



Reference: 16.480r06v02

8 November 2019

Chrioseph Pty Ltd  
C/- Morrison Design Partnership  
Suite 302, 69 Christie Street  
ST LEONARDS NSW 1590

Attention: Mr Vee Chin

**Re: Belrose Manor Residential Aged Care Facility  
181 Forest Way, Belrose  
Design Letter**

Dear Vee,

TRAFFIX has been commissioned to provide this design letter in support of a proposed residential aged care facility (RACF) at 181 Forest Way, Belrose. The amendments involve a reduction to the proposed building footprint in response to bush fire setbacks, thereby resulting in a reduced number of beds and alterations to the basement level car park layout. This statement should be read in conjunction with the Traffic Impact Assessment (TIA), *reference 16.480r05v03, dated 20 September 2018*, which outlined the original parking and traffic assessment.

### ► Description of Proposal

#### Amended Proposal

- Construction of a RACF with a total capacity for 105 beds, comprising:
  - 27 x dementia beds;
  - 78 x facility beds; and
  - 30 x employees.
- Provision for 45 car parking spaces, comprising:
  - 11 x parking spaces for RACF visitors at basement level 1;
  - 30 x parking spaces for staff use at basement level 1; and
  - 4 x parking spaces for RACF visitors on ground level.
- No changes to the proposed declaration lane along the frontage of Forest Way.



## Car Parking

This amended proposal has therefore been assessed in accordance with SEPP Housing for Seniors or Persons with a Disability 2004 (SEPP Seniors), as summarised in **Table 1** below:

**Table 1: SEPP Seniors Minimum Parking Rates and Provision**

Type	Units	SEPP Seniors Parking Rates	Parking Required	Parking Provided
Dementia Beds	27	1 space per 15 beds	2	15
Facility Beds	78	1 space per 10 beds	8	(11 at Basement 1 and 4 at Ground)
Employees	30	1 space per 2 employees	15	30
<b>TOTAL</b>			<b>25</b>	<b>45</b>

It can be seen from Table 1 that the development is nominally required to provide a minimum of 25 parking spaces. In response, the development proposes a total of 45 parking spaces, comprising 15 spaces for RACF visitor use, and 30 spaces for staff. Accordingly, the amended proposal is compliant with the minimum requirements of SEPP Seniors.

## Internal Design

The internal configuration of the ground and basement level car parks are generally consistent with the previous proposal, noting that additional analysis is required for the internal loading bay. It is however envisaged that a condition of consent would be imposed requiring compliance with these standards and as such any minor amendments considered necessary (if any) can be dealt with prior to the release of a Construction Certificate.

## Conclusion

We trust the above is of assistance and request that you contact the undersigned should you have any queries or require any further information.

Yours faithfully,

**Traffix**

Vince Doan  
**Executive Engineer**