

Document Control

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Clause 26 of SEPP Seniors Living

Proposed Sepp Seniors Living Development S455 Proposal

27-29 North Avalon Rd Avalon

Accessible Building Solutions

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Report

Report Type: Statement of Compliance - Section S455 Modification
Development: 27-29 North Avalon Rd Avalon

Introduction:

This report has been prepared to confirm that the facilities required under Clause 26 of SEPP Seniors Living are appropriately located. The S455 proposal relies on travel by an on demand bus, Keoride, from the site to the facilities and services. It has already been determined that the following centres have been considered in providing these facilities and services:

- Warringah Mall
- Avalon Beach Shopping Precinct
- Newport Shopping Precinct

Assessment:

A report has been prepared by ARC Traffic & Transport, outlining how the bus service has been previously considered to meet the requirements for public transport under the SEPP. Based on this report, it is considered that the service will satisfy the transportation requirements. The only issue, therefore, is that the pickup/setdown point is within 400m of the site and on an accessible path.

It is proposed that the footpath upgrade works required in North Avalon Rd will be implemented allowing the pick up point to be located within this area of footpath. This provides a travel distance of less than 350m from the site on an accessible path to the pickup/drop off point.

Conclusion

On the basis of the above, I consider that a suitable access pathway by means of a sealed footpath which is safe and suitable for access by means of an electric wheelchair, motorised cart or the like, and in accordance with the distance of 400m and average gradient of less than 1:14 will be achieved from the site to a pickup point located between the site and Barrenjoey Rd. I also believe that the Keoride service will be suitable as a means of public transport.



Howard Moutrie

ACAA Accredited Access Consultant No 177

Statement of experience

Howard Moutrie



Qualifications:

- B. Arch (Hons) Registered Architect ARB Reg. No 4550
- ACAA Accredited Access Consultant Reg. No. 177
- OHS Induction Training,
- OHS – Monitoring a Safe Workplace
- Registered Assessor of Livable Housing Australia (License no 10054)
- Registered Changing Places assessor (No 007)

Howard has been or is a member of the following:

Standards Australia ME/64 Committee (Access Standards)
 Sutherland Council Design Review Panel
 Sutherland Council Access Committee
 City of Sydney Access Panel 2010
 Building Professionals Board Access Advisory Panel
 ACAA Management Committee
 ACAA NSW Network of Access Consultants Management Committee

Howard Moutrie is an architect with over 30 years of experience and is an experienced practicing access consultant with over 15 years experience. Howard has contributed for over 10 years on the Standards Australia Disabled Access Committee ME/64, providing input into the AS 1428 suite of Standards and the Adaptable Housing Standard has acted as an expert witness in the Land & Environment Court.

Howard maintains a high level of continuing education programs and has presented at numerous seminars and training sessions including ACAA National Conference, ACAA State Network Seminars, RAIA Network Seminars, Building Designers Association Seminars.

Michael Moutrie



Accredited Assessor
 Michael Moutrie Reg
 No
 SDA00045

Qualifications:

- ACAA Accredited Access Consultant No 581
- Certificate IV in Access Consulting
- Registered Assessor of Livable Housing Australia (License no 20265)
- Registered Changing Places assessor (No 021)
- Accredited SDA Assessor (No 045)
- OH&S Induction Training Certificate

Michael is a member of Camden Council's Access Committee

Combining his background in fitness and travel, Michael has an interest in the application of accessibility to recreational activities and has been involved with the access award winning Wet'n' Wild Sydney, Jamberoo Action Park and numerous Leisure Centres. He has also reviewed the accessibility of popular tourist areas around the world.

Michael maintains a high level of continuing professional education and has published articles in the ACAA Insight magazine.