

27 BELLEVUE AVE | AVALON

DEVELOPMENT APPLICATION FOR SENIORS LIVING | CLAUSE 26 COMPLIANCE REPORT
4 OCTOBER 2021



INTRODUCTION

This report was prepared by SHED Architects for Stephen and Julia Thompson to accompany a development application for a Seniors Living development at 27 Bellevue Ave, Avalon. The reports collates information from the various documents submitted with the DA to demonstrate compliance with Clause 26 of the policy.

Clause 2 of the policy identifies the following aims:

2 Aims of Policy

- (1) This Policy aims to encourage the provision of housing (including residential care facilities) that will—
 - (a) increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and
 - (b) make efficient use of existing infrastructure and services, and
 - (c) be of good design.
- (2) These aims will be achieved by—
 - (a) setting aside local planning controls that would prevent the development of housing for seniors or people with a disability that meets the development criteria and standards specified in this Policy, and
 - (b) setting out design principles that should be followed to achieve built form that responds to the characteristics of its site and form, and
 - (c) ensuring that applicants provide support services for seniors or people with a disability for developments on land adjoining land zoned primarily for urban purposes.

Avalon is a popular suburb with older people and is well provided with commercial and recreational facilities for that age-group. This report provides evidence that the required local facilities are provided in accordance with the Policy.

This report should be read in conjunction with the following documents:

Statement of Environmental Effects I Ref M190179 I Dated 14 09 20

Prepared by Planning Ingenuity

Addendum to the Statement of Environmental Effects I Ref M190179 I Dated 23 08 21

Prepared by Planning Ingenuity

Architectural Drawings I Issue C I Dated 16 08 21

Prepared by SHED Architects

Accessibility Report I Ref 9135_ADR_v1.1 I Dated 16 08 21

Prepared by Abe Consulting

Survey Drawings 21191C (Sheets 1-4) and Report I Dated 12 08 21

Prepared by Bee and Lethbridge

Civil Engineering Drawings I Ref 5281-C10 to C37 I Dated 08 09 21

Prepared by M+G Consulting

CLAUSE 26 (1)

Clause 26 of the Policy identifies the following requirements:

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 Greater Sydney (Greater Capital City Statistical Area)—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)

Clause 26 (1) identifies facilities to which access must be provided. The required facilities are shown on the Context Plans provided in this report as follows:

Shops

Shops that may be reasonably required by residents are located within 400m along Old Barrenjoey Rd and in the Avalon Village Centre. These include:

Bottle shop	Vintage Cellars
Clothes shop	Witchery
Wholefoods shop	Avalon Wholefoods
Fishmonger	Oceana Traders
Book shop	Bookoccino
Pet supplies	Dogue
Take-away	Spagetti 75
Chemist	Chemist Warehouse

Bank Services Provider

A branch of the Australian Post Office is located at 37-55 Avalon Parade in the Avalon Village Centre.
The Post Office is located 395m from the subject site

Commercial Services

Commercial services that may be reasonably required by residents are located within 400m along Old Barrenjoey Rd and in the Avalon Village Centre. These include:

Solicitor	Avalon Law
Accountant	Kelly and Partners
Real Estate Agent	Belle Property
Travel Agent	Travel View and Cruise View
Mortgage Broker	Mojo Finance
Dry Cleaner	Grey's Dry Cleaning
Barber	Ivan's Barber Shop

Community Services and Recreational Facilities

There are numerous Community Services and Recreational Facilities located within 400m of the subject site, found within the village or on adjacent land. These include:

A public park on the eastern side of Barrenjoey Rd (located 160m from the subject site)

Avalon Beach Community Library (located 395m from the subject site)

Avalon Public School which hosts various events, provides out of school care for vacations and serves as a polling booth for state and federal elections (located 30m from the subject site)

For completeness, whilst not relied upon, it is notable that the Avalon Recreation Centre, Avalon Bowling Club and Avalon Beach RSL are located within 500m of the subject site

General Medical Practitioner

A Medical Centre is located at 55 Old Barrenjoey Road in the Angophera Centre (located 383m from the subject site)

The following related health services are also located within 400m of the subject site:

Dentist	Avalon Wholisitic Dental and Medical Centre
Psychologist	Avalon Wholisitic Dental and Medical Centre
Alternative Medical Centre	Integrative Health Collective
Podiatrist	Evan Johnstone Podiatry

CLAUSE 26 (2)

Clause 26 (2) of the Policy identifies the design parameters for the route to the required facilities as follows:

(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 Greater Sydney (Greater Capital City Statistical Area)—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)

Bee Lethbridge Survey drawings 21191C (Sheets 1-4) dated 12 08 21 provide the lengths of the routes and spot heights along the routes to the facilities. The spot heights provided show that the maximum gradients permitted under Clause 26 (2) (i-iii) are not exceeded except for a stretch of pavement on the north side of Sanders Lane east of Wickham Lane.

M+G Consulting Civil Engineering drawings 5281-C11 TO C37 provide details of a proposed "half-road regrading works that will be undertaken to achieve the required gradients. Refer to Context Plan #1. for the location of these works. The documents show that the pavement is wider than 1.5m in accordance with NBC DCP.

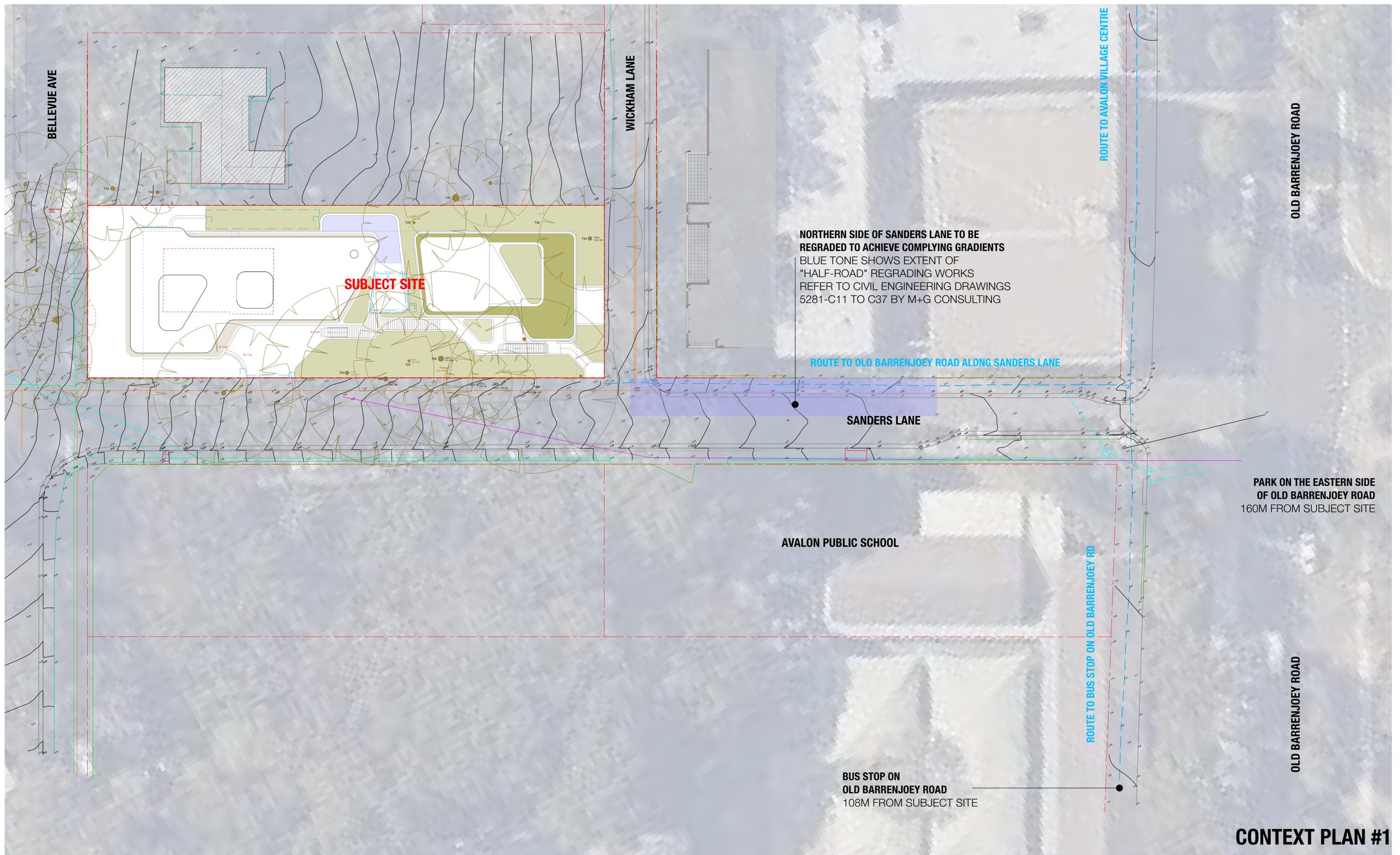
Bus Stop

In addition to the facilities located in the Avalon Village Centre described above we note that a bus stop is provided close to the subject site in front of the Avalon Public School on Old Barrenjoey Road. This bus stop is serviced by bus routes 192 and 193 which are loop services to various stops within the Avalon locality.

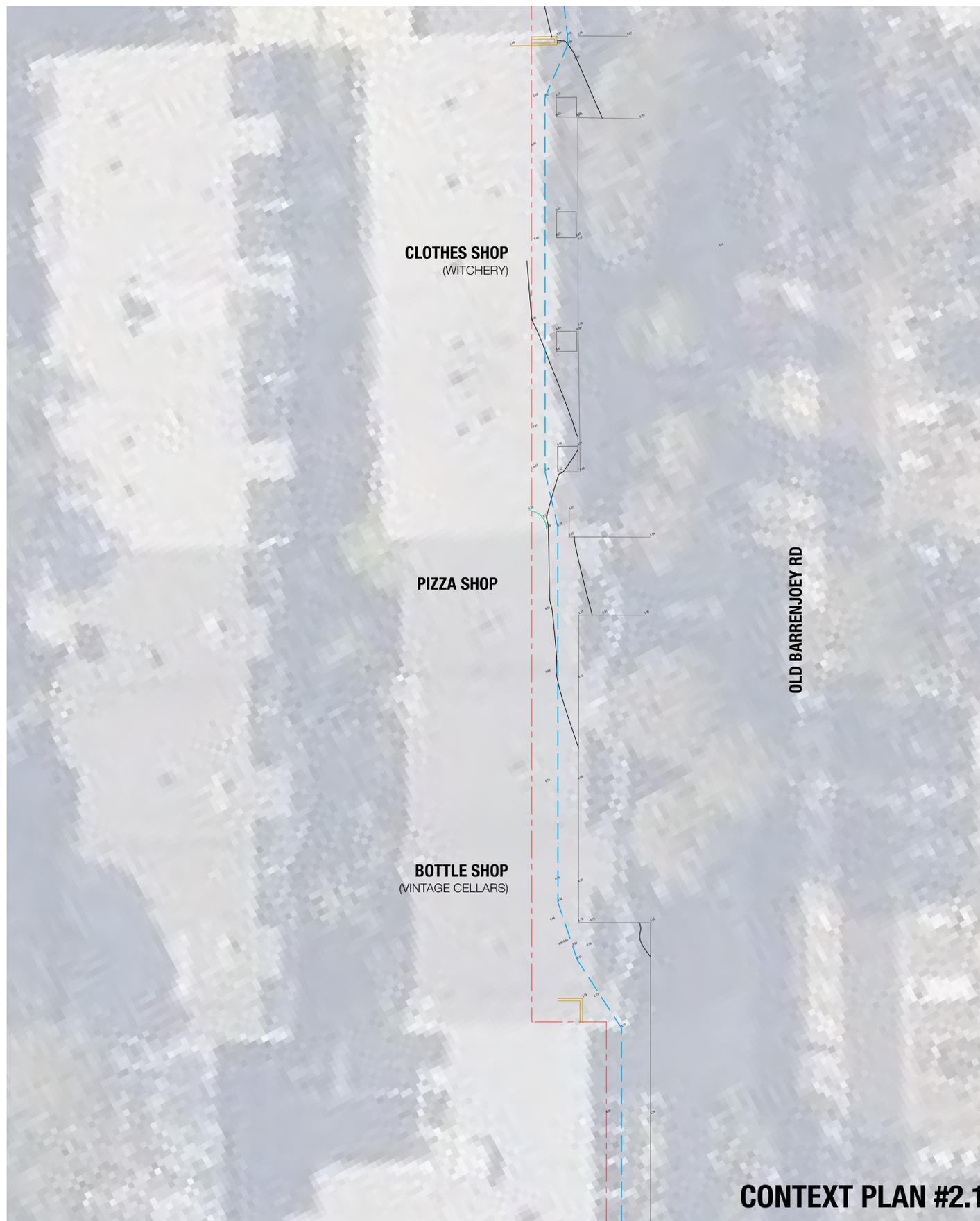
Refer to Concept Plan #1



KEY TO CONTEXT PLANS



CONTEXT PLAN #1



**AVALON LIBRARY
AND COMMUNITY CENTRE**
395 M FROM SUBJECT SITE

GENERAL MEDICAL PRACTITIONER
383 M FROM SUBJECT SITE

SUPERMARKET

**ICE-CREAM
SHOP**

CHEMIST

OLD BARRENJOEY RD

BAKERY

CAFE

**AVALON
VILLAGE
CENTRE**

BOTTLE SHOP

ACCOUNTANT

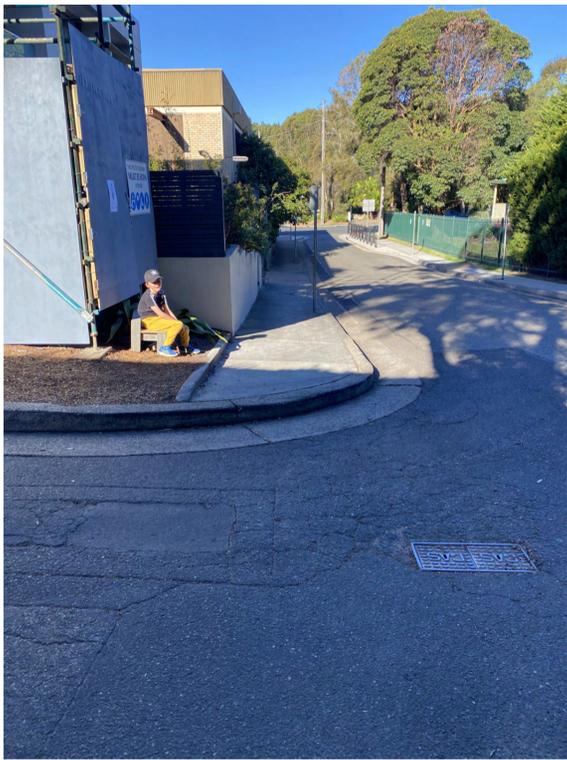
OLD BARRENJOEY RD

BANK

POST OFFICE
395 M FROM
SUBJECT SITE

CAFE

CONTEXT PLAN #3



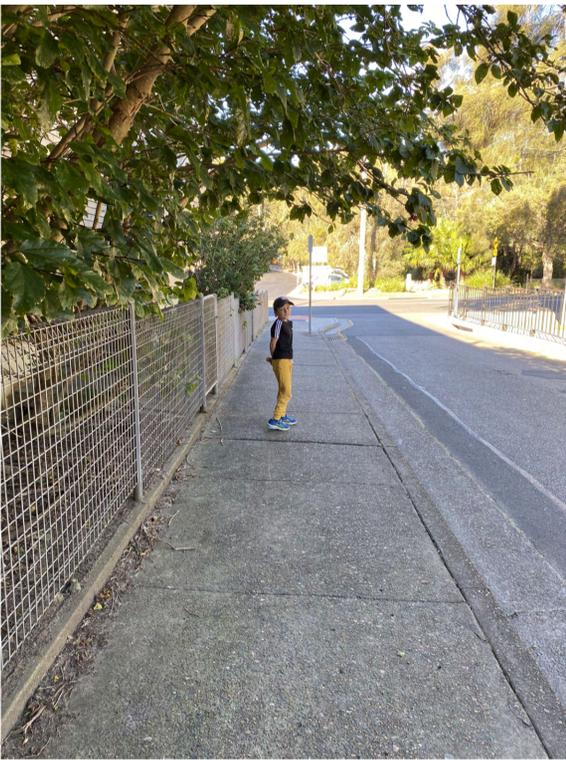
SANDERS LANE



SANDERS LANE



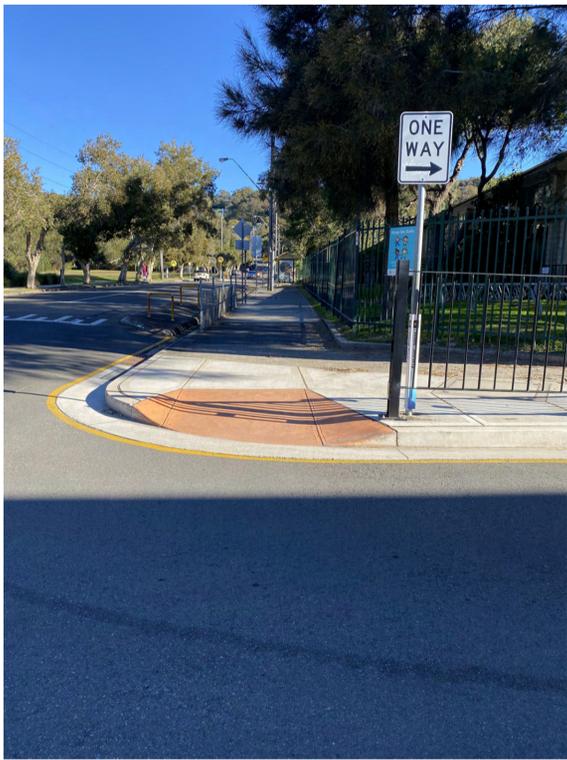
SANDERS LANE



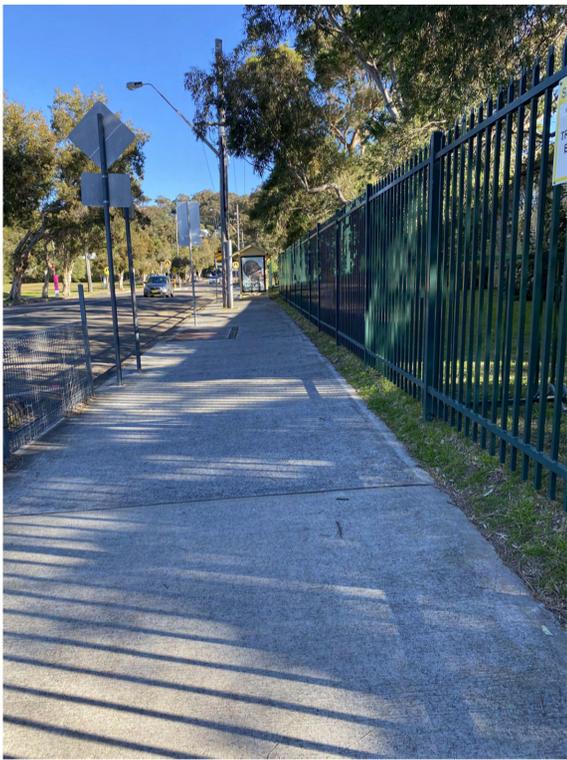
SANDERS LANE



SANDERS LANE



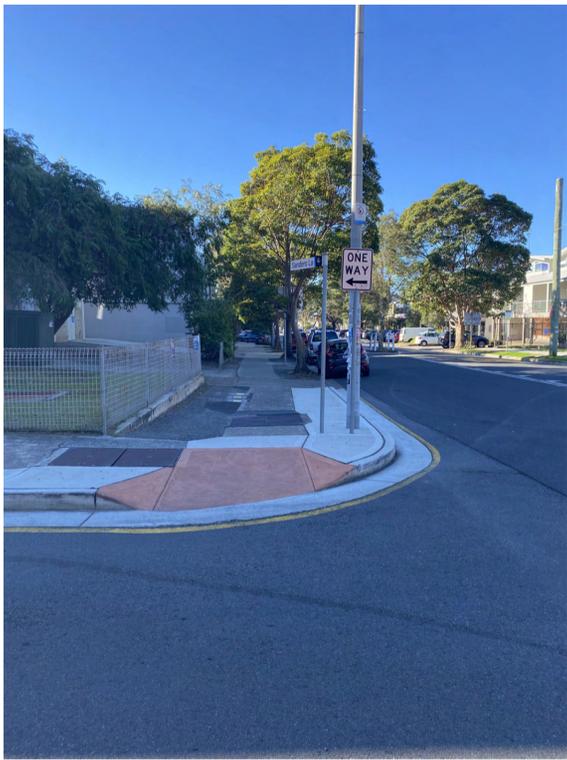
OLD BARRENJOEY ROAD - ROUTE TO BUS STOP



OLD BARRENJOEY ROAD - ROUTE TO BUS STOP



OLD BARRENJOEY ROAD - ROUTE TO BUS STOP



OLD BARRENJOEY ROAD
ROUTE TO VILLAGE CENTRE



OLD BARRENJOEY ROAD
ROUTE TO VILLAGE CENTRE



OLD BARRENJOEY ROAD
ROUTE TO VILLAGE CENTRE



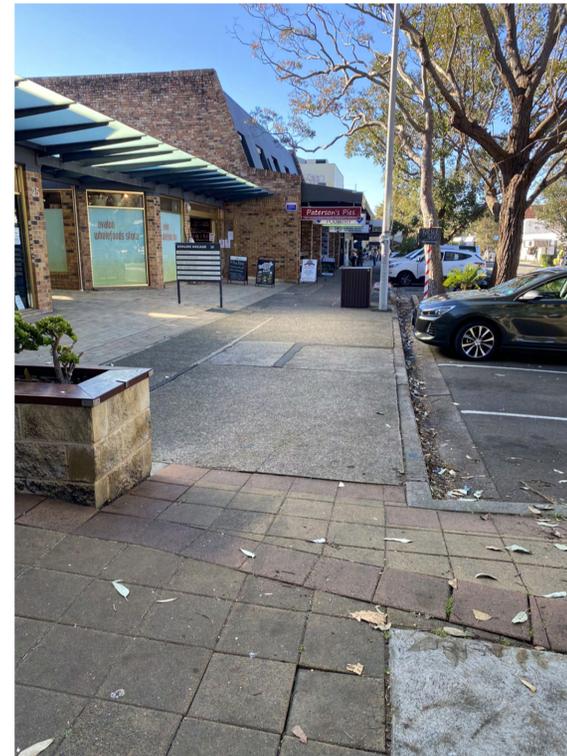
OLD BARRENJOEY ROAD
ROUTE TO VILLAGE CENTRE



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ROUTE TO VILLAGE CENTRE



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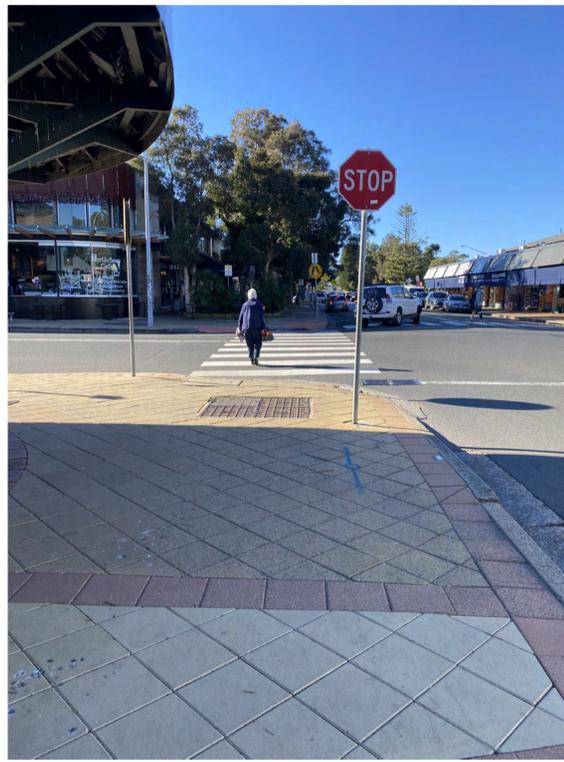
OLD BARRENJOEY ROAD
ROUTE TO VILLAGE CENTRE



OLD BARRENJOEY ROAD
ROUTE TO VILLAGE CENTRE



OLD BARRENJOEY ROAD
ROUTE TO VILLAGE CENTRE



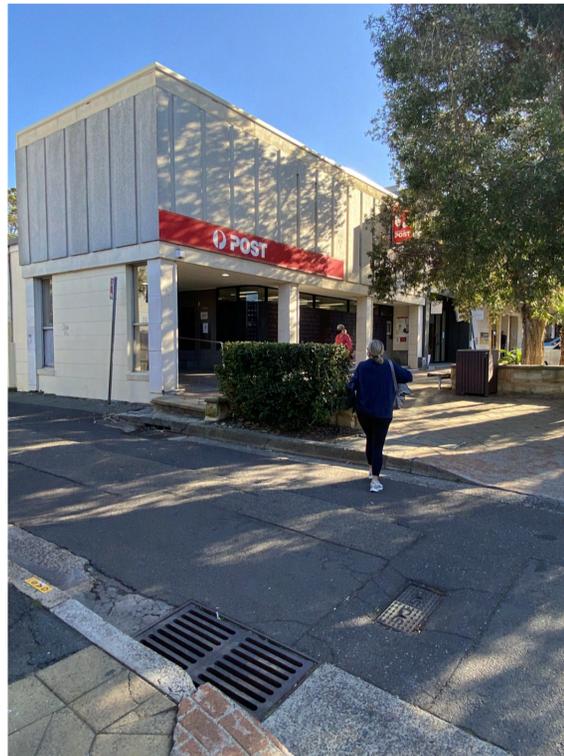
OLD BARRENJOEY ROAD
ROUTE TO VILLAGE CENTRE



OLD BARRENJOEY ROAD - ROUTE TO GP



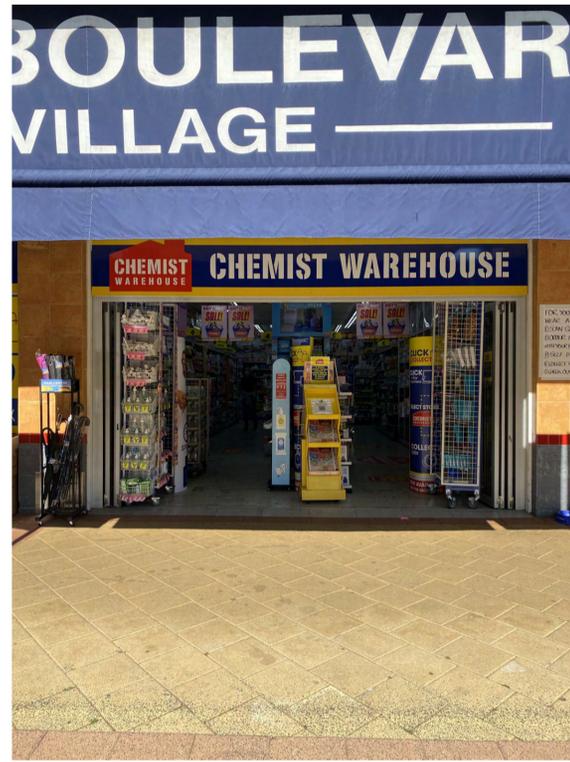
AVALON PARADE - ROUTE TO POST OFFICE



AVALON PARADE - ROUTE TO POST OFFICE



AVALON VILLAGE CENTRE - OLD BARRENJOEY ROAD
LIBRARY AND COMMUNITY CENTRE



AVALON VILLAGE CENTRE - OLD BARRENJOEY ROAD
CHEMIST



AVALON VILLAGE CENTRE - OLD BARRENJOEY ROAD
ACCOUNTANT



AVALON VILLAGE CENTRE - OLD BARRENJOEY ROAD
BOTTLE SHOP



AVALON VILLAGE CENTRE - OLD BARRENJOEY ROAD
SUPERMARKET

CONCLUSION

This report and the referenced documentation demonstrate that the proposal satisfies the deemed-to-satisfy requirements of Clause 26.

The scheme makes efficient use of existing infrastructure and services and as such satisfies the aims of the policy as set out in Clause 2 (1) (b).