

17/11/2019

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RE: DA2019/1173 - 3 Berith Street Wheeler Heights NSW 2097

To whom it may concern, DA2019/1173 3 Berith St

Accessibility (including additional concerns)

DA2019/1173 does not meet the requirements for the following Clauses and sub-clauses in the Housing for Seniors Policy (SEPP HS)

Clause 26 - Location and access to facilities

(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
(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,

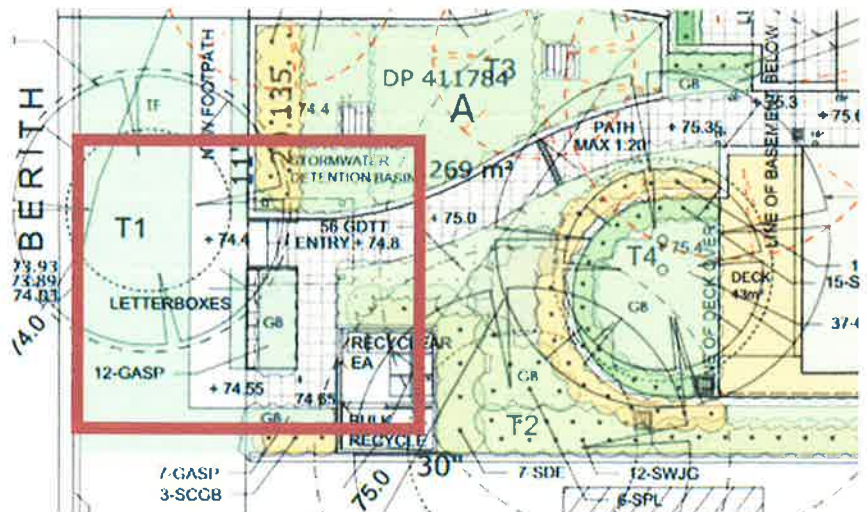
Clause 38 - Accessibility: The proposed development should:(a) have obvious and safe pedestrian links from the site that provide access to public transport services and local facilities.

- 1 Page 5 of the 'Report - Access' It is not 'The Rose Ave' site.
The development is contained completely in 3 Berith St which is not on the corner of Rose Ave.
This is misleading in regard to required accessible access.
- 2 It is not possible to provide 'a suitable access pathway' or 'obvious and safe pedestrian links from the site'

This is due to the DA proposal to keep Tree T1 which is a large Liquidambar styraciflua (Liquidamba) - an Exemption Species.

On the Site/Ground Floor Plan T1 is shown as right in the middle of the only designated accessible entry/exit to the complex. See right.

The roots are very large, and above the ground, right across the path and into the block



T1 Liquidambar styraciflua (Liquidamba), an Exemption Species, must be removed

to ensure that over 55s and people with disabilities using electric wheelchairs, motorised carts or the like, or pushing grandchildren in strollers will be able to safely collect their mail, take out their bins and go to the shops or bus stop in perpetuity.

As council is aware, cutting back the roots of Liquidamba and putting a 'concrete path pavement'**** over them will not stop the roots from rapidly lifting the cement and again posing a significant trip hazard making accessibility impossible for the over 55s or people with disabilities using electric wheelchair, motorised cart or the like trying to access transport, shops or mail. And bitumen is not a viable solution for what will be a busy path used by people in wheelchairs, with walkers or motorised carts.

****Concrete path pavement' the Legend on GD01-Landscape Plan in 'Plans - External updated with additional plan - 11/11/2019'

This tree (T1) falls into the same category as the over 33 mature trees in Oaks and Howard Avenues that Council approved to be removed. As an accessible path is required for this development the tree should be removed and deleted from the plans.

Space required for a wheelchair to make a 60° to 90°

Clause 6.5.1 of AS 1428.1 states that:

'The space required for a wheelchair to make a 60° to 90° shall have a gradient no steeper than 1 in 40 and shall be not less than 1500mm wide and 1500mm long in the direction of travel. The space may be splayed across the internal corner as shown in Figure 4.' A 60° to 90° change in direction along a continuous accessible path of travel can comply with AS 1428.1 by either of the following:

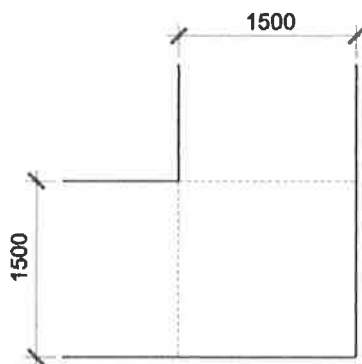


Figure 1 – 1500 x 1500mm clear space achieved at point of 90° change in direction along corridors of 1500mm width.

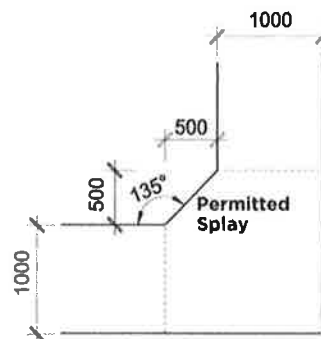


Figure 2 – 1500 x 1500mm clear space with a permitted splay of 500mm achieved at point of 90° change in direction along corridors of 1000mm width.

