

1 April 2020

Our Ref:

Terry Doran

Department of Planning, Industry and Environment
Parramatta Square
PARRAMATTA NSW 20

Terry.doran@planning.nsw.gov.au

Dear Terry,

RE: CLUB MARCONI SITE COMPATIBILITY CERTIFICATE - ACCESSIBILITY

We refer to the Department's recent request for the applicant of the subject Site Compatibility Certificate (SCC) application to provide confirmation that the proposed seniors housing development proposal satisfies the accessibility requirements of Clause 26 of the Seniors Housing SEPP. We understand that the specific issue requiring confirmation is the gradient to the nearest bus stop.

The SCC application addressed Clause 26. In summary, it confirmed that the site (and the precinct within the site within which the seniors housing development is proposed) is well within 400 metres of the nearest bus stop that provides the required level of service to the services and facilities as specified under Clause 26. An excerpt from the application demonstrating this is copied below:



Excerpt from SCC Application. Distance of seniors housing development (blue star) to 817 Bus Stop (circle) (Source: Urbis)

The 817 Bus Stops (eastbound and westbound) are located directly outside the main entrance to the Club Marconi site from Prairie Vale Road. The eastbound stop is approximately 6 metres to the west of the site entrance and the westbound stop is approximately 15 metres to the south of the site entrance. From the proposed seniors housing precinct, these distances are approximately 220 metres and 230 metres respectively.

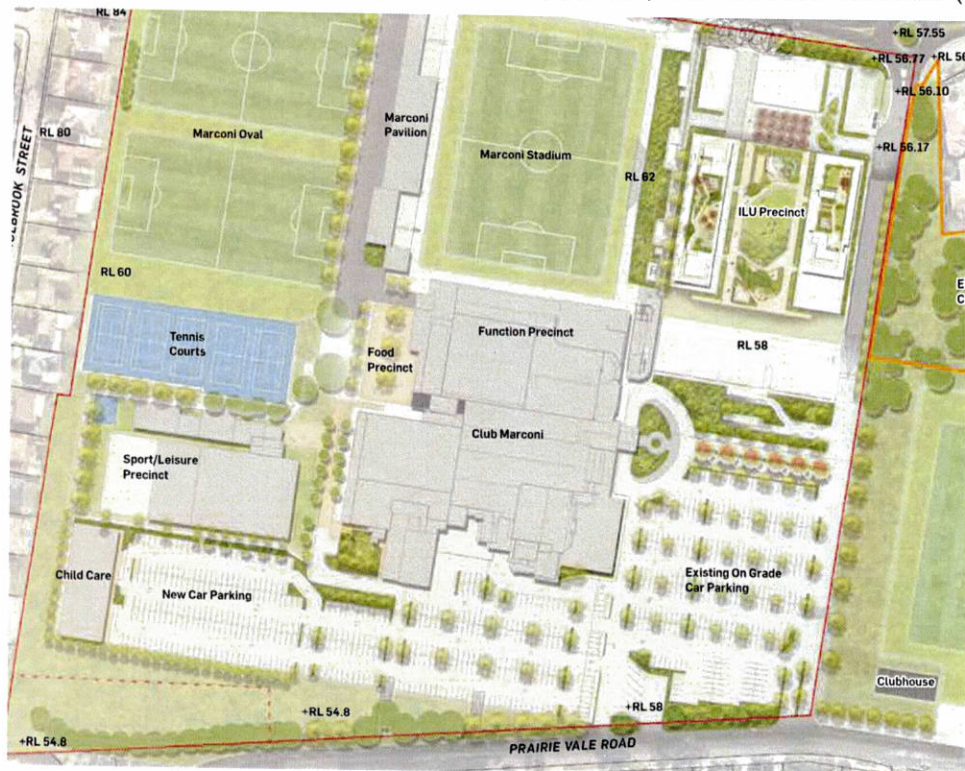
Gradients

The figure above shows the direct path of access to the bus stops is along a formed pedestrian path directly to the east of the main Club building adjoining the main at-grade Club car park. There are no significant changes of level along the whole distance of this path (see further details below).

Outside the site, the path joins the concrete public footpath for the remaining (6 metre) distance to the eastbound bus stop. Prairie Vale Road does not have a significant cross fall at this point and the route to the westbound bus stop on its opposite side remains relatively level. The Club has considered and is agreeable to installing whatever traffic control measures (pedestrian or wombat crossings or the like) the Council or its Traffic Committee consider necessary or appropriate to ensure safe passage for pedestrians across the road at this point.

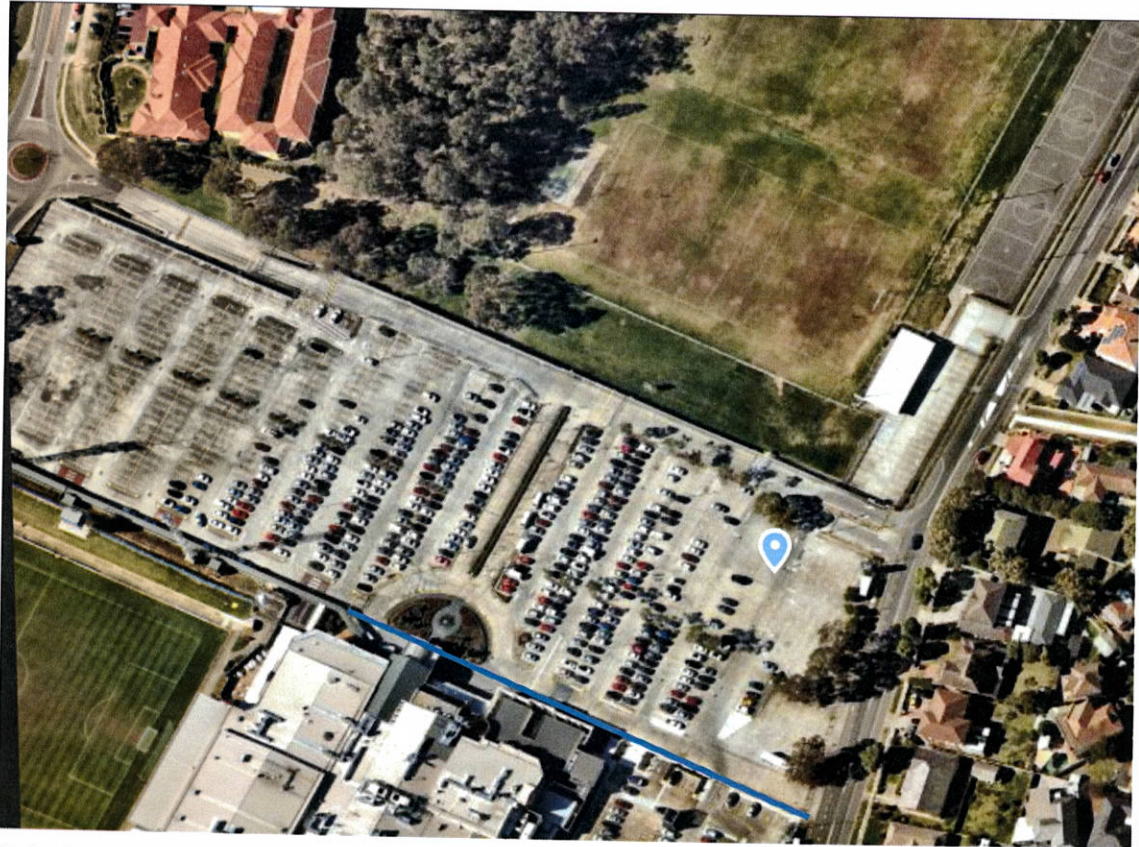
The Department has advised that it does not require detailed surveys to confirm that the gradients satisfy the requirements of Clause 26. We agree that a survey is not necessary, since it seems quite apparent to us that there is an accessible pathway from the proposed seniors development to the site boundary and from there to the bus stops. This is demonstrated by the figures below.

From the figure below it can be seen that the level of the southern part of the proposed seniors housing precinct is approximately RL58m (interpolated up to a maximum of RL60m). The spot level at the approximately location of the eastbound bus stop on Prairie Vale Road is RL58m. The approximate level change across the whole path of travel (of 220m) is therefore 0 - 2 metres (0 - 0.9%).

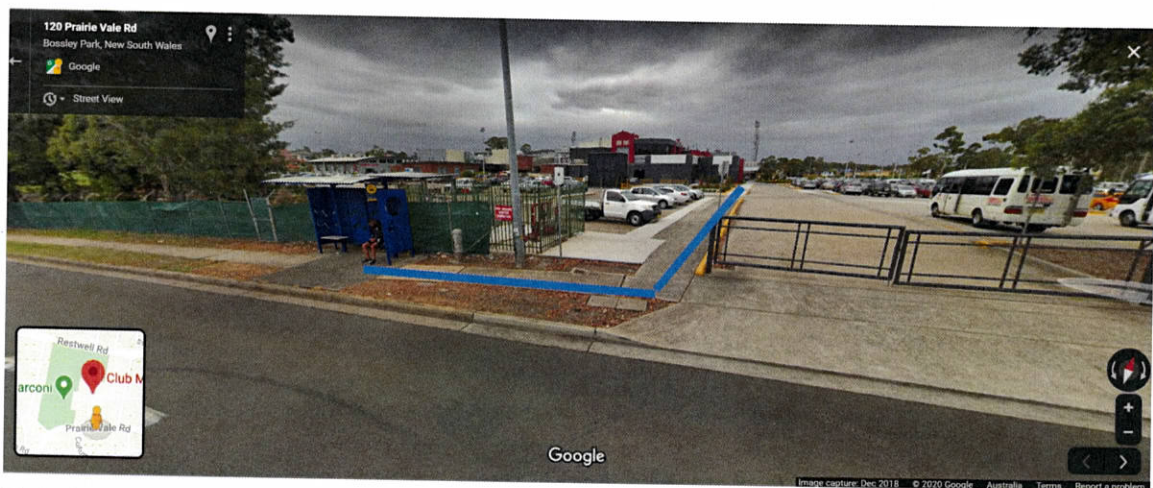


Site plan showing levels (Source: Urbis)

The images below confirm that the path is along the existing concrete footpaths and that there are no identifiable level changes anywhere along the route.



Path of travel shown with blue line (Source: NearMaps)



Path of travel shown with blue line (Source: Google Street View)

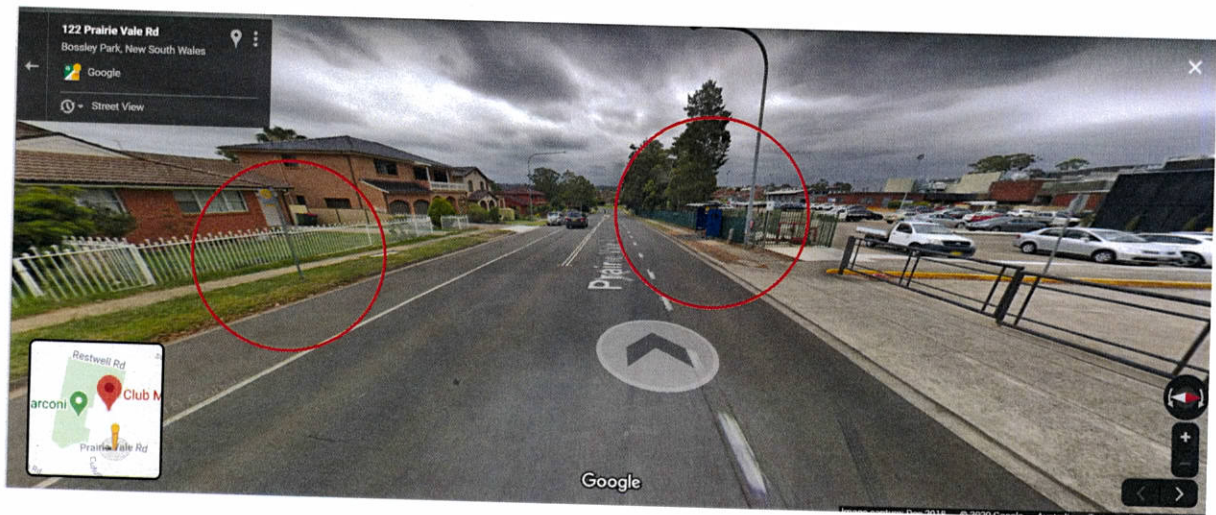
The following photos show the levelness within the site along the path of travel from the proposed seniors housing development to the bus stops.



From site looking north towards the location of the proposed seniors housing development. Path of travel along left hand side of image (Source: City Plan)



From site looking south towards Prairie Vale Road (eastbound bus stop circled red). Path of travel indicated by awning structures near top left hand corner. (Source: City Plan)



Eastbound and westbound bus stops along Prairie Vale Road shown with red circles. Club Marconi site boundary on RHS. Source: Google Street View)

Based on the above analysis, we consider there to be no doubt that the proposed seniors housing development on the Club Marconi site satisfies the accessibility requirements of Clause 26 of the Seniors SEPP.

Please do not hesitate to contact us should you require anything further in this regard.

Yours sincerely


 Tony Zappia
 Chief Executive
 Club Marconi Ltd