

COLLAROY VETERINARY HOSPITAL – TRAFFIC & PARKING

Although a traffic and parking report is not specifically requested under Council's DA requirements, we have prepared this document to provide information regarding the reduced traffic to the site and proposed parking as compared to other local Veterinary Hospitals

1. Previous Uses

The most recent uses of the site are:

- i) Aroma Ki Day Spa & Hair Salon occupied the ground floor of the premises from approx 2004 until 23 March 2020. They undertook extensive internal fitout works, which included a large retail store, hairdresser with 2 basins and 10 treatment rooms including steam room, 3 spa rooms, a tanning room and 5 other general treatment rooms.
- ii) From 2015, a separate gym operator occupied Level 1 in addition to the ground floor spa business. This business operated three client gym rooms offering individual training and small group training.

10 car parking bays are currently located on site. The two businesses shared use of the 10 onsite car parking bays. No accessible parking or entry was provided for clients.

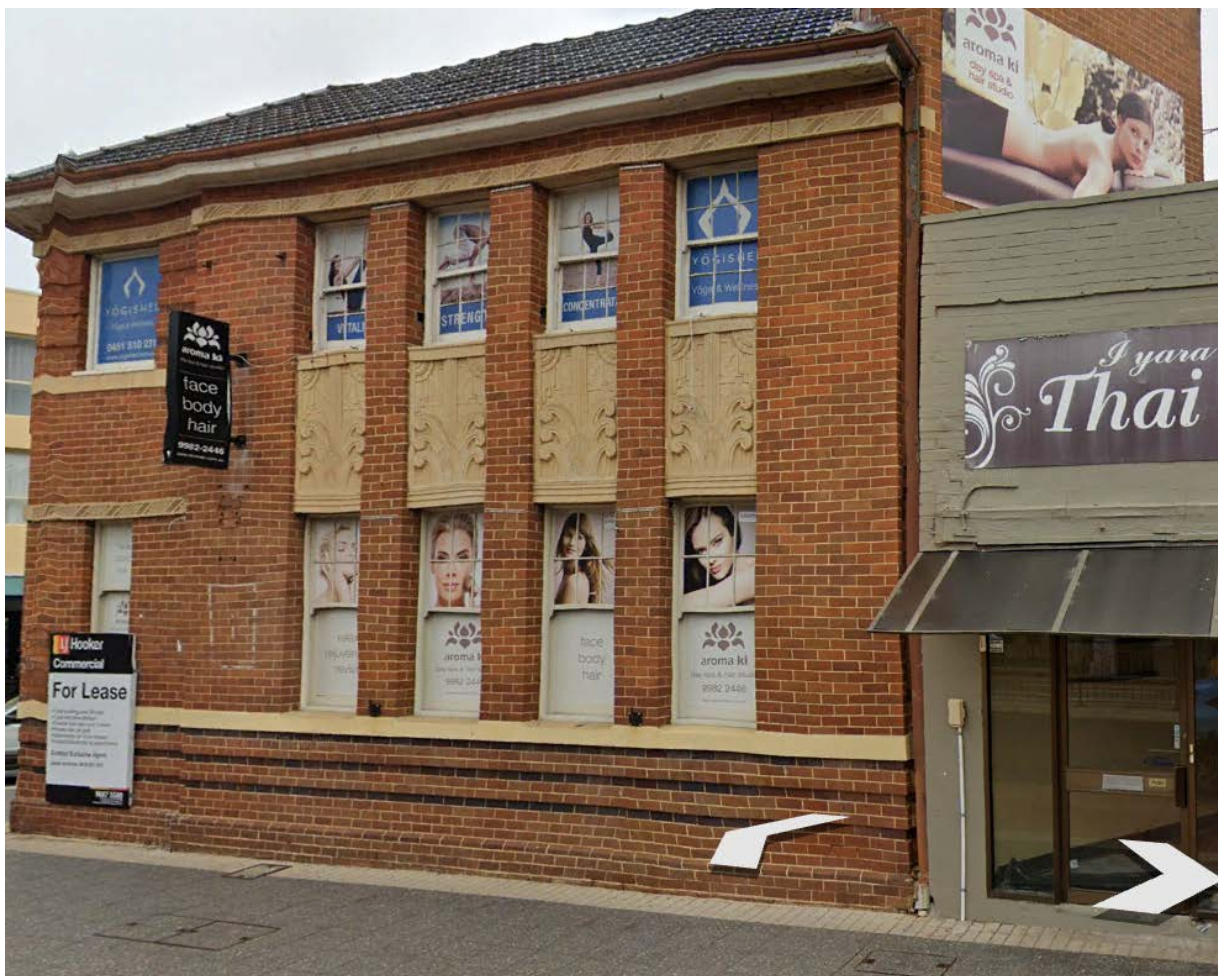


Photo above shows the two most recent businesses' signage on site (Google street view 2020)

2. Proposed Use & Client Movements

The proposed Veterinary Hospital will have 3 Consulting Rooms with appointments booked at 30 minute intervals with a maximum of 2 patients per time slot during the proposed consulting hours as listed below:

Proposed consulting hours (by appointment)

| | |
|-----------|-----------------|
| Mon – Fri | 8.00am – 8.00pm |
| Sat | 8.00am – 5.00pm |
| Sun | 9.00am – 5.00pm |

It is proposed that the hospital operating hours will be as per below:

Proposed hospital operating hours

| | |
|-------------|-----------------|
| Mon – Fri | 7.00am – 9.00pm |
| Sat | 7.00am – 9.00pm |
| Sun | 7.00am – 9.00pm |
| Public Hols | 7.00am – 9.00pm |

After hours

By call out / as required

Overnight care 9.00pm – 7.00am

Generally one vet is onsite overnight, but may require the assistance of a vet nurse in cases requiring critical care

Proposed Grooming hours

Grooming will operate from 9.00am – 5.00pm Monday to Saturday

Grooming clients will generally be dropped off in the morning and picked up in the afternoon, with an average of 5 grooming clients per day.

3. Proposed Car Parking

The proposed use will significantly decrease traffic to the site compared with previous uses because it will offer 3 client consulting rooms and 1 grooming room only. All other spaces on site are back-of-house operational hospital spaces that are required for the effective best-practice treatment of animals.

10 car parking bays are currently located on site. There is no accessible entry currently to the building, with the only opportunity to achieve this being via the existing rear car park. There is also no disabled parking currently offered onsite.

As part of this development, accessibility has been addressed, with a new accessible ramp to occupy 1 existing carpark bay. A new compliant disabled car parking bay is proposed to be provided on 2 existing carpark bays. There will be a total of 8 car parking bays onsite (including 1 disabled) available for client use.

Approximately 80% of staff are locals and live on the Northern Beaches

Approximately:

- 50% travel by bus
- 30% travel by car
- 20% walk to work

This is anticipated to continue at the new site

Currently, staff who drive to work do not park on site. Staff generally park within council's long-stay carpark at Collaroy beach, retaining all carpark bays for clients. This is anticipated to continue at the new site.

4. Public Transport

The site is very well served by the public bus network with a northbound bus stop at 1125 Pittwater Rd, and a southbound bus stop at 1058 Pittwater Rd. The site is convenient for staff travelling to and from work via bus.

5. Public Parking

Being located at the heart of Collaroy, the site is very well served by a variety of public parking options, including paid all-day car parks as well as short and long stay on and off-street parking.

It is not anticipated that clients will need to use on-street and public car parking facilities when attending Collaroy Vet Hospital.

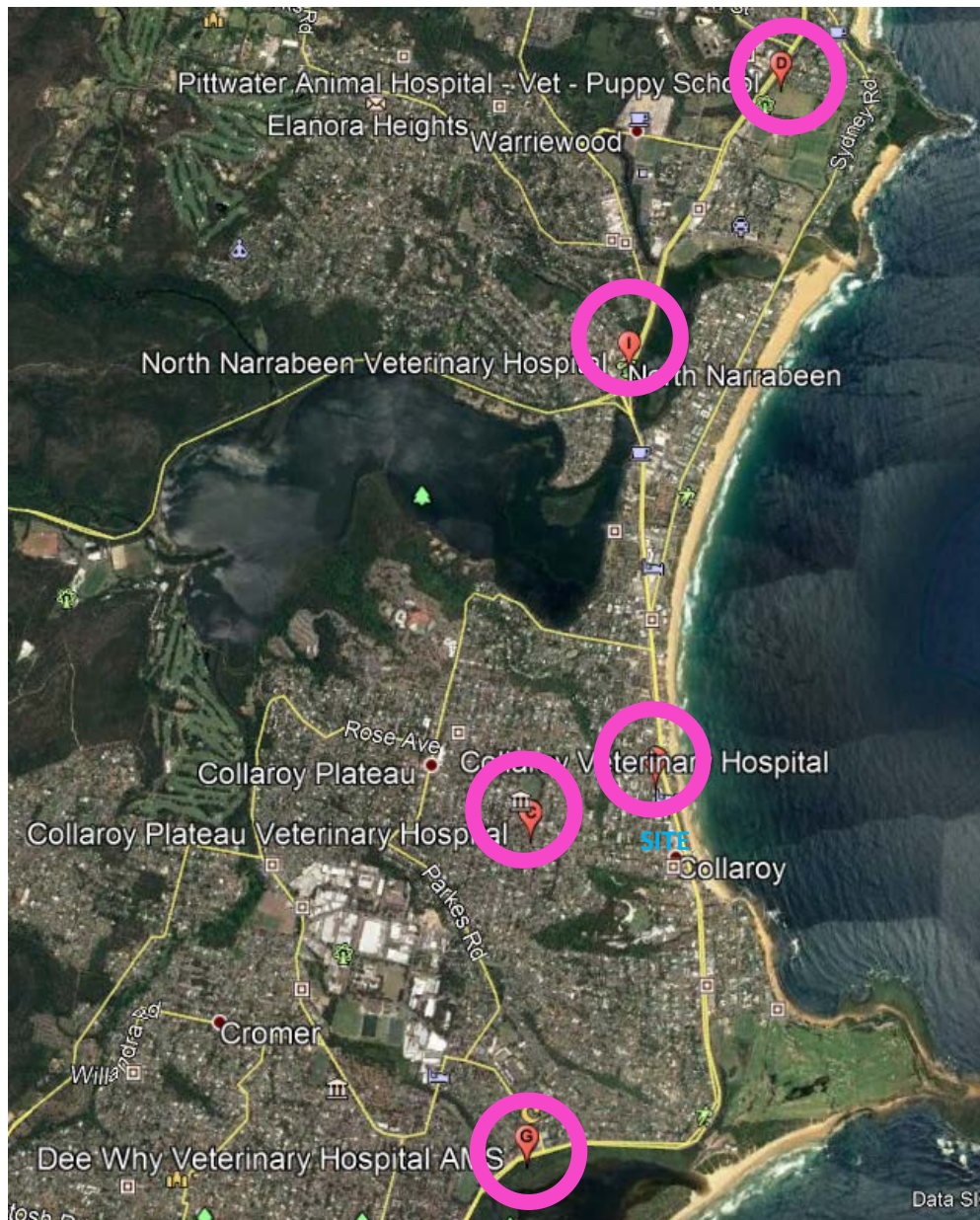


Image shows the site & proximity to bus and public car parking (Google Earth)

6. Parking Compared to Other Veterinary Practices

We have compared the proposed car parking at 1121 Pittwater Rd against the following local veterinary hospitals:

- Pittwater Animal Hospital
- North Narrabeen Veterinary Hospital
- Collaroy Veterinary Hospital (existing address)
- Collaroy Plateau Veterinary Hospital
- Dee Why Veterinary Hospital



PITTWATER ANIMAL HOSPITAL – 1 Arnott Cres Warriewood

- 5 exclusive use onsite car parking bays
- 0 designated onsite disabled parking bay
- **TOTAL:** 5 car parking bays

NORTH NARRABEEN VETERINARY HOSPITAL – 1487 Pittwater Rd North Narrabeen

- 0 exclusive use onsite car parking bays
- 5 on-street 1P general car parks shared between 9 shops on the same block
- 1 on-street disabled parking shared between 9 shops
- **TOTAL:** 0.67 equivalent car parking bay

COLLARROY PLATEAU VETERINARY HOSPITAL – 24A Aubreen St Collaroy Plateau

- 0 exclusive use car parking bays
- 9 onsite shared general car parking bays shared between 6 shops within the same complex
- 1 onsite shared disabled car parking bay shared between 6 shops within the same complex
- **TOTAL:** 1.67 equivalent car parking bays

DEE WHY VETERINARY HOSPITAL – 815 Pittwater Rd Dee Why

- 4 exclusive use car parking bays
- 0 designated onsite disabled car parking bay
- **TOTAL:** 4 car parking bays

COLLARROY VETERINARY HOSPITAL – 1185 Pittwater Rd Collaroy

(Applicant's current premises)

- 3 exclusive use general car parking bays
- 1 designated onsite disabled car parking bay
- **TOTAL:** 4 car parking bays

PROPOSED COLLARROY VETERINARY HOSPITAL – 1121 Pittwater Rd Collaroy

(Applicant's proposed premises)

- 7 exclusive use general car parking bays
- 1 designated onsite disabled car parking bay
- **TOTAL: 8** car parking bays

The above comparison of car parking provision at existing local veterinary practices against the proposed development shows that the site will be providing significantly more client car parking than other local veterinary hospitals. Additionally, traffic to the site will reduce as a result of fewer client appointments throughout the day, when compared with the most recent previous on-site uses.

Prepared: 11 December 2020