

PLANNING AND NATURAL SYSTEMS

ATTACHMENT D

**DA 441/2017 - SENIORS HOUSING - LOT 83
DP 262684 KULAROO DR, FORSTER**

DEVELOPMENT CONTROL UNIT MEETING

6 SEPTEMBER 2017

PACIFIC CAPE
PROPOSED APARTMENT BUILDING &
ALTERATIONS / ADDITIONS TO RACP BUILDING
CNR KULAROO DRIVE & KARLOO STREET,
FORSTER
Assessment of Traffic and
Parking Implications

March 2017
(Rev C)

Reference 16211

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1. INTRODUCTION

This report has been prepared for Great Lakes Aged And Invalid Care Association (GLAICA) to accompany a Development Application to Mid Coast Council for proposed modification to an approved Aged Care Accommodation development on the corner of Kularoo Drive and Karloo Street at Forster (Figure 1).

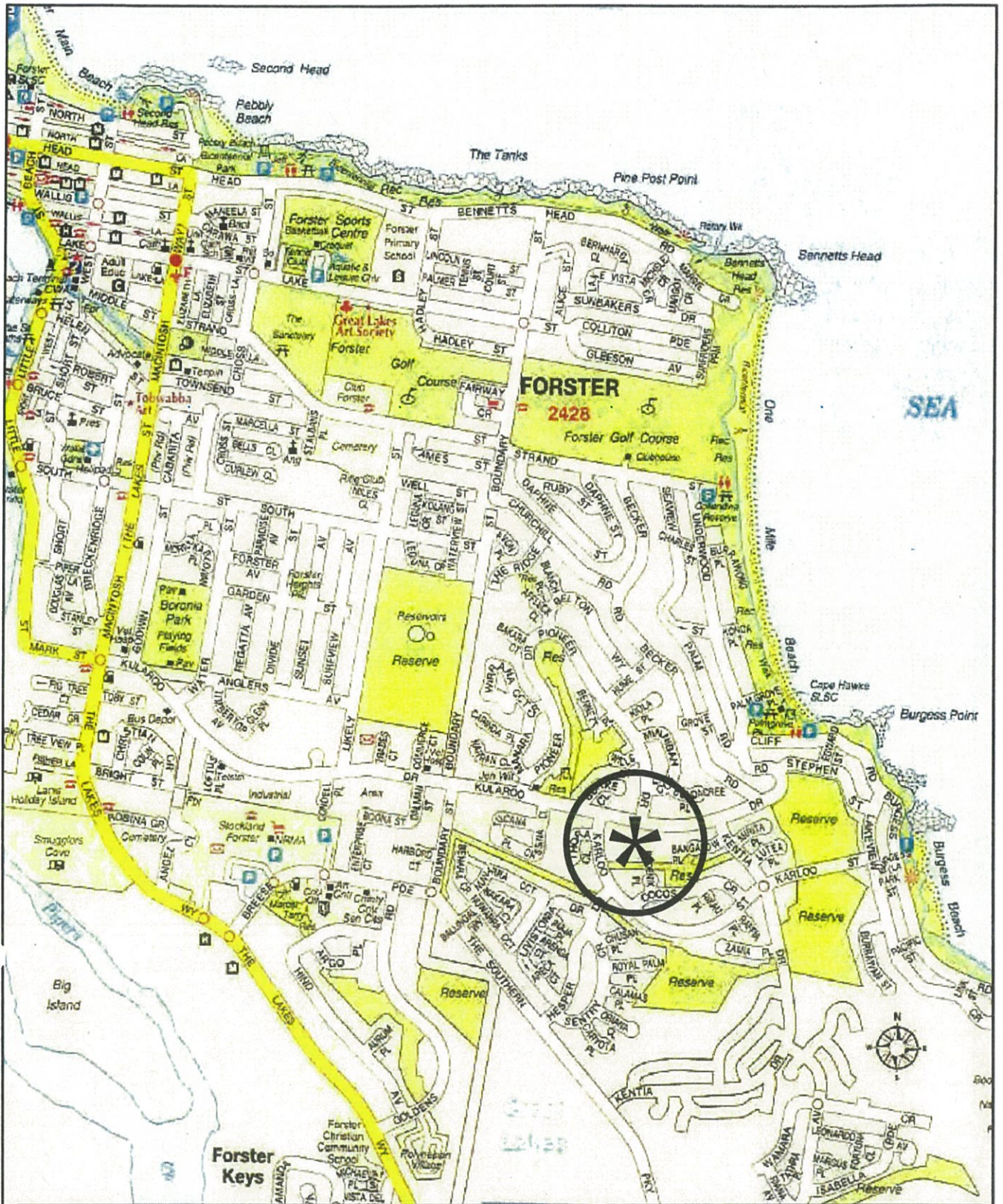
The Forster area has traditionally been a popular location for retiree living and there has been, and is continuing to be, significant urban development responding to this demand. GLAICA was established to assist with the provision of aged persons accommodation and the large vacant site on Kularoo Drive provides an ideal location to develop a collocated complex of Independent Living Units (ILU) and a Residential Aged Care Facility (RACF).

Consent has been granted for development on the site comprising:

- 50 ILUs (8 have been constructed)
- 144 bed RACF
- separate vehicle accesses, internal circulation and parking arrangements

This Development Application proposes:

- * to modify the approved RACF to provide 16 additional rooms (Level 5) and additional car parking and loading (Level 2)
- * to delete 8 approved ILU's (duplex units) and replace them with an ILU apartment building with 20 dwellings and basement car parking



SEA

LEGEND



LOCATION

FIG 1

The purpose of this report is to:

- * describe the site, the approved/existing development and the proposed modified scheme development
- * describe the existing road network and traffic conditions
- * assess the potential vehicle access and traffic implications of the development
- * assess the adequacy of the proposed parking provision
- * assess the suitability of the proposed internal circulation and servicing arrangements

2. PROPOSED DEVELOPMENT SCHEME

2.1 SITE, CONTEXT AND EXISTING USE

The large site (Figure 2) is Lot 83 of DP 262684 which occupies an area of some 2.96 ha located to the southeast of the Forster township within a peaceful residential environment with open space areas.

The site has frontages to the southern side of Kularoo Drive (240m) and the eastern of Karloo Street (132m) and is surrounded by residential properties.

The surrounding lands include:

- * the Stockland Forster Shopping Centre located to the west on Lakes Way
- * the new residential estates extending to the south
- * Burgess Point and One Mile Beach located just to the east

The site, which is vacant and grassed with a few trees, is bounded to the south by a public reserve with a drainage channel.

2.2 APPROVED DEVELOPMENT

Consent has been granted (DA-249/2013) to clear and level the site creating level building platforms for building and hardstand areas. The ILU elements will occupy the central and western part of the site while the RACF will occupy the eastern part.

The approved development comprises:

ILU

40 x 2 bed

10 x 3 bed

Total: 50 duplex units

RACF

144 beds

24 maximum daytime staff (42 @ shift changeover)



LEGEND



SITE

FIG 2

The ILU complex will have a total of 55 garage spaces and 11 visitor spaces with an internal access road system connecting to Karloo Street. The RACF complex will have 83 parking spaces including an undercroft area and entry area (as well as an ambulance bay) with an internal access road system connecting to Kularoo Drive.

Details of the approved development scheme are provided on the architectural drawings prepared McFadyen Architects which accompanied the Development Application and are reproduced in part in Appendix A. To date 8 duplex ILU's have been completed with frontage and vehicle access to Karloo Street.

2.3 PROPOSED DEVELOPMENT SCHEME

It is proposed to modify the approved RACF and ILU elements as follows:

RACF

Provide 16 additional rooms creating a total of 160 rooms (beds) on Level 5 requiring 1 additional staff (i.e. 25 maximum day shift)

Provide 21 additional parking spaces (i.e. total 41) with relocated/additional laundry, stores, kitchen and loading dock.

ILU's

Delete 8 of the approved duplex ILU's and construct a 3 level apartment building comprising:

- 4 x One Bed apartments
- 12 x Two Bed apartments
- 4 x Three Bed apartments
- Basement parking for 22 cars

The vehicle access provision will remain as approved with the RACF access connecting to Kullaroo Drive and the access road for the ILU element connecting to Karloo Street. The proposed ILU apartment building will have access to the internal access road located at the western end of the building.

TRANSPORT AND TRAFFIC PLANNING ASSOCIATES

Details of the modified development scheme are provided on the architectural drawings prepared McFadyen Architects which accompanied the Development Application and are reproduced in part in Appendix B.

3. ROAD NETWORK AND TRAFFIC CONDITIONS

3.1 ROAD NETWORK

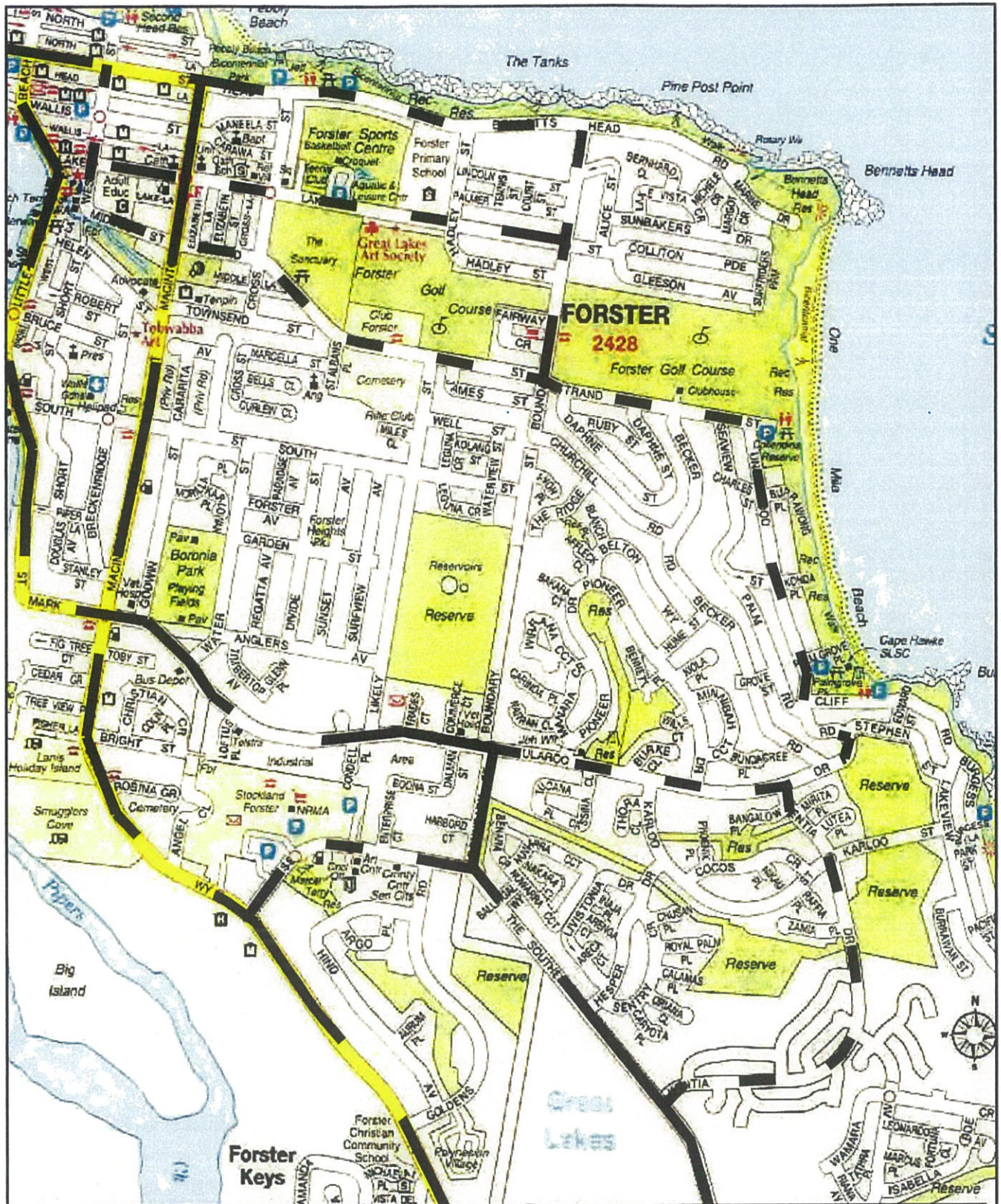
The road network serving the site (Figure 3) comprise:

- * *The Lakes Way* – the principal road route providing access through the Forster – Tuncurry area connecting to the Pacific Highway (to the north and south)
- * *Little Street* – a collector road south extending along the lake front and connecting to The Lakes Way
- * *The Southern Parkway / Boundary Street* – a new major collector route connecting between The Lakes Way and Kularoo Drive
- * *Kularoo Drive / Underwood Drive / Strand Street* – a collector road route serving the central residential area of Forster
- * *Karlooo Street* a local access road which connects between Kularoo Drive and Lakeview Crescent




3.2 TRAFFIC CONTROLS

The limited traffic controls which exist on the road system in the vicinity of the site comprise:

- * the roundabout at the intersection of The Lakes Way, Kularoo Drive and Mark Street
- * the 50 kmph speed restriction on Kularoo Drive and Karloo Street
- * the roundabout at the intersection of Karloo Street and Kentia Drive
- * the bus stops along Kularoo Drive
- * the 'barrier' line along the centre of Kularoo Drive either side of the Pioneer Drive intersection



LEGEND

-  ARTERIAL
-  SUB-ARTERIAL
-  COLLECTOR



ROAD NETWORK

FIG 3

3.3 TRAFFIC CONDITIONS

An indication of the existing traffic conditions on the road system in the vicinity of the site is provided by traffic surveys undertaken as part of this study. The results of these traffic surveys undertaken in the morning and afternoon peak periods are provided in Appendix C and summarised in the following:

		AM	PM
Kularoo Drive	Eastbound	106	183
	Right-turn	25	62
	Westbound	155	156
	Left-turn	48	39
Karloo Street	Right-turn	34	32
	Left-turn	80	53
Kularoo Drive	Eastbound	100	148
	Left-turn	40	67
	Westbound	155	143
	Right-turn	2	7
Pioneer Drive	Right-turn	48	52
	Left-turn	3	4

The traffic conditions in the area at the present time are quite satisfactory with Level of Service 'A' prevailing at the intersections, although traffic demands increase somewhat during the various holiday periods throughout the year.

3.4 TRANSPORT SERVICES

Bus services are provided by Forster Bus Service Pty Ltd which operates Route 305 the Forster Town Centre and Stockland Forster on a regular basis as indicated by details provided in Appendix D.

Forster Coaches operate a daily service between Tuncurry and Sydney via Newcastle stopping at Forster town centre and Forster Keys.

4. TRAFFIC

4.1 ACCESS

The vehicle accesses to the external road system will remain as previously approved with the RACF access on Kularoo Drive and the internal ILU access road connecting to Karloo Street.

The only change to the internal vehicle access will be the replacement of 4 ILU driveway accesses with a single combined ingress/egress driveway for the proposed apartment building. This 6.0m wide driveway will be located at the western end of the building where satisfactory sight distances will be available and it will comply with the design requirements of AS2890.1.

4.2 TRAFFIC

Transport and Traffic Planning Associates (TTPA) have undertaken numerous traffic surveys of aged persons accommodation developments and their various elements (ie RACF, ILU's detached, ILU's apartments). The results of those surveys for RACF and ILU's indicates the following traffic generation during the morning and afternoon peak periods.

	AM	PM
RACF (per bed)	0.17 vtpd	0.22 vtpd
ILU (per dwelling)	0.35 vtpd	0.30 vtpd

RMS is undertaking a program to upgrade and update its Guide to traffic Generating Developments and engaged consultants Halcrow to undertake a survey and assessment process of ILU development in the Sydney Metropolitan Area and non-Metropolitan Area. The results of the Halcrow Assessment are provided in Appendix E indicating an afternoon peak traffic generation of 0.23-0.33 for ILU's in non-Metropolitan Areas.

Application of the TTPA data to the proposed additional development elements would indicate the following:

	Total	AM		Total	PM	
		IN	OUT		IN	OUT
16 RACF Beds	3	3	-	4	1	3
12 ILUs	4	1	3	4	1	3
Total:	7	4	3	8	2	6

The RACF and ILU movements will occur through the separate access connections and these very minor additional movements will be very largely imperceptible and will not impact on the Level of Service A outcome for the access intersections assessed for the approved Development Application.

It is apparent that the revised development scheme will not result in any adverse traffic implications.

5. PARKING

A guide to the appropriate level of parking to be provided with the development is contained in the Great Lakes Council 'Carparking Policy' and the SEPP as follows:

	COUNCIL	SEPP
Homes for the Aged (self-contained)	One-bedroom - 0.5 spaces	0.5 spaces per bedroom,
	Two-bedroom - 0.85 spaces	
	Three-bedroom - 1.0 space	
Nursing/Convalescent Homes	1 space per 10 beds	1 space per 10 beds
	1 space per 2 staff	(1 space per 15 beds dementia)
	1 space for ambulance	1 space per 2 staff

Application of this code to the proposed modified development elements indicates the following:

ILUs	COUNCIL	SEPP
4 x One Bed	2 spaces	
12 x Two Bed	10.2 spaces	40 bedrooms
4 x Three Bed	4 spaces	
Total:	16 spaces	20 spaces
RACF 150 Beds	15 spaces	15 spaces
25 Staff (42 at changeover)	22 spaces	22 spaces
Total:	53 spaces	57 spaces

It is proposed to provide the following:

ILUs

Residents 20 spaces

Visitors 2 at-grade spaces

RACF 103 spaces plus ambulance

It is apparent that the proposed parking provision will be compliant with the DCP and SEPP criteria and will be quite adequate for the peak demands of the proposed development.

6. INTERNAL CIRCULATION, SERVICING AND PEDESTRIANS

INTERNAL CIRCULATION

The design of the internal circulation systems for the RACF and the ILU apartment building will comply with the design requirements of AS2890.1, 2 & 6 and will accommodate all vehicles requiring to access the development elements.

SERVICING

Refuse will be removed from the RACF central collection area by Council or a contract garbage service using the loading dock which will also provide for other service vehicles (e.g. kitchen supplies, linen etc). For the ILUs refuse removal and service vehicle parking will be along the road system while service personnel will be able to park in the visitor spaces.

PEDESTRIANS

An integrated pedestrian pathway system will be provided throughout the total site and along the frontage roadways.

7. CONCLUSION

This traffic impact assessment for the proposed modification to the approved Pacific Cape aged persons complex at Forster has confirmed that:

- * the potential traffic generation will not present any adverse road capacity or safety implications
- * the potential traffic generation and the nature of the vehicle access points will not present any adverse or unsafe traffic circumstances
- * the internal circulation, parking and servicing provisions will be quite suitable and appropriate

APPENDIX A

APPROVED PLANS



Development Application
 proposed new self care villa, club house and residential aged care facility
mcladyenarchitects Pty Limited

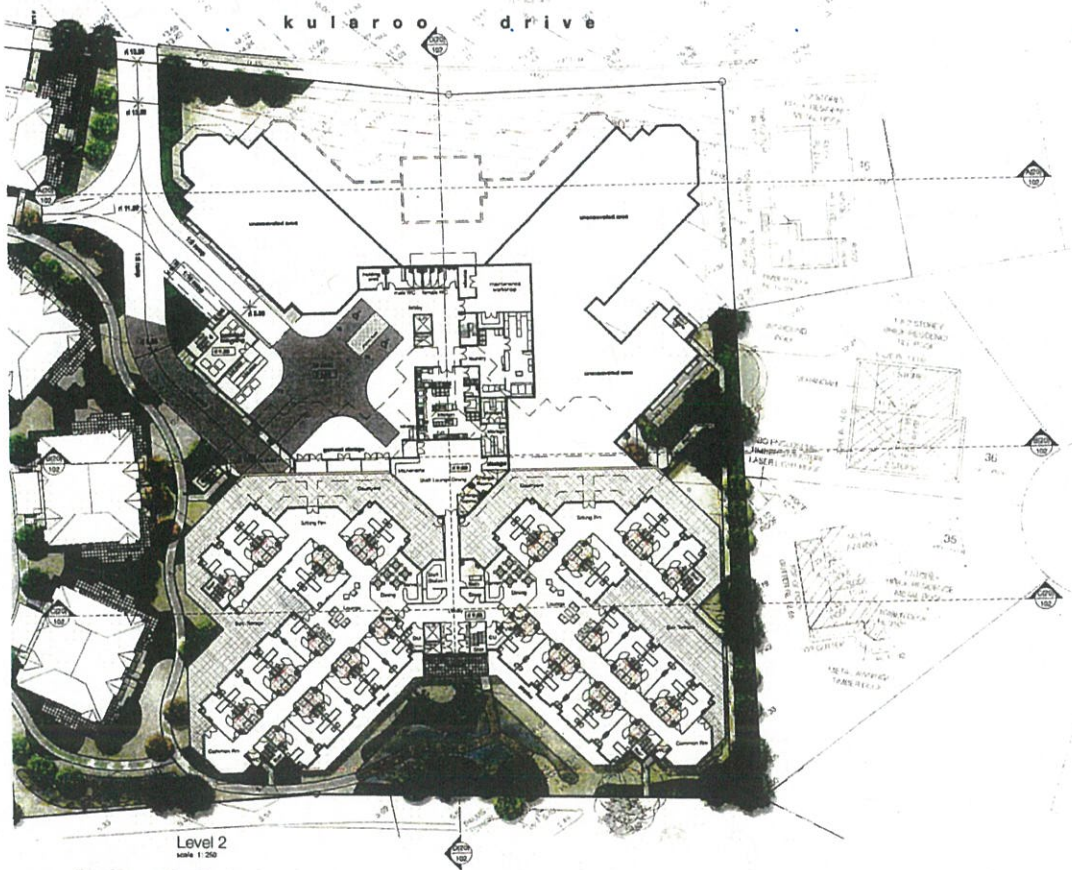
From Mcladyen, a registered architect No 3811
 Level 15, 111 Barr Street, Sydney NSW 2000
 Tel: 61 2 9231 1111 Fax: 61 2 9231 1112
 Email: info@mcladyen.com.au
 Website: www.mcladyen.com.au

Site Masterplan
 Scale 1:1000 @ A3 1/50 @ A1

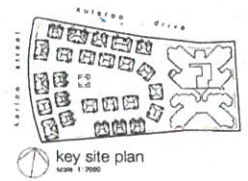
Pacific Cape
 a project of Great Lakes Aged & Residential Care Association Ltd
 Lot 83 Kularoo Drive, FORSTER NSW

0 5.0 10.0 20.0 40.0m
 January 2013
 DA Issue

629DA_10_100



typical residents room
(1 bedroom)
LOW CARE / HIGH CARE
Scale 1:50
showing most features
allowing most room for 1:50
plans to wall markers



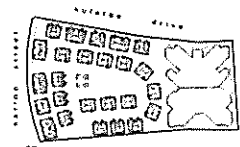
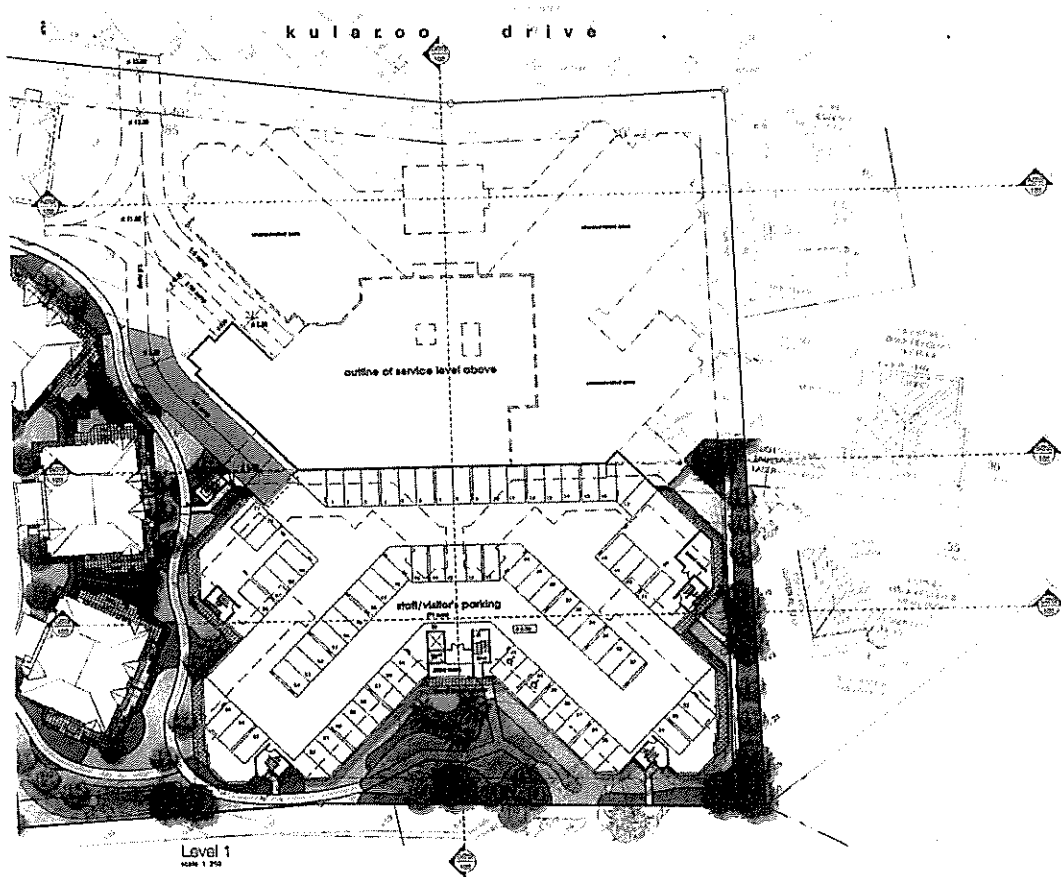
key site plan
scale 1:2000

Development Application
proposed new self care villa's club house and residential aged care facility
mcfadyenarchitects Pty Limited
ACN 19 888 540 293
Level 10, 115 Bath Street, Sydney NSW 2000
T 61 61 939 2228 F 61 61 939 2228 E info@mcfadyen.com.au

Residential Aged Care Facility
Pacific Cape
A project of Great Lakes Aged & Invalid Care Association Ltd
Lot 83 Kularoo Drive, FORSTER NSW

0 2.5 5.0 12.5 25.0m
January 2013
DA 629DA

629DA_20_002



Level 1
SCALE 1:250

key site plan
Scale 1:2500

Development Application
 proposed new self care villa's, CAS houses and residential aged care facility
mctadyenarchitects MULLENBUMBA
 10/100 Mulleymulga Road Mulleymulga NSW 2885
 Phone 08 9428 4444 Fax 08 9428 4445
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Residential Aged Care Facility
Pacific Care
 a project of Great Lakes Aged & Residential Care Association Ltd
 Lot 83 Kularoo Drive, FORSTER NSW

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200
 1:2500
 20/05/2013
 D.K. Hume

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