

ACCESS REPORT SITE ACCESSIBILITY

**2 CALIOPE STREET
CNR OLD SADDLEBACK ROAD
KIAMA**

**HOUSING FOR SENIORS OR
PEOPLE WITH A DISABILITY**

Prepared by Mark Relf

28th February 2020

Site Accessibility Assessment Report

2 CALIOPE STREET (CNR OLD SADDLEBACK ROAD), KIAMA

Development Summary

The following report has been prepared for the assessment of a Site Capability Certificate Application to establish a seniors housing development on a site at 2 Caliope Street corner of Old Saddleback Road (Lot 100) Kiama under the State Environment Planning Policy – Housing for Seniors Policy.

The Seniors Housing development proposes:

- Nineteen (19) self-care dwellings.
- Outdoor footpaths to dwellings and amenities.
- While the development is located approximately 2.3 kilometres to the Kiama retail/commercial precinct this application proposes a daily charter bus service 7 days a week to convey residents to and from the Kiama township.

Lots 1 to 16 do not form part of the Seniors Housing application.



Assessment Criteria

In review of the site and proposed development this assessment considers whether the proposed development will provide appropriate housing accessibility and adaptability in accordance with:

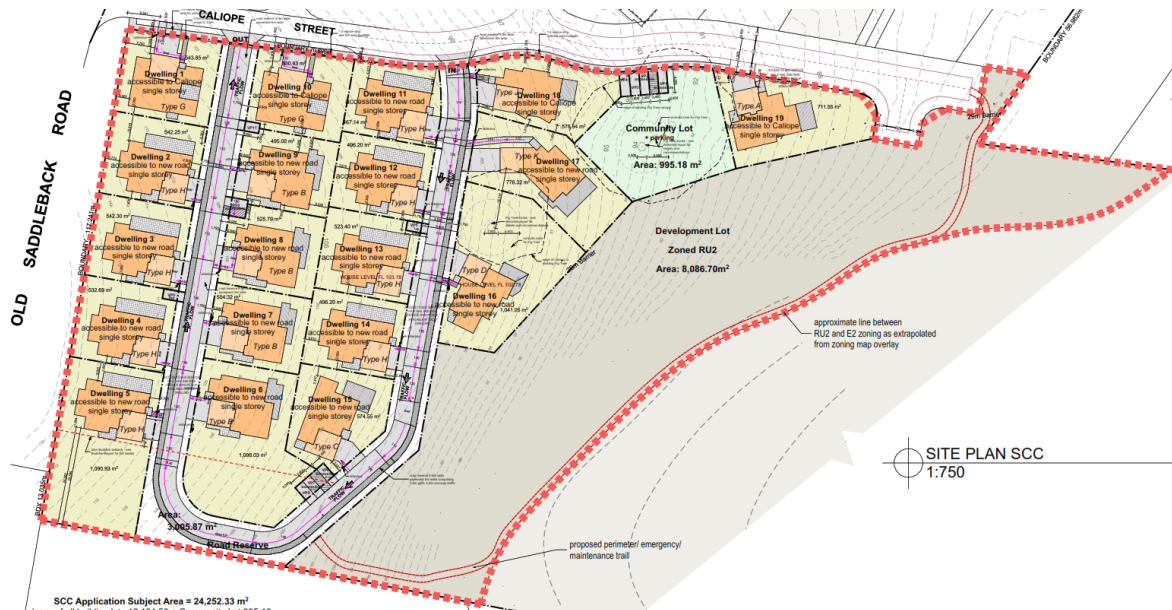
- (a) Clause Housing for Seniors Policy, Schedule 3, Clauses 2 concerning the on-site pedestrian accessways to self-contained detached dwellings and common amenities.
- (b) Clauses 26 and 38(a) of the Housing for Seniors Policy concerning access to transport, shops and services.

Plans relied upon for this assessment include architectural plans prepared by Coble Stephens;

Dwg No.	Issue	Title
SSC-01 – 1 of 13	11-11-19	Site Layout Plan
SSC-02 – 2 of 13	11-11-19	Site Layout Detail
SSC-03 – 3 of 13	11-11-19	Site Plan – Detail Houses 1, 2, 3, 8, 9, 10, 11, 12, 13
SSC-04 – 4 of 13	11-11-19	Site Plan – Detail Houses 4, 5, 6, 7, 14, 15, 16,
SSC-05 – 5 of 13	11-11-19	Site Plan – Detail Houses 16, 17, 18, 19.
HP 01	16-10-19	Type G House 1 & 10 - Plans, Sections, Elevations
HP 02	16-10-19	Type H Houses 2, 3, 4, 5, 11, 12, 13, 14 - Plans, Sections, Elevations
HP 03	16-10-19	Type B Houses 6, 7, 8, 9 - Plans, Sections, Elevations
HP 04	16-10-19	Type C House 15 - Plans, Sections, Elevations
HP 05	16-10-19	Type D House 16 - Plans, Sections, Elevations
HP 06	16-10-19	Type K House 17 - Plans, Sections, Elevations
HP 07	16-10-19	Type J House 18 - Plans, Sections, Elevations
HP 08	16-10-19	Type A House 19 - Plans, Sections, Elevations

Access Assessment

Site access and pathways



View of the site adjoining Old Saddleback Road

1.1 Site Access - Continuous Accessible Paths of Travel

Clause 2 of Schedule 3 of the Seniors Housing policy sets out the requirements for on-site accessibility as shown below.

The key features of Clause 2 are site topography and enabling access for people with mobility impairments consistent with ASI428 – *Design for Access and Mobility*.

The SEPP HS recognises that some sites will inherently have variable topography whereby the natural gradients are steeper than 1:10 and rather than prohibit development on such sites the SEPP HS sets out proportional requirements for “access” relevant to the topography.

- 1.2 With respect to the subject site the survey plan indicates a sloping site with at least 50% having a natural slope exceeding 1:10 and hence the requirement that at least 11 of the 21 houses (50%) are required ;

- To provide a wheelchair accessible path of travel (within the meaning of ASI428.1) from an adjoining public road or an internal road or a driveway that is

accessible to all residents to at least eleven (11) houses.

This assessment shall demonstrate that all nineteen (19) houses will be accessible in the following manner;

- That sixteen (16) houses shall have a continuous accessible path of travel from the internal roadways and three (3) houses, numbers 1, 10 and 19, will have an accessible path of travel from Caliope Street.

1.3

Schedule 3, Clause (2) Siting standards

(1) Wheelchair access:

if the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous path of travel (within the meaning of ASI428.1) to an adjoining public road.

(2) if the whole of the site does not have a gradient of less than 1:10,

(a) 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 the greater, and

(b) the wheelchair access provided must be by a continuous accessible path of travel (within the meaning of ASI428.1) to an adjoining public road or an internal road or a driveway that is accessible to all residents.

Note. For example, if 70% of the site has a gradient of less than 1:10, then 70% of the dwellings must have wheelchair access as required by this subclause. If more than 50% of the site has a gradient greater than 1:10, development for the purposes of seniors housing is likely to be unable to meet these requirements.

1.4

Site Access - Continuous Accessible Paths of Travel

The plans show that the development will provide a principal pedestrian entry from Caliope Street to three (3) houses and to an internal road that will facilitate access to an additional sixteen (16) houses.

- **Public Road (Caliope Street)** footpath provides direct access to;
 1. House 1 incorporates a 1:12 driveway path from RL107.276 to access the porch landing @RL107.900 and the internal floor level @RL107.935.
 2. House 10 incorporates a 1:12 driveway path from RL103.747 to access the porch landing @RL104.600 and the internal floor level @RL107.935.
 3. House 19 incorporates a 1:12 driveway path from RL89.500 to access the porch landing and the internal floor level @RL90.000.
- **Internal Road (upper level)** footpath commences @RL105.150 at Caliope Street site boundary and proposes a 1:12 gradient accessway into the site and continuing to;
 4. House 2 which incorporates a 1:12 driveway path to access the porch landing and the internal floor level @RL109.220.

5. House 3 which incorporates a 1:12 driveway path to access the porch landing and the internal floor level @RL110.590.
 6. House 4 which incorporates a 1:12 driveway path to access the porch landing and the internal floor level @RL111.375.
 7. House 5 which incorporates a 1:12 path to access the porch landing and the internal floor level @RL110.440.
 8. House 6 which incorporates a 1:12 path to access the porch landing and the internal floor level @RL109.680.
 9. House 7 which incorporates a 1:12 driveway path to access the porch landing and the internal floor level @RL109.120.
 10. House 8 which incorporates a 1:12 driveway path to access the porch landing and the internal floor level @RL110.230.
 11. House 9 which incorporates a 1:12 driveway path to access the porch landing and the internal floor level @RL110.210.
- **Internal Road (lower level)** footpath commences @RL99.119 at Caliope Street site boundary and proposes a 1:12 gradient accessway into the site and continuing to;
 12. House 18 which incorporates a 1:12 path to access the porch landing and the internal floor level @RL98.870.
 13. House 17 which incorporates a 1:12 path to access the porch landing and the internal floor level @RL99.340.
 14. House 16 which incorporates a 1:12 driveway path to access the porch landing and the internal floor level @RL102.780.
 15. House 15 which incorporates a 1:12 driveway path to access the porch landing and the internal floor level @RL103.500.
 16. House 14 which incorporates a 1:12 driveway path to access the porch landing and the internal floor level @RL104.030.
 17. House 13 which incorporates a 1:12 driveway path to access the porch landing and the internal floor level @RL103.180.
 18. House 12 which incorporates a 1:12 path to access the porch landing and the internal floor level @RL102.030.
 19. House 11 which incorporates a 1:12 driveway path to access the porch landing and the internal floor level @RL102.030.
 - The internal roadways and adjoining footpaths to Houses 1 to 18 shall include several level rest areas adjacent to Houses 3/4/9, 6 and 15 and thereby comply with ASI428.1 to satisfy the Housing for Seniors Policy.



View of Caliope Street adjacent to the subject site

1.5 **Site Access – Intrasite Pathway Design**

The site plan illustrates an internal roadway will incorporate a 1200mm width footpaths that can be at-grade with the internal roadway which enables direct and easy access to the cross the roadways at any opportunity to access the dwellings to readily comply with ASI428.1 and clauses 2 and 3 of Schedule 3 of the Housing for Seniors Policy.

1.6 **Resident Parking**

The house plans indicate 7200mm minimum width garages for ten dwellings that can provide two accessible parking spaces in each garage, while houses 6, 7, 8, 9, 15, 16, 17, 18 and 19 provide 6400mm width and can accommodate one accessible car space in a double garage.

1.7 Overall, it is my opinion that the above parking provisions and future detailed site design can appropriately accommodated future residents and their guests and afford accessibility consistent with ASI428.1 and AS2890.6.

1.8 **Visitor Parking**

The development proposes 10 visitor space including at least 5 accessible parking spaces evenly distributed around the site.

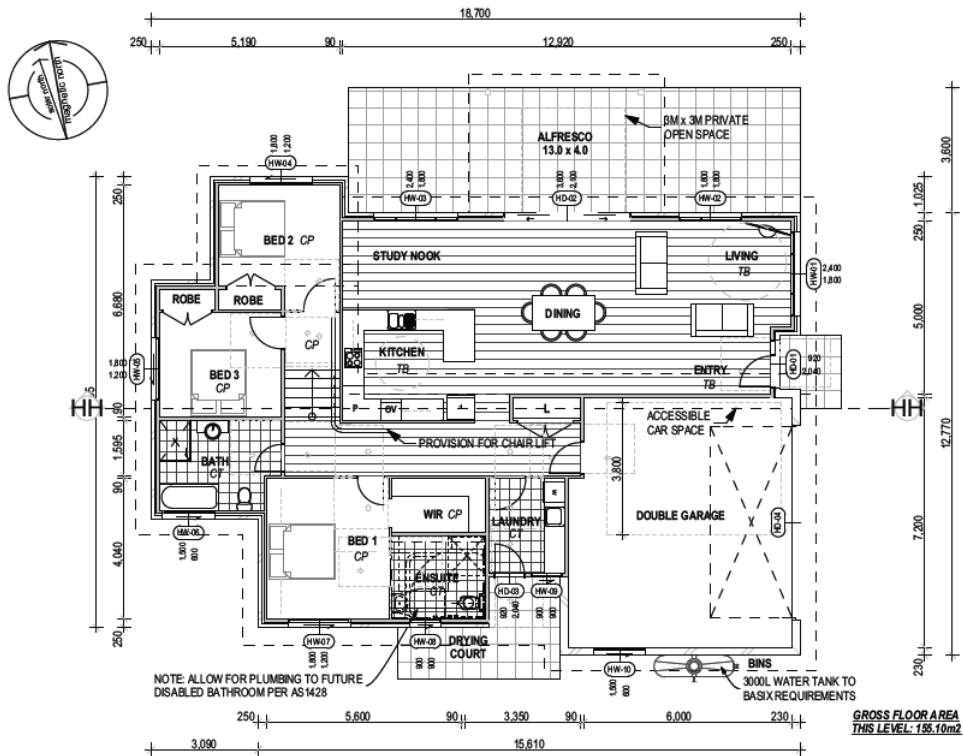
1.9 **Bus Pick-Up/Drop-Off Points**

The plans show two turning bays; one on Caliope Street and one on the internal road to facilitate turning for a bus. The mini-bus shall provide a door to door service for future residents as described in Section 2 of this report.

1.10 **House Plans**

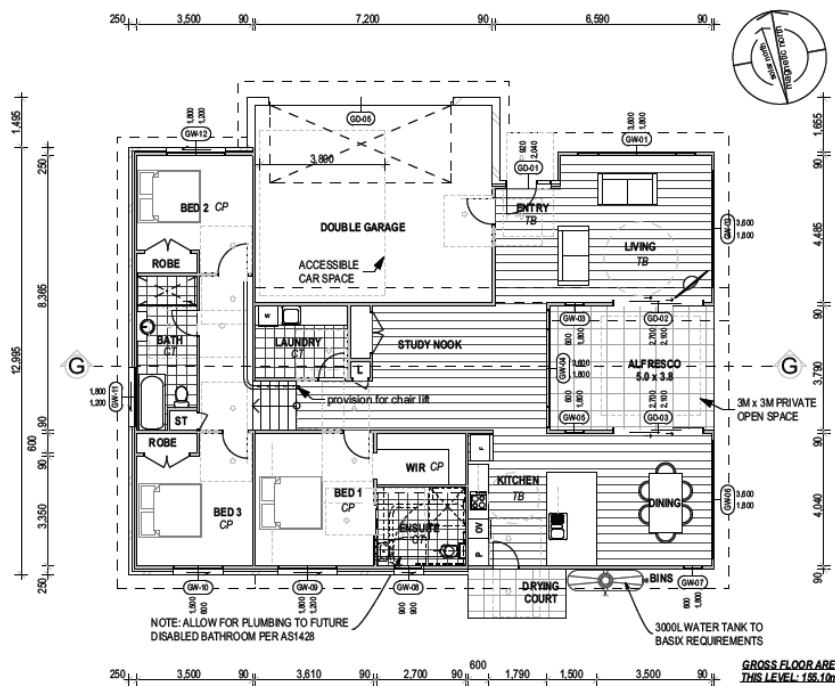
In review of the house floor plans it is my opinion that the designs will comply with the accessibility and adaptability requirements of Schedule 3 of the Housing for Seniors Policy.

EXAMPLE HOUSE PLANS



TYPE H - HOUSES 2, 3, 4, 5, 11, 12, 13, 14 PLAN
1:100

BUSHFIRE NOTE: All houses to reach BAL 29 bushfire construction level - see notes for compliance and construction measures required



TYPE G - HOUSE 1 & 10 - FLOOR PLAN
1:100

BUSHFIRE NOTE: All houses to reach BAL 29 bushfire construction level - see notes for compliance and construction measures required

Section 2 - Access to Transport, Shops and Services

2.1 With respect to the requirements of Clause 26 of the Housing for Seniors Policy regarding access to shops, services and transport services the assessment considers the following matters:

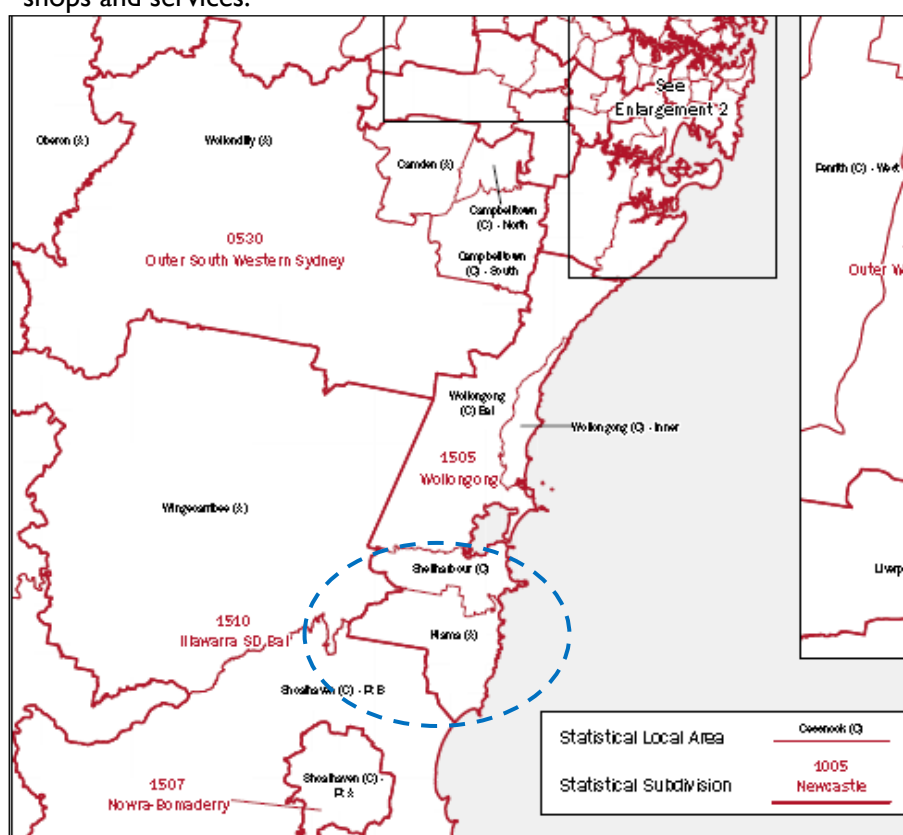
- Site location and the local government area relevant to the Statistical Division (as prescribed by the Australian Bureau of Statistics).
- Site location and proximity to shops and services including the range of services.
- Development proposal regarding the facilitation of access to a transport service including topography and access paths to the transport service.

2.2 Site Location, LGA and Statistical Division

The development site is located within the Kiama Council area, which is part of the Illawarra Statistical Division as defined by the Australian Bureau of Statistics (see ABS map below).

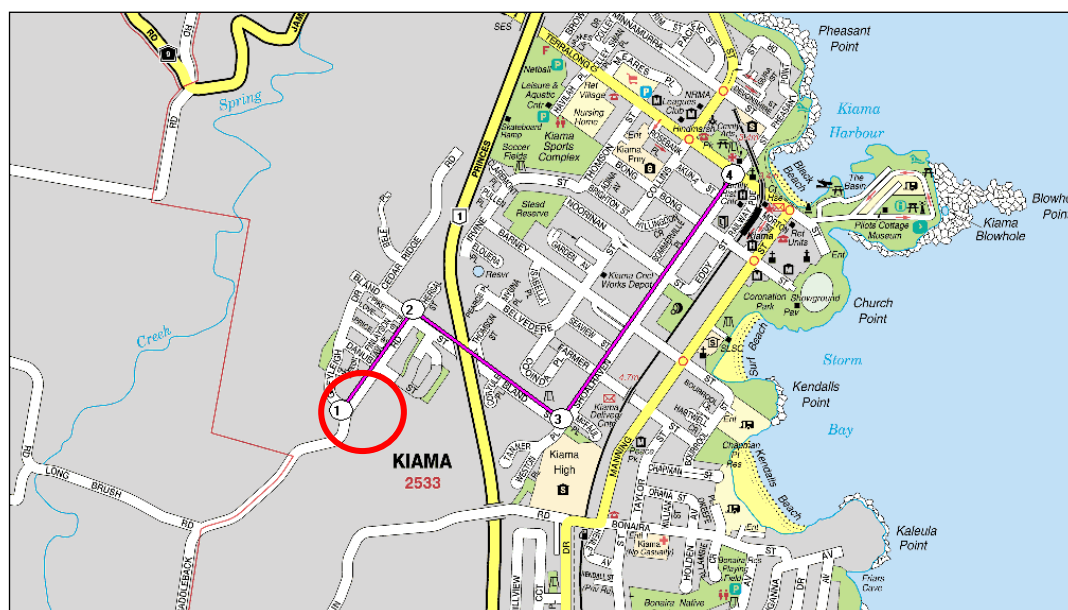
In accordance with clause 26(2)(c) of the Housing for Seniors Policy it is apparent that Seniors Living development located in LGA'S outside the Sydney Statistical Division, such as Kiama, will comply with the "access to shops and services" requirements by either of the following means:

- That a development is within 400 metres of shops and services; or
- That a development is within 400 metres of public transport that travels to shops and services; or
- That a development is within 400 metres of a transport service that travels to shops and services.



2.3 Distance to shops and services

The proposed development is located approximately 2.300 kilometres to the local retail/commercial precinct in Kiama, which clearly exceeds the 400 metre maximum specified by clause 26(2)(a) of the Housing for Seniors Policy.



2.4 Distance to Public Transport

With respect to existing public transport services within the KIAMA area it is apparent that closest bus services are 1.600 kilometres from the subject site, which clearly exceeds 400 metres maximum as specified by clause 26(2)(b) of the Housing for Seniors Policy.

Therefore this development relies upon the provisions of clause 26(2)(c), which requires access to a **transport service** and not specifically a public transport services as prescribed by clause 26(2)(b).

2.5 Development Proposal

In response to the requirements of clause 26 of the Housing for Seniors Policy, and in particular clause 26(2)(c), the development, which is situated outside the Sydney Statistical Division proposes a dedicated transport service operated by Ledale Pty Ltd T/as Canty's Bus Rentals or similar (see details at Appendix A of this report).

The transport services shall be within 400 metres of all dwellings within the subject site, and operate twice daily Monday to Friday, that will travel to the Kiama shopping centre and other nearby localities in accordance with clause 26(2)(c) as outlined below.

26(2)(c) *In the case of a proposed development on land in a local government area **not within the Sydney Statistical Division** - there is a transport service available to the residents who will occupy the proposed development:*

- (i) *that is located at a distance 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 (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).*

2.6 Mini Coach & Taxi Service

The development proposes a daily mini-bus and taxi service that would operate at least one (1) round trip daily to access the required range of services in Kiama in accordance with the times as specified in clause 26(2)(c).

Details of the type, size, capacity and frequency of transport services is provided at Appendix A of this report.

It is anticipated that a consent approval for the development would incorporate a condition of consent requiring the transport service or similar to be available and maintained for the life of the development.

2.7 Pedestrian access to shops

Within the Kiama retail/commercial precinct the mini-coach and taxi services shall provide a virtual door to door service to various parts of Kiama and potentially other retail / recreational facilities to facilitate easy access and meet the requirements of clause 26(2)(c) and 26(1), 26(4).

Notwithstanding the capacity of a door to door bus service the topography of the footpaths within Kiama generally provide gradients not exceeding 1:14 for the majority of the retail/commercial precinct along Terralong and Manning Streets, which demonstrates that pedestrian routes to the shops and services will comply with clause 26(2)(a) of the Housing for Seniors Policy.

The majority of the Kiama retail/commercial precinct provides hard surfaced footpaths and incorporate kerb ramps and roadway crossings to satisfy clause 26(2)(a) and 26(4) of the Housing for Seniors Policy.

2.8

There are many shops and services and recreational opportunities along Terralong Street that are within 400 metres of a central drop-off and pick-up point near the Collins Street – Shoalhaven Street block adjoining Terralong Street. However, it is acknowledged that Kiama has a relatively sprawling commercial precinct that continues along Manning Street and other side streets beyond a 400 metre radius from the abovementioned centre.

Overall, given the combination of the dedicated transport service and capacity for virtual door to door Access 1 and satisfied that future residents will have appropriate access to shops and services in accordance with the objectives of the Housing for Seniors Policy.

Scope and adequacy of retail and community services

- 2.9 It is apparent from the range of retail, commercial, home nursing/personal care services and recreational opportunities available at Kiama that the everyday needs of residents would reasonably be met, consistent with the requirements of clauses 26 (1) and (5).

2.10 A sample of the range of shops and services at **Kiama** include;

- Doctors (8)
- Medical specialists
- Dentists
- Chemists (3)
- Banks (6) Westpac, IMB, Commonwealth, ANZ, St George and National.
- Supermarkets – Centro on Terralong Street
- Butcher, Bakery / Patisserie
- Post Office
- Newsagents, Hairdressers, Cafes, Gift Stores, Hardware
- Hotels & Clubs
- Homecare and Home Nursing Services – See Appendix A which details a Service Agreement.



*Terralong Surgery | 113 Terralong Street, Kiama
(See Service Agreement Letter at Appendix A)*



Centro Supermarket on Terralong Street

2.11 Community and recreational services include:

- Kiama Library
- Community Support Centre
- Bowling Clubs
- Golf Clubs



- Kiama Leisure Centre – Swimming Pool
- Tennis Courts
- Sports Oval

A complete list of community services is available at www.kiama.nsw.gov.au



2.12 Kiama Medical Services

In addition to the Medclinic medical centre within the Kiama Central Shopping Centre mentioned in Appendix A there are a range of other service providers in Kiama that confirm that there is a suitable range.



Medclinic Shop 10, 143 Terralong Street, Kiama Central Shopping Centre

Cox B A

83 Manning St Kiama NSW 2533
ph: (02) 4232 1244 Medical Practitioners

Cunich Margot

83 Manning St Kiama NSW 2533
ph: (02) 4232 1244 Medical Practitioners

Goor G

31 Johnson St Kiama Downs NSW 2533
ph: (02) 4237 7502 Medical Practitioners

Grant D I

83 Manning St Kiama NSW 2533
ph: (02) 4232 1244 Medical Practitioners

Kiama Downs Surgery

31 Johnson St Kiama Downs NSW 2533
ph: (02) 4237 7502 Medical Practitioners

Kiama Medical Imaging

1/42- 44 Manning St Kiama NSW 2533
ph: (02) 4232 2411 Medical Practitioners

Kiama Medical Practice

83 Manning St Kiama NSW 2533
ph: (02) 4232 1244 Medical Practitioners

Mayne Laverty Pathology Collection Centres

83 Manning St Kiama NSW 2533
ph: (02) 4232 1463 Medical Practitioners

McCurdie Robert S

83 Manning St Kiama NSW 2533
ph: (02) 4232 4126 Medical Practitioners

Phipps R J

83 Manning St Kiama NSW 2533
ph: (02) 4232 1244 Medical Practitioners

Puris G A

83 Manning St Kiama NSW 2533
ph: (02) 4232 1244 Medical Practitioners

South Coast Dermatology

2/ 44 Manning St Kiama NSW 2533
ph: (02) 4232 2011 Medical Practitioners

Stanford Duncan G

2/ 44 Manning St Kiama NSW 2533
ph: (02) 4232 2011 Medical Practitioners

Conclusion

Following a review of the plans and documentation it is my opinion that the proposed development site is appropriate for the geographical south coast location and can comply with the accessibility and adaptability requirements of the State Environment Planning Policy - Housing for Seniors or People with a Disability in the following manner;

- The development will facilitate access to shops and services through the provision of a **transport service** (as detailed in Appendix A) that will travel to Kiama shopping precinct and recreational services twice a day Monday to Friday during daylight hours in accordance with clauses 26(1), 26(2)(a)(c), 26(3), 26(4) and 38(a); and
- A review of Kiama shopping centre and surrounds illustrates an appropriate range of **retail, commercial and recreational services** that includes banking, medical centres and Home Nursing/Personal Care Services (as detailed in Appendix A), supermarket and numerous variety stores to comply with clause 26(1), 26 and 26(5) suitable for this type of development.
- The development demonstrates **accessible pedestrian pathways across the site that enables accessible paths of travel into all nineteen (19) dwellings** in accordance with the minimum requirements of visitability for self contained dwellings on sites steeper than 1:10 by enabling wheelchair accessible pathways from an adjoining road or internal road or common driveway as required by schedule 3 clause 2(2); and
- Provision of well designed **parking** for residents in accordance with schedule 3 clause 5, clause 50(h) and 38(b).



Mark Relf
Access Consultant (ACAA)

Appendix A – Site Compatibility Certificate documents

Bus Service Agreement

AGREEMENT FOR PROVISION OF BUS SERVICES

BETWEEN: **SADDLEBACK MOUNTAIN ESTATES NO. 2 PTY LIMITED**
(ACN 144 729 939) as trustee for Saddleback Unit Trust No. 2
of 74 Pitt Street, Sydney NSW 2000 ("**the Developer**")

AND: **LEDALE PTY LTD t/as CANTYS BUS RENTALS**
(ABN 74 122 073 545) of 12 Prince of Wales Avenue, Unanderra
NSW 2526 ("**Ledale**")

RECITALS:

- A. Ledale Pty Ltd t/as Cantys Bus Rentals operates a bus and passenger transport charter business servicing the Wollongong Illawarra region.
- B. The Developer has obtained a site compatibility certificate from the Department of Planning for 21 seniors living self-contained dwellings with community facilities and ancillary services at the site comprised in Lot 100 DP751279 and known as 15 Caliope Street (formerly 43 Old Saddleback Road), Kiama ("the Seniors Estate") and the Developer has lodged a development application with Kiama Municipal Council for consent to carry out such development.
- C. Ledale has agreed to provide transport services for the Seniors Estate. This agreement is subject to review pending the finalised requirements prior to the commencement of the service when the Seniors Estate has been completed.

OPERATIVE PARTS

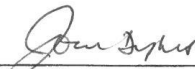
- 1. Ledale agrees that in the event that the Developer is successful in obtaining consent from the Council for the Seniors Estate, Ledale will provide transport services for residents of the Seniors Estate. These services will be provided at a price to be agreed on commencement of the services or in accordance with Ledale's Price Schedule applicable at the time and will involve pick up and return

of passengers twice daily, seven (7) days per week, 52 weeks per year, once in the morning between 8am and 12pm and once in the afternoon between 12pm and 6pm or otherwise as may be required from time to time by legislation relative to retirement villages. Additional services may be provided by appointment on a regular basis as required by individual residents. The service will be provided as a hail & ride type service with pick up from and return of passengers to the front of their dwellings.

2. Ledale warrants that this service will operate under its Ministry of Transport (T&I) accreditation at all times and also warrants that this service will be operated as a charter service for the Developer or the owners of the management scheme for the Seniors Estate.
3. Ledale will provide such services as long as they shall be required by residents of the Seniors Estate or as long as the Seniors Estate shall continue to operate and on the proviso that the agreed daily charter fees are paid on a monthly basis.
4. Ledale will, when the Developer is nearing completion of construction of the Seniors Estate, provide an up-to-date bus charter cost schedule to the Developer together with details of transfer times from the Seniors Estate to the Kiama township and return ensuring a twice morning and twice afternoon bus service connecting the Seniors Estate to Kiama Township.
5. The Developer may assign the benefit of this Agreement to the owners of the community title scheme (or such other body as shall represent the proprietors of the Seniors Estate) ("the Owners") as may be established on registration of the Plan of Subdivision for the Seniors Estate or otherwise to the Operator appointed by the Developer pursuant to the *Retirement Villages Act 1999* and in that event Ledale acknowledges and agrees that this Agreement shall be novated to the Owners or Operator as the case may be.

EXECUTED AS A DEED on 12 DECEMBER 2018

**SADDLEBACK MOUNTAIN
ESTATES NO. 2 PTY LIMITED**
(ACN 144 729 939) by its
attorney pursuant to Power of
Attorney Registered Book 4708
No. 766



John Dykes

LEDALE PTY LIMITED (ABN 74
122 073 545) pursuant to s127 of
the Corporations Act 2001:



Director

Director/Secretary

Medical Practice Agreement



Shop 10, 143 Terralong Street KIAMA NSW 2533
Ph: (02) 4232 1122 Fax: (02) 4232 2551

23/01/20

The Secretary
Saddleback Mountain Estate No. 2 Pty Ltd
PO Box R1694
Royal Exchange NSW 1225

Dear Sir/Madam,

Re: Proposed Seniors Estate at 2 Caliope Street Kiama

We wish to confirm that Medclinic Kiama is aware of the proposed Seniors Estate at 2 Caliope Street Kiama, and is happy to accept new patients from that development when it is complete.

Should you require any further information, please do not hesitate to contact us.

Nada Vukovic
Practice Manager

Homecare Nursing, Personal Care and Cleaning Provider Agreement

AGREEMENT FOR PROVISION OF CARE SERVICES

BETWEEN: **SADDLEBACK MOUNTAIN ESTATES NO. 2 PTY LIMITED** (ACN 144 729 939) as trustee for Saddleback Unit Trust No. 2 of 74 Pitt Street, Sydney NSW 2000 ("the Developer")

AND: **SOUTH COAST HOME HEALTH CARE PTY LTD** (ABN 93 063 917 779) of Suite 9, 12-14 George Street, Warilla NSW 2528 ("**SCHHC**")

RECITALS:

- A. SCHHC is an accredited care provider with resources to provide health care and assisted living services to disabled and elderly members of the Illawarra community.
- B. The Developer has applied for a site compatibility certificate from the Department of Planning for 21 seniors living self-contained dwellings with community facilities and ancillary services at the site comprised in Lot 17 DP1210621 and known as 2 Caliope Street, Kiama (formerly 100 DP751279 and known as 43 Old Saddleback Road, Kiama) ("the Seniors Estate") and the Developer also proposes to lodge a development application with Kiama Municipal Council for consent to carry out such development if it should be successful in procuring a site compatibility certificate.
- C. SCHHC has informed the Developer that it is willing to provide the services listed in the attached schedule to the residents of the Developer's proposed Seniors Estate at the cost of the residents on a user pays basis ("the SCHHC Schedule").

OPERATIVE PARTS

1. SCHHC agrees that in the event that the Developer is successful in obtaining consent from the Council or other consent authority for the Seniors Estate, SCHHC will provide the services listed in the SCHHC Schedule for residents of the Seniors Estate at the then scheduled fees by appointment or on a regular basis as required by individual residents.

-2-


2. SCHHC will provide such services as long as they shall be required by residents of the Seniors Estate or as long as the Seniors Estate shall continue to operate.
3. SCHHC shall devise a services management plan in accordance with the requirements of the residents and management of the Seniors Estate which shall stipulate the detailed nature of service to be made available to residents, the times at which the services will be delivered or provided and the costs of those services.
4. In addition to the services set out in the SCHHC Schedule (which include personal care and home nursing, and assistance with housework), SCHHC will provide home delivered meals to residents of the Seniors Estates at the then applicable fees.
5. The Developer may assign the benefit of this Agreement to the owners of the community title scheme (or such other body as shall represent the proprietors of the Seniors Estate) ("the Owners") as may be established on registration of the Plan of Subdivision for the Seniors Estate or otherwise to the Operator appointed by the Developer pursuant to the *Retirement Villages Act 1999* and in that event SCHHC acknowledges and agrees that this Agreement shall be novated to the Owners or the Operator as the case may be.


EXECUTED AS A DEED on 4 SEPTEMBER 2019

**SADDLEBACK MOUNTAIN ESTATES
NO. 2 PTY LIMITED (ACN 144 729 939)**
by its attorney pursuant to Power of
Attorney Registered Book 4708 No. 766


John Dykes

**SOUTH COAST HOME HEALTH
CARE PTY LTD (ABN 93 063 917
779) by its Director and Secretary:**


Glenda Potts
Secretary


William Albert Potts
Director


**SOUTH COAST HOME
HEALTH CARE Pty Ltd**

ABN 93 063 917 779

P.O. BOX 20
WARILLA NSW 2528

Telephone: 4252 0555
 Fax: 4252 0515
 Email: referral@schhc.com.au
 Shoalhaven Office Email: referralshoalhaven@schhc.com.au

Head Office Address:
 9/12-14 George Street
 Warilla NSW 2528

FEES CURRENT 1ST August 2019
 (Excluding GST)

Care Worker Cert III & IV

	30 Min	1 Hour	
AM	\$34.20	\$55.15	6am – 6pm Mon - Fri
PM	\$38.35	\$63.55	6pm – 6am Mon - Fri
W/END	\$48.85	\$82.95	Midnight Friday – Midnight Sunday
P/HOL	\$61.45	\$110.25	Each gazetted 24hr period

One-Off Services all Minimum of 1 hour charge

Enrolled Nurse/Endorsed Enrolled Nurse

	1 Hour
AM	\$60.65
PM	\$67.75
W/END	\$90.85
P/HOL	\$121.30

One-Off Services all Minimum of 1 hour charge

Registered Nurse

	1 Hour
AM	\$90.30
PM	\$103.95
W/END	\$135.45
P/HOL	\$180.60

One-Off Services all Minimum of 1 hour charge

Half hour service charges for Care Workers only. Service must be of 4 weeks duration or more.

Sleepovers/Overnights Care

Non-Active 8 hour period Mon-Thurs night \$240.00 – Fri – Sun nights \$280.00 (conditions apply)

Note: Sleeping facilities must be provided

Occupational Therapist

Contact Warilla Office

Kilometres

All Kms will be charged @ 0.90Klms (only charged when service involves transport)

Note: A late cancellation fee of 1 hr will apply if service cancelled on the day (conditions apply)

Services of 3 hours or more cancelled on the day will be charged a late cancellation fee of 3 hours.

Providing Quality Nursing and Home Based Care to the Illawarra



Current until 2020

Appendix B – Housing for Seniors Policy – Access requirements

The following extract from State Environment Planning Policy – Housing for Seniors or People with a Disability 2007 (Amendment 2019) includes matters that require consideration for the provision of accessibility of a development comprising self-contained dwellings.

Schedule 3 - Standards concerning accessibility and useability for hostels and self-contained dwellings

Part I Standards applying to hostels and self-contained dwellings

(1) Application of standards in this Part

The standards set out in this Part apply to any seniors housing that consists of hostels or self-contained dwellings.

(2) Siting standards

(1) Wheelchair access:

if the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous path of travel (within the meaning of AS1428.1) to an adjoining public road.

(2) if the whole of the site does not have a gradient of less than 1:10,

(a) 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 the greater, and

(b) the wheelchair access provided must be by a continuous accessible path of travel (within the meaning of AS1428.1) to an adjoining public road or an internal road or a driveway that is accessible to all residents.

Note. For example, if 70% of the site has a gradient of less than 1:10, then 70% of the dwellings must have wheelchair access as required by this subclause. If more than 50% of the site has a gradient greater than 1:10, development for the purposes of seniors housing is likely to be unable to meet these requirements.

(3) Common areas:

Access must be provided in accordance with AS1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.

26 Location and access to facilities

(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
- (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), or
- (c) in the case of a proposed development on land in a local government area that is not within the Sydney Statistical Division—there is a 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 during daylight hours at least once 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 transport services to the facilities and services referred to in subclause (1)) complies with subclause (3).

Note. Part 5 contains special provisions concerning the granting of consent to development applications made pursuant to this Chapter to carry out development for the purpose of certain  housing on land adjoining land zoned primarily for urban purposes. These provisions include provisions relating to transport services.

- (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.

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

Appendix C – Statement of Expertise

CONSULTANCY PROFILE & STATEMENT OF EXPERTISE

Accessibility Solutions consultancy offers a range of services to provide advice for clients to develop new and modify existing buildings, facilities and services to be accessible to people with disabilities to comply with legislation and regulations relevant to people with disabilities.

Relevant legislation and regulations that underpins advice includes the Disability Discrimination Act (DDA) Building Code of Australia, Australian Standards 1428, DDA Premises Standards, DDA Transport Standard, State Environment Planning Policy Housing for Seniors or People With a Disability (SEPP HS) / Seniors Living Policy, SEPP 65 – Apartment Design Guide and various local government Development Control Plans.

The scope of services provided by Accessibility Solutions includes:

- Plan Appraisals and design advice
- Access Reports for development applications and construction certificates
- Expert Reports for Court evidence
- Access Auditing of existing buildings, facilities, transport conveyances and infrastructure
- Policy and document reviews and development of Disability Action Plans
- Staff training in access auditing

The services consider issues concerning people with all types of disability including; physical; vision; hearing, intellectual and other cognitive impairments that may affect access for people with a disability consistent with the Disability Discrimination Act.

As principal consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and has attained accreditation with the Association of Consultants in Access Australia for the purposes of providing advice concerning access to the built environment and services for people with disabilities.

His expertise has been gained over 20 years working in management and advocacy roles within the disability sector and since 1994 providing advice to clients on access issues. Mark also participates on various key committees concerning access for people with disabilities. His qualifications and affiliations are:

- Accredited Member of the Association of Consultants in Access Australia.
- Member, Standards Australia ME/64 Committee responsible for the AS1428 suite and AS4299 – Adaptable Housing.
- Former Member 2000-2014, NSW Heritage Office's – Fire, Access and Services Advisory Panel.

