

Smyth Planning

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Not on disc

21 July 2010

**SUTHERLAND SHIRE COUNCIL
ADMINISTRATION CENTRE,
4-20 ETON STREET,
SUTHERLAND NSW 2232**

GHansell@ssc.nsw.gov.au
ssc@ssc.nsw.gov.au

Attention: Greg Hansell – Assessment Officer – West Team (Tel. 9710 0844)

Dear Sir,

**RE: DA No. 10/0553
86-110 Bellingara Road, Miranda.
Residential Aged Care Facility**

I write in response to your letter dated 13 July 2010 and our discussion on 19 July 2010. The requests in your letter are taken in turn with a response below.

1. *A schedule of staffing levels for the facility over a typical week, to demonstrate the basis for arriving at a maximum of 40 staff at any one time and hence the requirement for a minimum of 20 car parking spaces for staff.*

A breakdown of the staffing levels and work area over a typical week is as follows –

Monday to Sunday (Shift workers)	6:00am - 2:30pm	15 staff
	2:00pm - 9:15pm	15 staff
	9:00pm - 7:00am (overnight)	4 staff
Monday to Friday (Residential Office)	8.30am – 6:00pm	15 staff
Monday –Friday (Community Care Office)	8.30am – 6:00pm	10 staff

The maximum number of staff outside the shift changeover periods is 40. From the schedule and upon strict application of 'the total staff at any one time', it is recognised that during the staff changeover period between 2:00pm-2:30pm there shall be an increase above the 40.

However, in considering that between this time, it is merely a transitional period between members of staff by way of passing on information and tasks, it was felt that to include both sets of shift workers in the calculation was not the intent of the assessment criteria. If both sets of shift workers were considered it would result in a maximum of 55 staff for that 30 minute period, which the proposed car park is able to accommodate.

The overall Staff comprise Managerial Staff, Nurses, Support Staff, Care Staff, Staff-in-Training. The RACF also provides homebased care to residents in the community, with these Staff visiting residents from the RACF.

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2. *Complete details of reduced levels for all roof ridges, ceilings and floors on the section and elevation drawings.*

Please find attached the following plans with additional reduced levels (highlighted in red) –

- DA3101 Issue 04 – Elevations;
- DA3201 Issue 05 – Sections.

3. *More detailed building setback dimensions for the basement and ground floor levels, particularly with respect to the southern and eastern property boundaries.*

Please find attached the following plans with additional setback dimensions to the southern and eastern boundaries (highlighted in red) -

4. DA2100 Issue 05 – General Basement Arrangement Plan;
5. DA2101 Issue 08 – General Arrangement Level 01.
6. *Perspectives showing the proposed building addresses Kiama Street and the internal street to be created between the facility and the independent living units to the west, including detailing of the treatment of the service corridors addressing these streets.*

Please find attached the following two perspectives -

- View from the northeast corner of RACF in a southwestern direction along Kiama Street;
- View from the northwest corner of RACF in a southeastern direction along the internal road.

As discussed, dependent on the outcome of tomorrow's Architectural Review Panel meeting, hard copies of the above plans shall be submitted to you.

I trust that this answers your requests, however if there is anything further you require, please do not hesitate to contact me on 9211 3366 or via email – rm@smythplan.com.

Yours faithfully,

Martin Amy
Senior Town Planner
SMYTH PLANNING

[illegible]

Drawing No. DA3101 Issue 04





AJC
10021 MIRANDA RACE
View from North-East Corner
20/07/2010



AJ4C
10021 MIRANDA RACE
View from North - West Corner
20/07/2010