

Traffic Engineer Referral Response

Application Number:	Mod2022/0289
Date:	01/09/2022
Responsible Officer	
Land to be developed (Address):	Lot 3 DP 805710 , 181 Forest Way BELROSE NSW 2085

Officer comments

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The applicant is requesting to modify the previously approved Development Consent (DA2018/1654) for 181 Forest Way, Belrose.

From a Traffic Engineering perspective, very minor changes have been proposed with minimal to no further impact to the local traffic network when compared to Development which has previously received consent.

The parking provided at the location location is in excess of the SEPP minimum car parking rates and provisions, therefore, raises no issues.

The changes proposed by the applicant are:

- Reduction of 13 beds for dementia residents, from 27 to 14;
- Increase of 13 beds for the residential care facility, from 78 to 91;
- Increase of 4 visitor car spaces
- On-site loading bay within the lower ground floor to accommodate waste collection through private waste contractor.

Parking

As per SEPP (Senior Living) 2004 Part 7, Division 2 Clause 79,

Parking rates required are:

(d)

i. 1 parking space for each 10 dwellings in the residential care facility (or 1 parking space for each 15 dwellings if the facility provides care only for persons with dementia), and

ii. 1 parking space for each 2 persons to be employed in connection with the development and on duty at any one time, and

iii. 1 parking space suitable for an ambulance.

As the facility is proposed to provide 91 Residential Care Facility Beds and 14 Dementia Care beds, it is clear the facility is not solely providing care for persons with dementia.

Therefore, the parking requirement rate is:

- 1 parking space for each 10 dwellings in the residential care facility

$$(91 + 14) / 10 = 10.5 (11)$$

- 1 parking space for each 2 persons to be employed in connection with the development and on duty at any one time

$$30 / 2 = 15$$

Even though the parking rates were incorrectly utilised within applicant's traffic report, a surplus of 4 car parking spaces have been provided.

A 1:1 employee to car parking space ratio has been provided, hence more than adequate staff parking has been provided.

Parking for an ambulance have been provided on-site.

Traffic Generation

The proposed changes is envisioned to have minimal to no traffic generation changes to the previously approved DA application.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Traffic Engineer Conditions:

Nil.