

Reference: 16.480r08v01

30 March 2023

Regis Aged Care Pty Ltd
Level 2, 615 Dandenong Road
ARMADALE VIC 3143

Attention: Mr Michael Robinson, Development Manager NSW

**Re: Belrose Manor Residential Aged Care Facility – 181 Forest Way, Belrose
Parking Provision Statement**

Dear Michael,

This statement has been prepared in support of the visitor parking provision relating to an approved residential aged care facility (RACF) at 181 Forest Way, Belrose. The development has been approved by the NSW Land and Environment Court (Case Number 2020/137970). It is noted that this statement only relates to the visitor parking provision and does not change any other aspects of the development.

Reference should be made to the Section 4.56 Statement prepared by TRAFFIX (Reference 16.380r07v02, dated 17 May 2022).

➤ Visitor Parking Provision

The visitor car parking requirements of the development was assessed in accordance with SEPP Housing 2021, Part 5 Housing for Seniors and People with a Disability, resulting in a minimum requirement for 10 visitor parking spaces.

In response, the development proposes a total of 19 visitor parking spaces, which equates to a net increase of four (4) visitor spaces than that of the approved development. This visitor parking provision is considered supportable, given the following:

- i. The visitor parking provision is in compliance with the minimum requirements of SEPP Housing 2021, Part 5 Housing for Seniors and People with a Disability;
- ii. The development is situated on Forest Way, a TfNSW Main Road (MR 529) that is subject to 80km/h speed zoning and accommodates 2-3 lanes of traffic in each direction on a divided carriageway. Forest Way also provides a dedicated bicycle lane and limited (to none) on-street parking; and

- iii. The road hierarchy is such that the subject site is not located within proximity of other roads that could potentially accommodate on-street parking, with the only roads within proximity of the site outlined below:
- Oates Place, situated approximately 350 metres walking distance north of the proposed access. This parking area is not considered ideal for visitors, noting that an increased demand for on-street parking would adversely impact the amenity of Oates Place; and
 - Ralston Avenue, situated approximately 130 metres south of the proposed access. This parking area is not considered appropriate or safe for visitors, given that it is located on the west side of Forest Way and lack of pedestrian crossing infrastructure within proximity of the site. As such, any visitors parked along this road would be required to traverse across Forest Way at the Hews Parade intersection, approximately 600 metres south of the site (approximately 1.1 kilometre total walking distance).

In light of the above, the proposed net increase of four (4) visitor parking spaces is considered acceptable and will ensure all standard visitor parking demands are contained within the proposed development.

➤ Conclusion

On the basis of the above, the additional visitor parking for the RACF development at 181 Forest Way, Belrose in our view is considered supportable from a traffic planning perspective.

We trust the above is of assistance and request that you contact the undersigned should you have any queries or require any further information. In the event that any concerns remain, we request an opportunity to discuss these with Council officers prior to any determination being made.

Yours faithfully,

Traffic



Neil Caga
Traffic Engineer