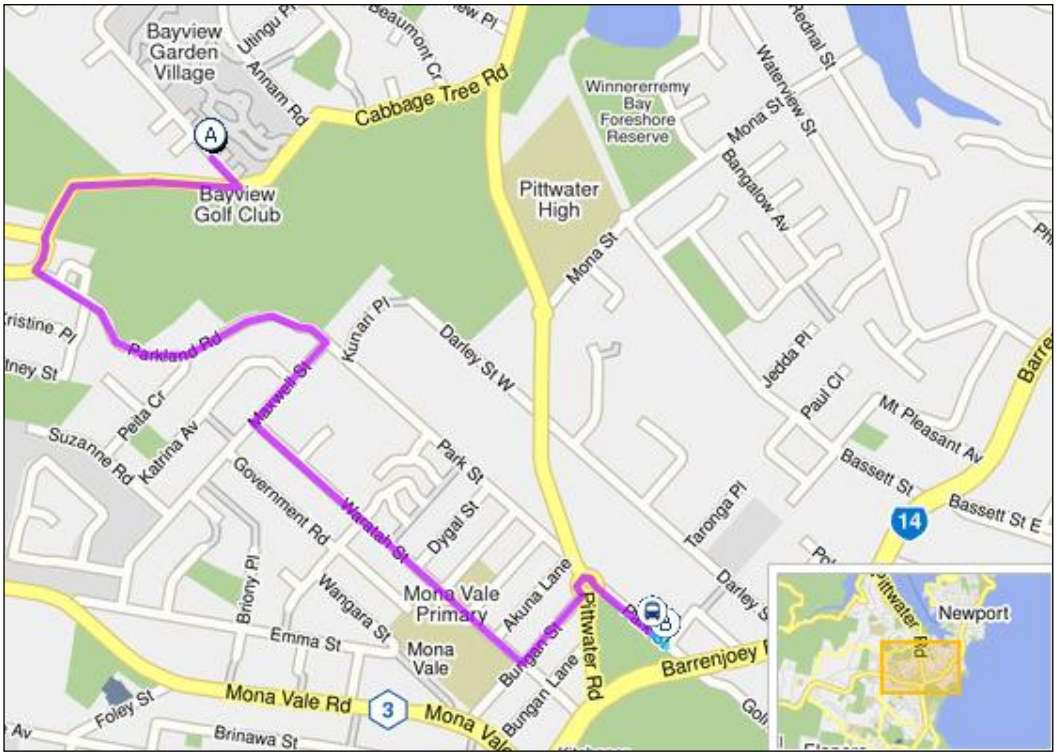
The site is located approximately 2 kilometres to the nearest shopping centre at Mona Vale. Consequently the site relies upon access to a public transport service to access the required range of shops and services.

With respect to the provision of access to public transport to access the shopping

centres the subject site is located approximately 260 metres to the 155 bus stop on Annam Road which travels to Mona Vale, Narrabeen, Collaroy, Dee Why, Warringah Mall and Manly.

The above mentioned shopping centres provide a comprehensive range of shops and services to readily satisfy clause 26 of the SEPP HS.





Route 155 Bus Trip from Annam Road to Mona Vale Shopping precinct

1.3 Quality of footpath access to the bus stop

The **topography** of Annam Road at the bus stop near the intersection of Kiah Close provides a 1:15 maximum slope to Cabbage Tree Road which provides very moderate grades of less than 1:25 to a proposed site entrance, which complies the gradient requirements of Clause 26 (3) of the SEPP HS.

Annam Road Bus Stop

Cabbage Tree Road footpath

Cabbage Tree Road footpath

1.4 The development proposes to construct a footpath along the southern side of Annam Road to the point opposite the bus shelter and install kerb ramps on each side of the road.

1.5

1.6 A review of the slope along Annam Road confirms a 1:14 gradient for the majority with a 5 metre section at 1:10 and a 15 metre section at 1:12, which comply with Clause 26(3) of the SEPP HS.

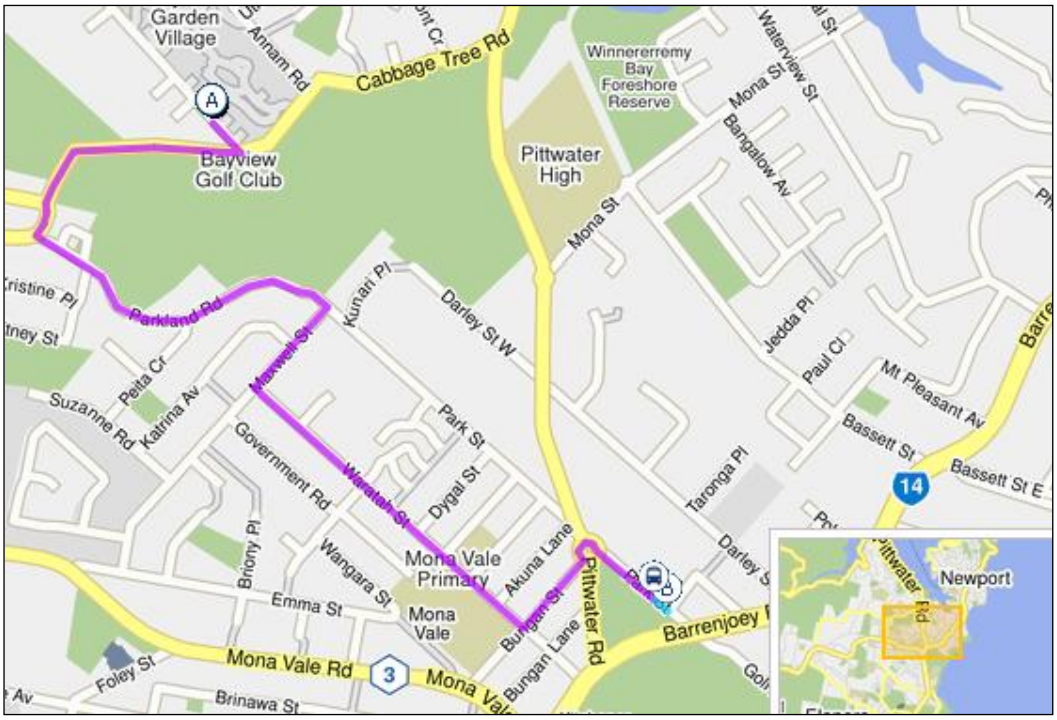
1.7 Overall, the proposed installation of footpaths and kerb ramps combined with the pedestrian route and moderate topography along Cabbage Tree Road and Annam Road will enable appropriate pedestrian access, which is also suitable for an electric wheelchair or scooter to access the bus stop and 155 bus service to comply with Clause 26(2)(3)(4)(5) and 38(i) the SEPP HS and DDA Transport Standard

1.8 **Mona Vale Destination Bus Stops**

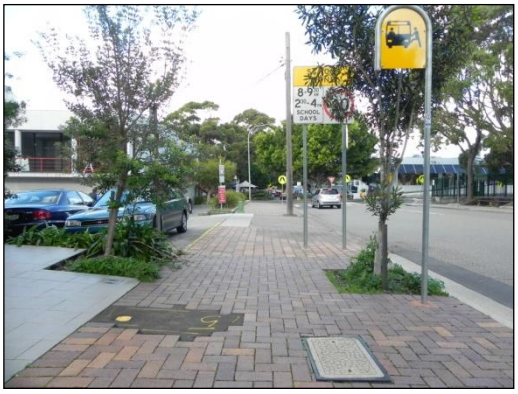
Bus Route 155 provides at least two bus stop locations within the shopping centre on Waratah Street near the Akuna Lane intersection and the Park Street stop adjacent to Coles/Pittwater Place shopping complex.

There are accessible footpath routes from both locations to a wide range of banks, medical practitioners, retail, commercial and recreation services to readily comply with clauses 26 (2b)(3)(4)(5) and 38(i).

1.9



1.9 Waratah Street near the Akuna Lane intersection provide appropriate access to Woolworths shopping complex and facilitates accessible footpath routes to Bungan Street to a wide range of banks, medical practitioners, retail, commercial and recreation services to readily comply with clauses 26 (2b)(3)(4)(5) and 38(i).



1.10

Waratah Street & Akuna Lane

1.11 **Mona Vale Shopping Centre** provides several bus stopping points on Pittwater Road and Park Street with a comprehensive network of footpaths and the pedestrian crossing crossings that facilitate appropriate access to shops and services in accordance with Clauses 26(2)(3)(4) and 38(i) of the SEPP HS. Appendix B provides a map illustrating key features and 155 bus stops.

1.12

Park Street

1.13 Other destinations at Narrabeen, Collaroy, Dee Why, Brookvale and Manly shopping centres also provide accessible bus stops and pedestrian access to shops and services that comply with AS1428.1 and Clauses 26(2)(3)(4) and 38(i) of the SEPP HS.

1.14 **Destination Accessibility -** With respect to the accessibility of destination bus stops and access to shops and services this assessment confirms appropriate access in accordance with Clauses 26(2)(3)(4) and 38(i) of the SEPP HS.

1.15 **Route 155 Services - Bayview to Manly**

- Bus route 155/156 which provides 13 services daily Monday to Friday, which depart from this stop at 6.21am, 7.07am, 8.08am, 8.57am,10.03am, 11.03am, 12.03pm, 1.03pm , 2.03pm, 3.03pm, 3.56pm, 4.56pm, 5.51pm Monday to Friday.
- Return trips arrive at the site 6.11am, 6.54am, 7.54am, 8.52am, 9.45am, 10.42am, 11.42am 12.42pm, 1.42m, 2.42pm, 3.37pm, 4.38pm, 5.38pm 6.22pm, 4.43pm.

Overall, there are 5 services departing the site before noon and 5 return services arriving at the site after noon to comply with clause 26(2)(b) of the SEPP HS.

Summary of Access to Services, Bus Stops and Bus Services

1.16 In summary it is evident that;

- ***Subject to the installation of a footpath from the site along Cabbage Tree Road to the existing footpath, Annam Road footpath and kerb ramp crossing to a bus boarding plinth,*** as discussed above, that the development will provide appropriate pedestrian access to the public transport in accordance with clause 26(2)(3)(4) of the SEPP HS.
- The available bus services provided by Route 155, in conjunction with the abovementioned pedestrian infrastructure, will provide appropriate access to services in a manner consistent with clause 26(2)(b) of the SEPP HS.
- The destination shopping centres at Mona Vale, Narrabeen, Collaroy, Dee Why, Brookvale and Manly provide a comprehensive range of services to readily satisfy Clause 26(1) and 26(5) of the SEPP HS.

Development Standards - [schedule 3] Self-Contained Dwellings

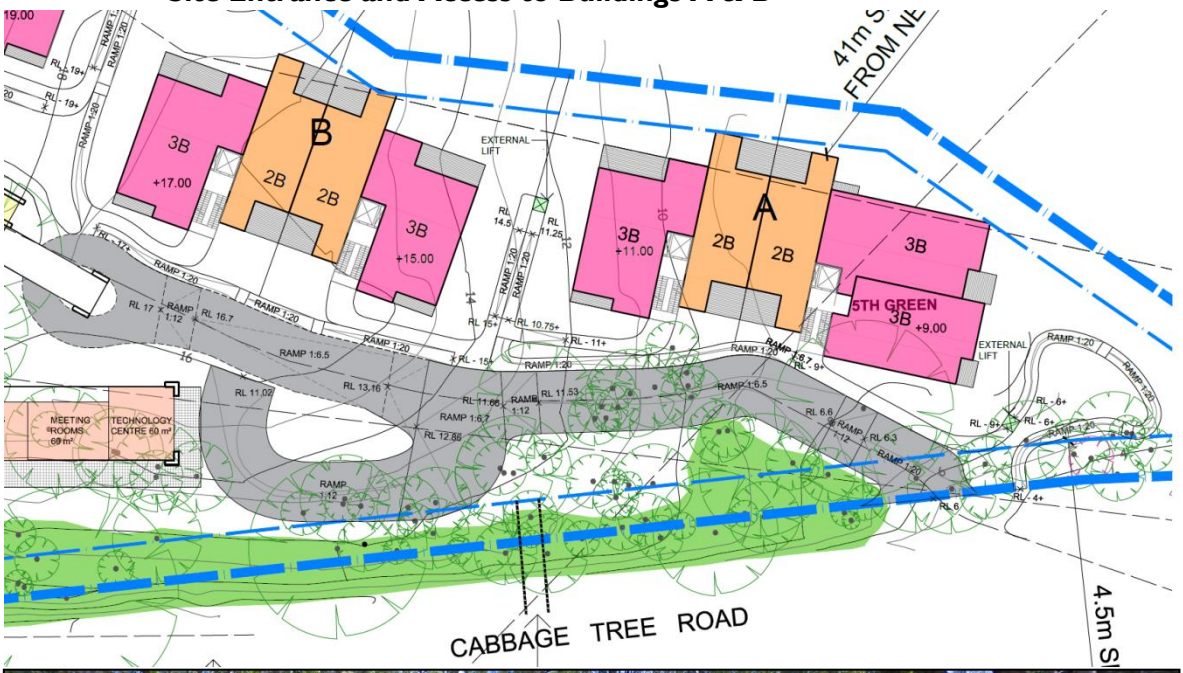
The design specifications for the exterior and interior requirements of the Housing for Seniors Policy – schedule 3 requires that all ***self-contained dwellings*** shall comply with these design requirements.

Clause	Item Assessment	Complies
Schedule 3, Clause 2(1)(2)	**Site Access – Wheelchair Access** With respect to clause 2(2) of schedule 3 and accessible pathway through the site the key aim to assess the topography and built form to determine whether continuous accessible paths of travel can be provided from the site entry to and within buildings and amenities.	**YES**

Schedule 3, Clause 2(1)(2)	While there are significant topographical change over the site with a site entry from the Cabbage Tree Road public domain @RL4.00 to RL25.00 at the rear of the site the plans show a combination of pedestrian walkways and lifts to facilitate efficient and accessible movement throughout to suit all people including people with disabilities.	**YES**
	The development proposes approximately one hundred and fifteen (115) apartments within six (6) buildings, a central communal facilities building with interconnected basement parking areas servicing each building. The buildings are complimented by extensive outdoor landscaping which facilitates the continuous accessible paths of travel to and within all building and amenities.	**YES**

Clause	Item Assessment	Complies
	This review shall provide an assessment of the proposed accessibility having regard to the technical requirements of AS1428.1, SEPP HS and Part D3 of the BCA as they relate to communal areas of a seniors housing development.	

Site Entrance and Access to Buildings A & B



Schedule 3, Clause 2(1)(2)	The plans show an accessible site entrance that will incorporate a moderate 1:20 walkway which travels from RL4.00 to RL6.00 to arrive at a lift that rises to RL9.00, which is the ground floor level of Building A. Building A is split level with an upper ground floor at RL11.00 which is connected to the lower ground RL9.00 entry level by a 1:20 gradient walkway.	**YES**

Clause	Item Assessment	Complies
	The site entry and access pathway to Building A will comply with AS1428.1 and satisfy the SEPP HS and Part D3 of the BCA.	
Schedule 3, Clause 2(1)(2)	**Building B -** To access Building B the plans show a 1:20 gradient walkway from Building A that travels to a second outdoor lift @RL11.25 which rises 3.25 metres to RL14.25. The accessible 1:20 gradient pathways continue to the two Building B entrances @RL15.00 and RL:17.00 to enable appropriate access in a manner that can be detailed to comply with AS1428.1 to satisfy the SEPP HS and Part D3 of the BCA.	YES

Site Access to Buildings C, D, E, F & Communal Clubhouse

	Building C - To access Building C the plans show a 1:20 gradient walkway from Building B that travels to the two Building C entrances @RL19.00 and RL20.50 to enable appropriate access in a manner that can be detailed to comply with AS1428.1 to satisfy the SEPP HS and Part D3 of the BCA.	YES
	Communal Clubhouse The pathway interface between Buildings B & C also provides a pedestrian link to the porte cochere @RL17.00 and level entry to the foyer to ensure appropriate access consistent with AS1428.1 to satisfy	YES

Clause	Item Assessment	Complies
	the SEPP HS and Part D3 of the BCA.	
Schedule 3, Clause 2(1)(2)	**Building D -** To access Building D the plans show a 1:20 gradient walkway from Building C that travels to an external lift @RL20.50 which rises 2.5 metres to RL23.00, which is the ground floor level of Building D. The accessible 1:20 gradient pathways continue to the two Building D entrances @RL23.00 and RL:24.50 to enable appropriate access in a manner that can be detailed to comply with AS1428.1 to satisfy the SEPP HS and Part D3 of the BCA.	YES
	Building E - To access Building E the plans show a 1:20 gradient walkway from Building D that travels to the Building E upper ground floor entrance @RL22.00 and an external Lift to enable appropriate access in a manner that can be detailed to comply with AS1428.1 to satisfy the SEPP HS and Part D3 of the BCA.	YES
	Building F - To access Building F the plans show two approaches from the communal clubhouse and Building E. The Clubhouse approach path provides a 1:20 gradient walkway from RL17.00 to the Building F entrances @RL16.00 to enable appropriate access in a manner that can be detailed to comply with AS1428.1 to satisfy the SEPP HS and Part D3 of the BCA. The Building E approach proposes 1:20 gradient walkways and a lift that provide accessible pathways that can be detailed to comply with AS1428.1 to satisfy the SEPP HS and Part D3 of the BCA.	YES
	Lift Access Each building proposes two lifts which travel to all levels including the basement parking to ensure equitable access to all areas in a manner that will comply with AS1428.1 to satisfy the SEPP HS and Part D3 of the BCA.	YES
BCA Table D3.1 & Part D3.2	The abovementioned accessways from the common site entrance and subsequent walkways and lifts will also satisfy Table D3.1 and Part D3.2 of the BCA in terms of providing wheelchair accessible paths of travel to the unit entrance doorways and communal facilities.	YES

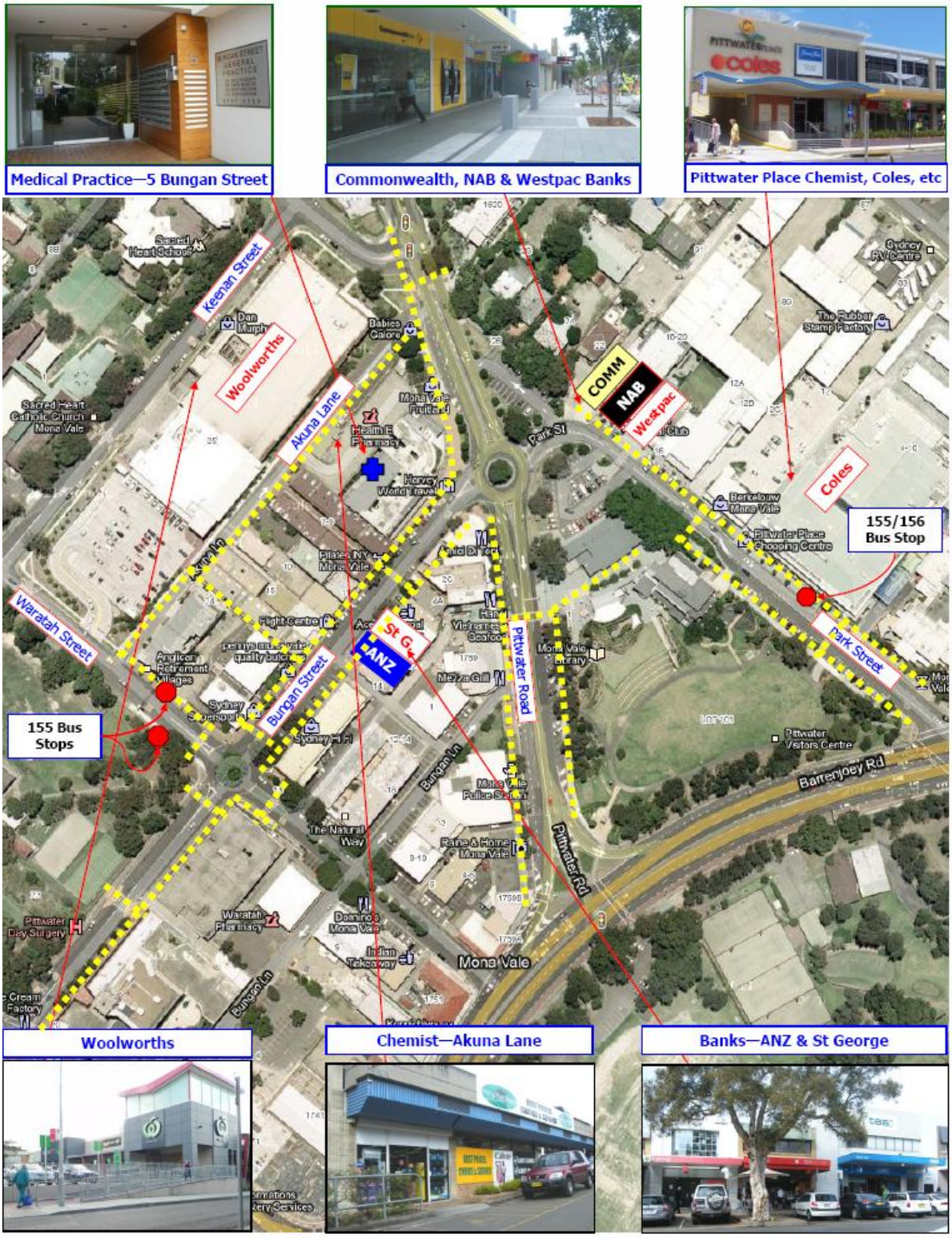
Conclusion

Following a review of the site masterplan and location regarding access to public transport, shops and services it is my opinion that the proposed development location complies with the accessibility requirements of clauses 26 and 38(i) of the State Environment Planning Policy - Housing for Seniors or People with a Disability subject to;

- The installation of a footpath from the site to connect with the existing Cabbage Tree Road footpath; and
- A footpath on Annam Road from Cabbage Tree Road to Kiah Close with kerb ramps to cross to the bus stop adjoining Bayview Village Gardens.

With respect to on-site accessibility the masterplan illustrates an accessible site entry with continuous accessible paths of travel to all buildings and communal facilities in a manner that can be detailed to comply with AS1428 to satisfy Schedule 3 of the SEPP HS and relevant aspects of Part D3 of the BCA.

Mark Relf
Access Consultant (ACAA)

Appendix A – Mona Vale CBD and Public Transport

The following pages provides an example of timetable frequencies for Route 155 services.