



## LOKA CONSULTING ENGINEERS PTY LTD

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**Job Number: 23NL032**

**Lot 8 DP 863685, 475 Wheelers Lane, Dubbo**

**PPSWES – 221 – D23-672 – Dubbo Regional Council**

**In response to the Traffic Matters raised in Council's letter of 12 June 2024.**

According to the latest architectural plans, the site is to be subdivided into 13 house lots, two common area lots and one remaining lot for the existing Westhaven Administration Office building. The proposed development consists of 13 group home dwellings which include Five (5) two-bedroom dwellings, three (3) three-bedroom dwellings, four (4) four-bedroom dwellings and One (1) villa dwelling, which comprises four (4) living pods and a communal area pod.

**Traffic / Parking: -**

- The traffic impact report identifies 25 staff would be on site, whereas the statement of environmental effects (SEE) alludes to 30 staff.

According to the updated environmental management plan dated July 2024, the total number of staff is 25 complying with the traffic report.

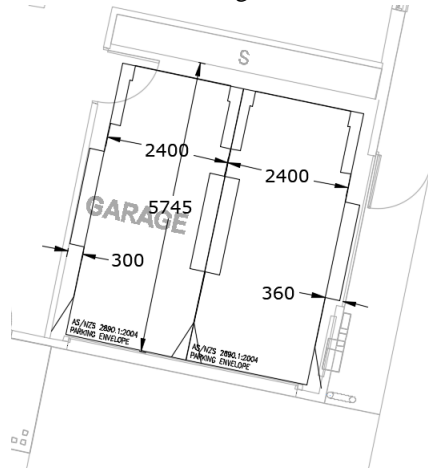
- Staff Changeover has not been considered. For example, where it is identified there will be two (2) staff on site for each villa, thereby potentially 4 vehicles required to be parked at each unit. How will this be accommodated.

The parking spaces for Staff will be managed previously as below figure. The double garage will be used as two parking spaces instead of disabled parking space as most participants are unable to drive due to their disabilities. The parking of one shift will park on the same colour spots allowing for the next shift to park on site (the other available parking spaces) with no impact on on-street parking. Consequently, there will be no issue with staff changeover.



- Each villa provides for four (4) parking spaces, two (2) in the double garage, and two (2) in each driveway forward of respective units. The reality however is that only a maximum of one (1) vehicle would likely park in the garage, reducing the number of parking spaces per unit to 3 potentially not enough parking spaces in terms of staff changeover.

The double garage will be used for two parking spaces as there is enough space for two vehicles complying with AS2890.1. (two design envelopes are proposed in each garage complying with AS2890.1). Also, the double garage will be used as two parking spaces instead of disabled parking space as most participants are unable to drive due to their disabilities. Consequently, there is enough spaces for four (4) parking spaces used for staff changeover.



- Staff on shift occupy these parking spaces. The new staff would need to park on the street so that the previous staff can exit their vehicles when their shift is over. Would those new staff then have the ability to move their vehicles into the off-street parking areas during their shift, or would vehicles be left on street until their shift concludes?

According to the above two points, there are 4 parking spaces available on site allowing for Staff Changeover. No extra on-street parking is required.

- What additional parking provision has been made for maintenance/ cleaning staff and visitors?

The on-site parking spaces are available primarily for staff, along with a minor provision for visitors & maintenance/ cleaning staff of the site

Visitors:

- Visits to the facilities are generally infrequent. Many participants and their friends and families prefer to meet off-site, which naturally reduces on-site visitor traffic.
- On-Site Visit Management: When on-site visits occur, they are managed by the support staff to ensure minimal disruption to other residents and operations. The visitors are planned of time with staff to avoid peak times, particularly during staff changeovers.

Cleaning Staff:

- NO cleaning staff will be required as the cleaning will be done by staff.

Maintenance Staff:

- Staff parking is known to be low infrequent and planned ahead of time with staff avoiding peak times & staff changeover.
- landscape maintenance staff will visit the site every two weeks during summer periods and monthly during winter periods.

**In conclusion, there will be available for parking spaces in front of each villa for staff changeover. the proposed development provides the required car parking spaces and that there will be no further congestion during peak hours on the local roads.**