

Proposed Veterinary Clinic

**16 Myoora Road,
Terrey Hills**

TRAFFIC AND PARKING ASSESSMENT REPORT

25 October 2019

Ref 19182

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1. INTRODUCTION

This report has been prepared to accompany a Development Application to Council for a proposal to establish a veterinary clinic within the existing *Dalmacija Sydney Croatian Club* located at 16 Myoora Road, Terrey Hills (Figures 1 and 2).

The proposed development involves the alterations and additions to part of the existing *Dalmacija Sydney Croatian Club* building on the site, to facilitate its change of use to a veterinary clinic.

The veterinary clinic comprises of two operators: *Northside Emergency Veterinary Services* (NEVS) and *Northside Veterinary Specialists* (NVS) and between the two are operational 24 hours. NEVS and NVS currently operate together from a nearby premises located at 335 Mona Vale Road, Terrey Hills (DA2017/0719).

The cumulative floor area and building envelope remains *unchanged*.

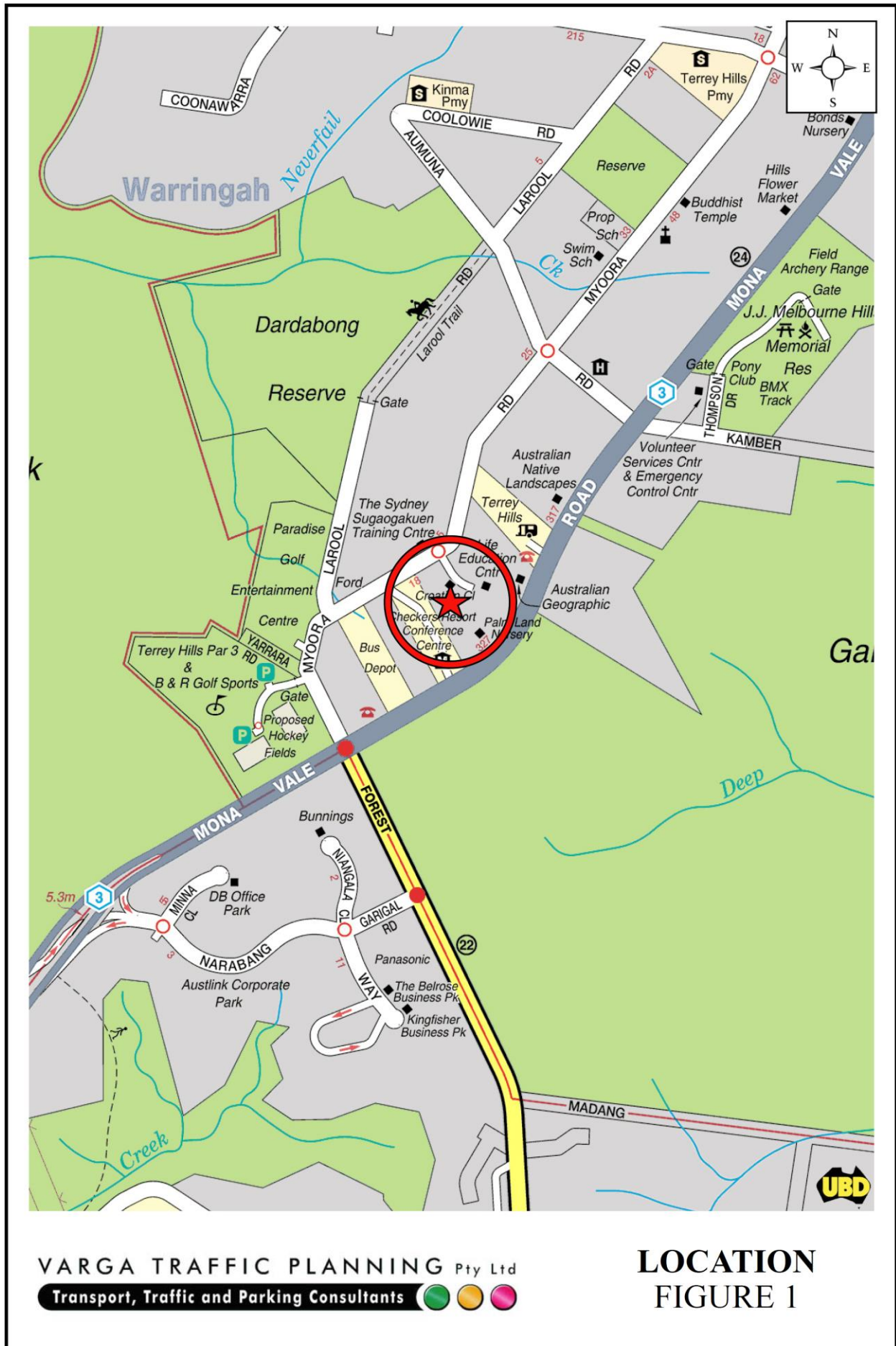
The remaining portion of the club will continue to operate their bistro and bocce courts on Friday evenings and every third Saturday evening.

The existing outdoor off-street parking area, which is to remain *unchanged*, is expected to comfortably accommodate the peak parking requirements of both the vet clinics and the club. Vehicular access to the car parking area will continue to be provided via the existing driveway located off an existing access road from Myoora Road.

The purpose of this report is to assess the traffic and parking implications of the development proposal, including addressing relevant comments Council's pre-DA notes (issued 16 May 2019), and to that end this report:

- describes the site and provides details of the development proposal
- reviews the road network in the vicinity of the site

- estimates the traffic generation potential of the development proposal
- assesses the traffic implications of the development proposal in terms of road network capacity
- reviews the geometric design features of the existing car parking facilities for compliance with the relevant codes and standards
- assesses the adequacy and suitability of the quantum of off-street car parking provided on the site.





2. PROPOSED DEVELOPMENT

Site

The subject site is located on the northern side of Mona Vale Road, extending through to the bend in Myoora Road, approximately 600m south-west of Aumuna Road. The site has street frontages of approximately 47m in length to Mona Vale Road and approximately 34m in length to Myoora Road and an unnamed access road. The site occupies an area of approximately 9,963m².

The subject site is currently occupied by the *Dalmacija Sydney Croatian Club* which has a cumulative floor area of approximately 2,358m². A recent aerial image of the site and its surroundings is reproduced below.



Source: Nearmap

Off-street parking is provided on the site for a total of 116 cars in an outdoor car parking area. Vehicular access to the car parking facilities is provided via an entry/exit driveway located off the Access Road from Myoora Road. No access is provided via Mona Vale Road.

In recent times there has been a significant decline in patrons at this club. As a result, only the bistro and bocce courts are operating on Friday evenings between 6pm and 11pm and every third Saturday evenings between 7pm and 11pm. During those periods there are typically 10 to 12 staff and approximately 40-88 patrons on-site at any given time.

Northside Emergency Veterinary Services (NEVS) and Northside Veterinary Specialists (NVS) Background

NEVS provides emergency veterinary services and overnight case monitoring for referring hospitals located around the Northern Beaches area. Critically ill patients will remain at the hospital throughout the day.

NVS also provides specialist services located around the Northern Beaches area. These services currently include: Internal Medicine, Surgery, Radiology, Cardiology, Exotics and Physiotherapy. Additional specialist services are planned to be introduced over the next 3-5 years.

In 2014, NEVS and NVS joined forces and currently operate at 335 Mona Vale Road, Terrey Hills (DA2017/0719). Due to its rapid growth and success, by 2018 they took on an additional tenancy within the same building. However, the rate of growth is not sustainable within this one building and as a result, 16 Myoora Road, Terrey Hills (the subject site) was leased, with an option and intent to purchase the property within five years.

NEVS has an average of 3 clients per 30 minutes, with peak times being Monday to Friday 7pm to 10pm, Saturday 2pm to 9pm and Sunday 9am to 11am and 4pm to 9pm.

NVS has an average of 2 clients per 30 minutes between 8am to 6pm, and an average of 4 clients per 30 minutes between 9:30am to 12pm and 2pm to 4pm.

This results in a maximum of 14 clients present on site at any given time.

Current staff numbers are shown in the tables on the following page.

NEVS



NVS

	6a	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p
Vet1													
Vet2													
Vet3													
Vet4													
Vet5													
Vet6													
Vet7													

Nurse1													
Nurse2													
Nurse3													
Nurse4													
Nurse5													
Nurse6													
Nurse7													
Support1													
Support2													
Manager													

According to the charts above, for NEVS, there is a maximum of 4 staff during Sunday at 2pm, comprising 2 veterinarians and 2 nurses.

For NVS, there is a maximum of 17 staff between 10am to 2pm, comprising 7 veterinarians, 7 nurses, 2 supports and 1 manager.

This results in a maximum of 21 staff present on site at any given time.

In the current veterinary clinic located at 335 Mona Vale Road, Terrey Hills, there are 18 off-street parking spaces comprising 13 spaces for staff and 5 spaces are clients.

Proposed Development

The proposed development involves the alterations and additions to part of the existing club building on the site, to facilitate its change of use to a veterinary clinic.

The cumulative floor area and building envelope of the building remains *unchanged* as follows:

Proposed Veterinary Clinic:	1,100m ²
Remaining Existing Club:	1,258m ²
TOTAL FLOOR AREA:	2,358m²

The remaining portion of the club will continue to operate their bistro and bocce courts on Friday evenings between 6pm and 11pm and every third Saturday evenings between 7pm and 11pm.

The number of club staff and patrons are expected to remain the same - i.e. 10-12 staff and 40-88 patrons.

The veterinary clinic comprises of two operators: Northside Emergency Veterinary Services (NEVS) and Northside Veterinary Specialists (NVS) and between the two are operational 24 hours.

NEVS is proposed to operate 6pm to 6am Monday to Thursday and 6pm Friday to 6am Monday. NVS is proposed to operate 6am to 6pm Monday to Friday. There is generally a handover period of 1 to 2 hours when alternating shifts.

The proposed operation of the veterinary clinics is expected to run similar to the current veterinary clinics located at 335 Mona Vale Road, Terrey Hills.

The maximum number of people on site – i.e. staff, clients and club patrons – will occur when the club is in operation alongside NEVS, as NVS only operates during the day (when the club is closed).

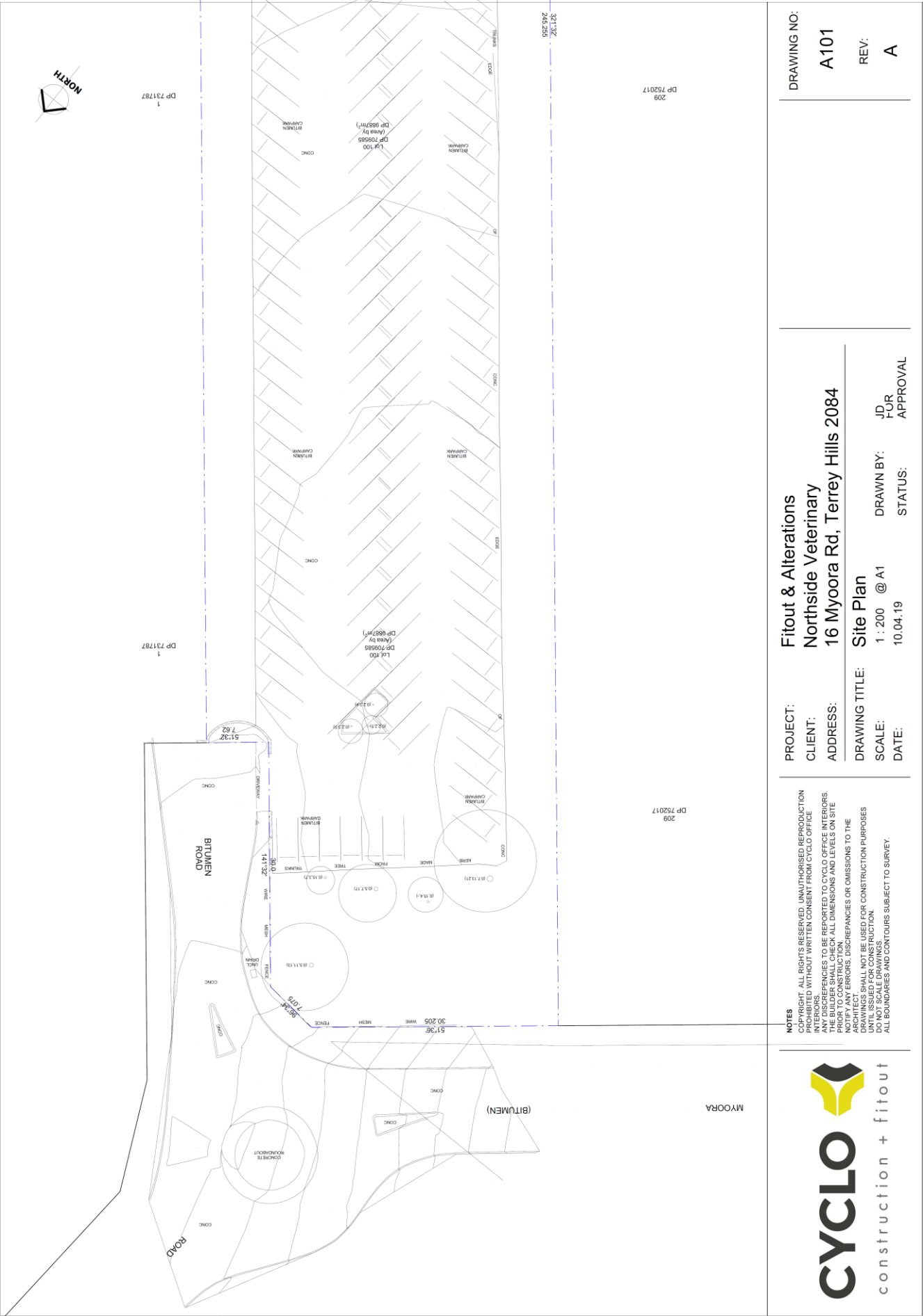
During this time – i.e. Friday evenings at 6pm to 11pm and every third Saturday evenings at 7pm to 11pm – the total number of staff, clients and club patrons is expected to be in the order of approximately 59-109, comprising 10-12 club staff, 40-88 club patrons, 2 veterinarians, 1 nurse and 6 clients.

Off-street parking is proposed to be provided within the existing outdoor car park which is to remain *unchanged*. The 116 car parking spaces will comprise 60 spaces for the veterinary clinics, with the remaining 56 spaces to be provided for club. In addition, a verbal agreement has also been made for the veterinary clinic to be able to use all 116 car parking spaces when the club is not in operation, although this is *unlikely* to ever be required.

Vehicular access to the car parking facilities is to be provided via the existing entry/exit driveway located off the adjoining access road from Myoora Road.

It is envisaged that the proposed waste collection arrangements will continue as per the existing operation, including loading/servicing on-site. Vehicular access is to be provided via the abovementioned site access driveway.

Plans of the proposed development have been prepared by *Cyclo Group* and are reproduced in the following pages.

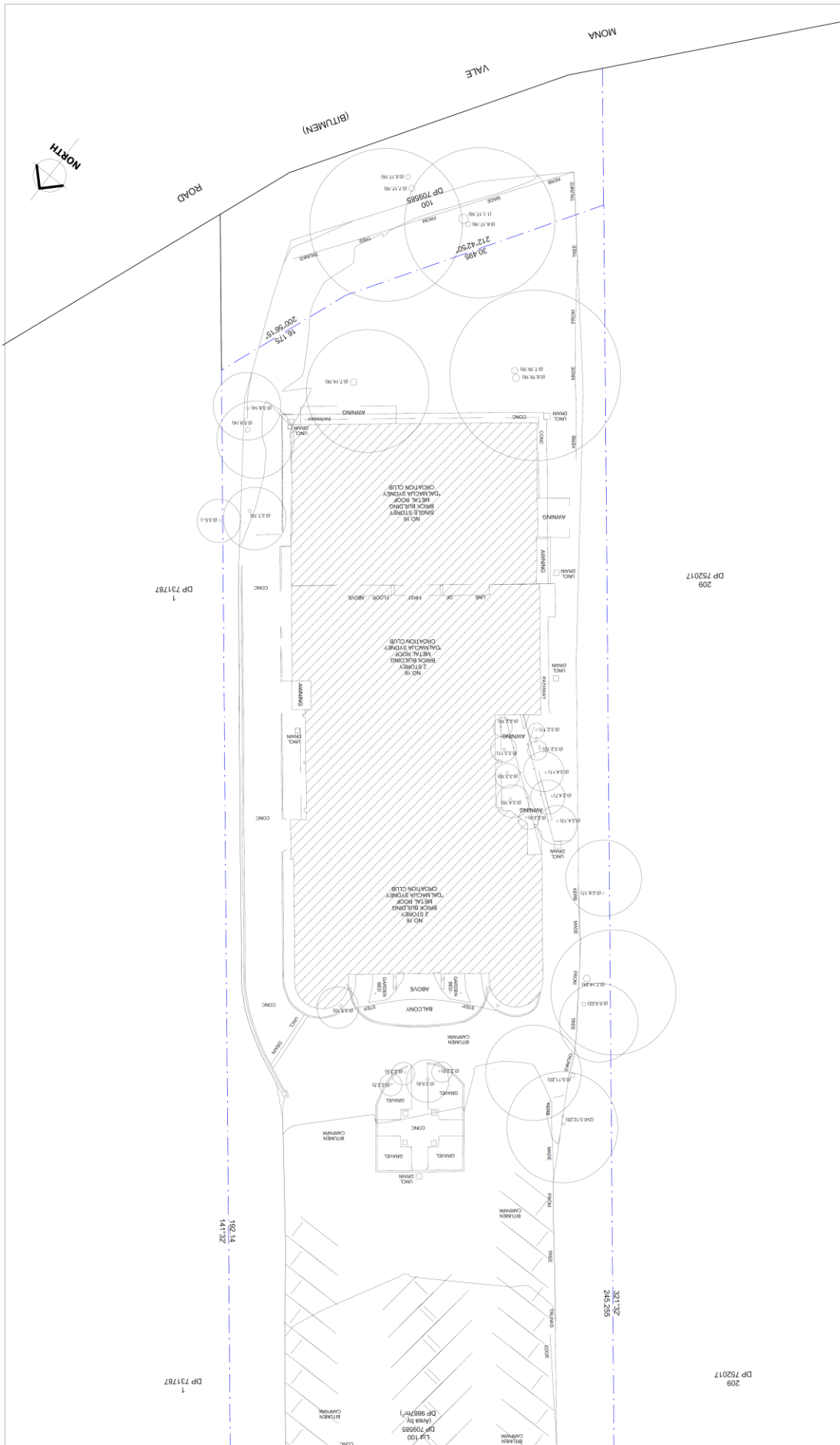


DRAWING NO:
A101
REV:
A

PROJECT: **Fitout & Alterations**
CLIENT: **Northside Veterinary**
ADDRESS: **16 Myoora Rd, Terrey Hills 2084**
DRAWING TITLE: **Site Plan**
SCALE: **1 : 200 @ A1**
DATE: **10.04.19**
DRAWN BY: **JD**
STATUS: **FOR APPROVAL**

NOTES
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DRAWING NO.:

A102

REV:

Checker

Fitout & Alterations

Northside Veterinary

16 Myoora Rd, Terrey Hills 2084

DRAWING TITLE: **Site Plan**

SCALE: 1 : 200 @ A1

STATUS: FOR APPROVAL

PROJECT:

CLIENT:

ADDRESS:

DRAWING TITLE:

SCALE:

NOTES

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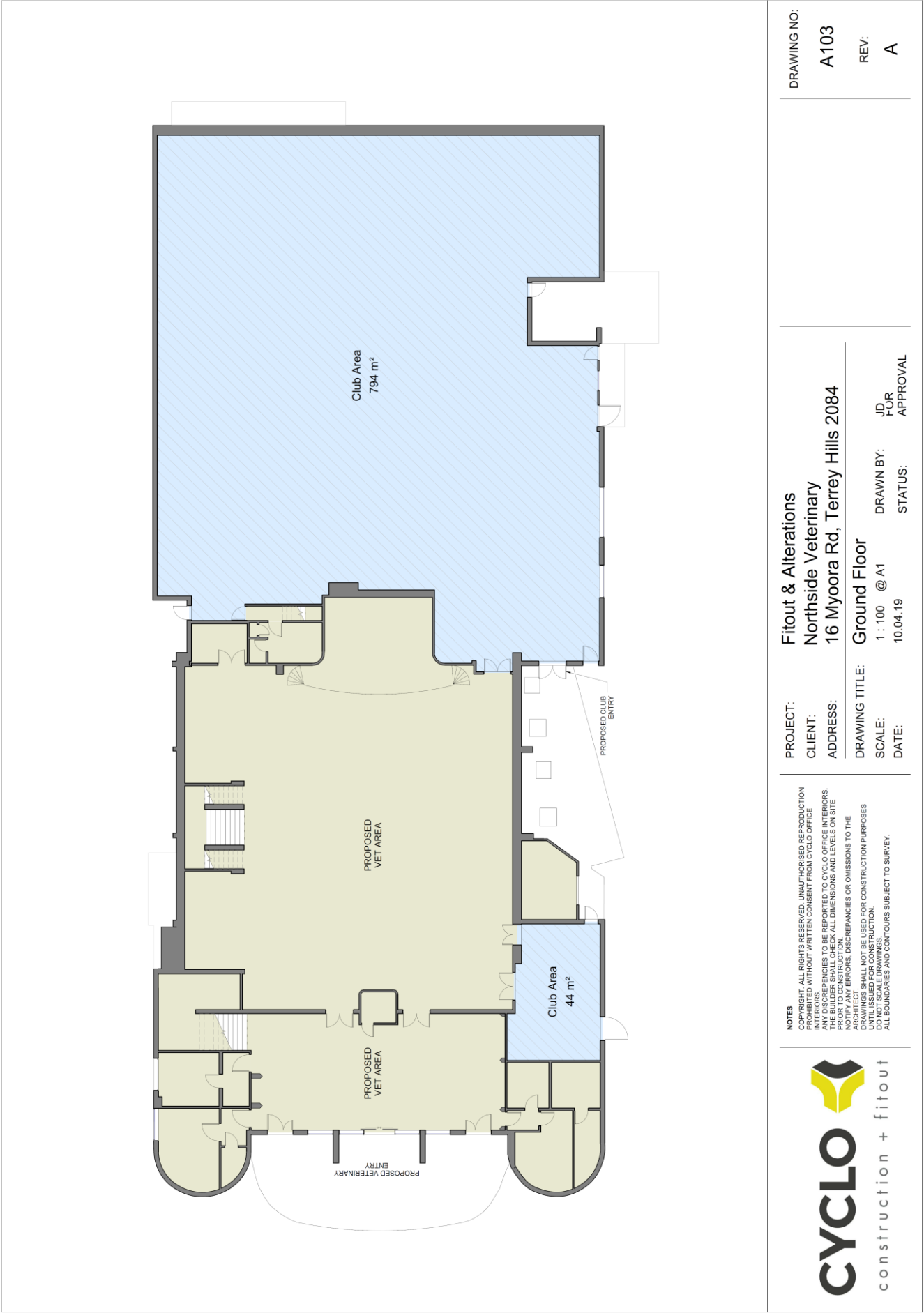
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PROJECT: Fitout & Alterations
CLIENT: Northside Veterinary
ADDRESS: 16 Myoora Rd, Terrey Hills 2084
DRAWING TITLE: Level 1
SCALE: 1 : 100 @ A1
DATE: 10.04.19
DRAWN BY: JD
STATUS: FOR APPROVAL

DRAWING NO:
A104
REV:
A

3. TRAFFIC ASSESSMENT

Road Hierarchy

The road hierarchy allocated to the road network in the vicinity of the site by the Roads and Maritime Services is illustrated on Figure 3.

Mona Vale Road is classified by the RMS as a *State Road* and provides the key east-west road link in the area, linking Gordon to Mona Vale. It typically carries two traffic lanes in each direction in the vicinity of the site, with opposing traffic flows separated by a central median island.

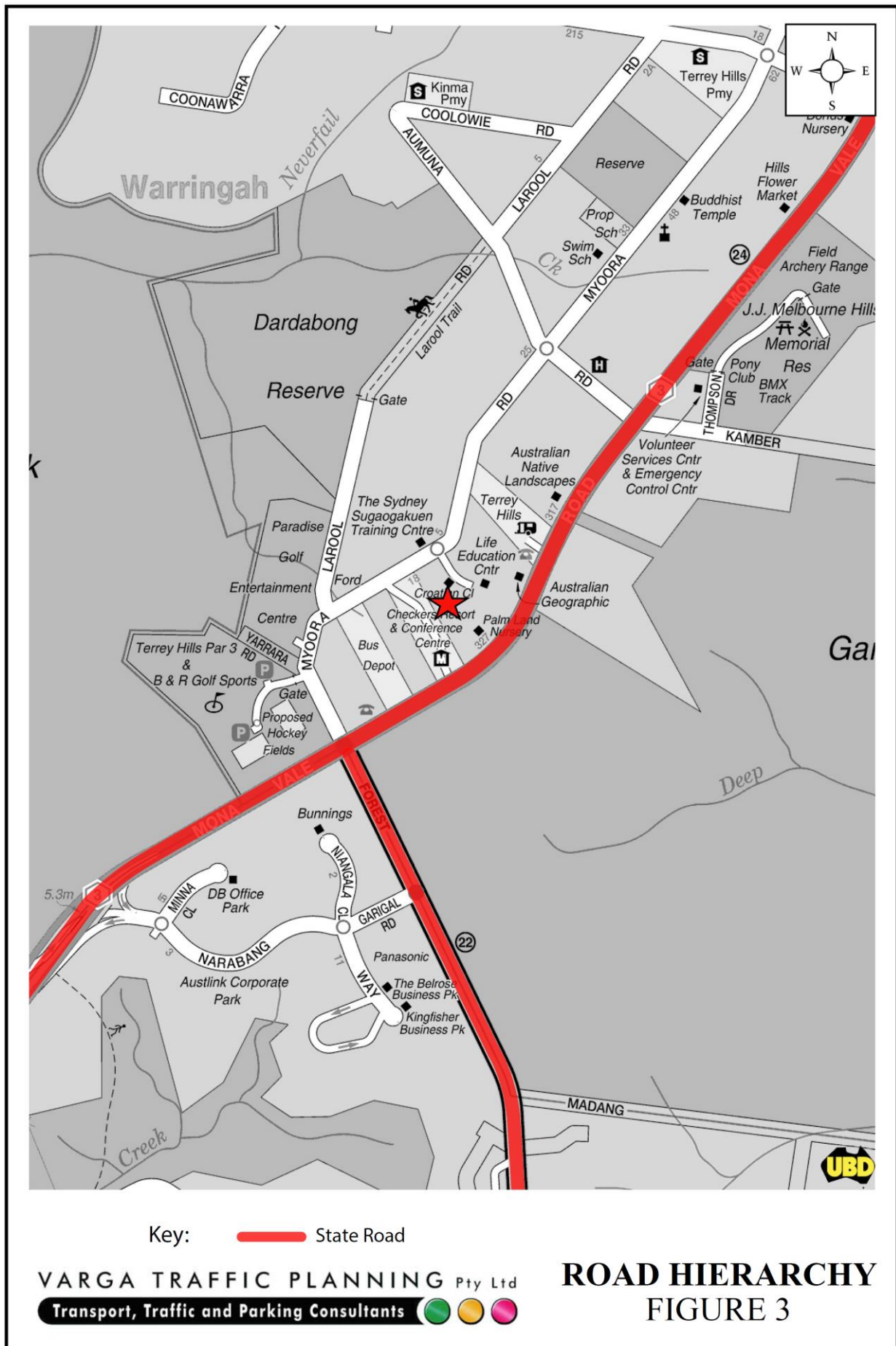
Forest Way is also classified by the RMS as a *State Road* and provides the key north-south road link in the area, linking Warringah Road to Mona Vale Road. It typically carries two traffic lanes in each direction in the vicinity of the site with turning bays provided at key locations.

Myoora Road is a local, unclassified road which is primarily used to provide vehicular and pedestrian access to frontage properties. Kerbside parking is generally permitted on both sides of the road.

Existing Traffic Controls

The existing traffic controls which apply to the road network in the vicinity of the site are illustrated on Figure 4. Key features of those traffic controls are:

- an 80 km/h SPEED LIMIT which applies to Mona Vale Road
- a 50 km/h SPEED LIMIT which applies to Myoora Road and all other local roads in the surrounding area
- TRAFFIC SIGNALS in Mona Vale Road where it intersects with Forest Way/Myoora Road





EXISTING TRAFFIC CONTROLS
FIGURE 4

- a NO RIGHT TURN restriction for westbound on Mona Vale Road turning onto Myoora Road
- a RIGHT TURN HOLDING BAY in Mona Vale Road for westbound traffic turning onto Aumuna Road
- ROUNDABOUTS in Myoora Road where it intersects with Aumuna Road and the adjoining site access road
- CENTRAL MEDIAN ISLANDS in Mona Vale Road.

Projected Traffic Generation

The traffic implications of a development proposal primarily concern the effects of the *additional* traffic flows generated as a result of the development and its impact on the operational performance of the adjacent road network, particularly during the morning and afternoon weekday peak periods.

As noted in the foregoing, the club's existing operations, patronage, staff levels and therefore ultimately traffic activity, is expected to remain *unchanged*.

An indication of the traffic generation potential of most development types is provided by reference to the Roads and Maritime Services' publication *Guide to Traffic Generating Developments, Section 3 - Landuse Traffic Generation (October 2002)* and the updated traffic generation rates in the recently published RMS *Technical Direction (TDT 2013/04a)* document.

However, neither the RMS *Guidelines* nor the TDT 2013/04a not nominate a traffic generation rate for veterinary hospitals. For the purposes of this assessment, reference is made to the operational characteristics of the two vet clinics detailed in Chapter 2 of this report, with critical data as follows:

- during the morning road network peak period of say, 8:30am to 9:30am, there will be 9 NEVS staff and 4 NVS staff either starting or finishing their shift

- during the afternoon road network peak period of say, 4:00pm to 5:00pm, there will be 7 NEVS staff and 1 NVS staff either starting or finishing their shift
- NEVS weekday operational peak periods are between 7pm and 10pm – i.e. *after* the afternoon road network peak period has finished – and is therefore excluded from this assessment
- NVS weekday operational peak periods are between 8am and 6pm where they see, on average, 2 clients every 30 minutes (or 4 clients per hour).

Application therefore of the above operational characteristics and assumptions to the proposed development yields a traffic generation potential of approximately 21 vehicle trips per hour (vph) during the weekday morning network peak period (13 staff trips and 8 client trips) and approximately 16 vph during the weekday afternoon network peak period (8 staff trips and 8 client trips).

That projected increase in traffic activity as a consequence of the development proposal is minimal and will clearly not have any unacceptable traffic implications in terms of road network capacity.

4. PARKING IMPLICATIONS

Given the semi-rural nature of Mona Vale Road, Myoora Road and the surrounding area, there are generally no kerbside parking restrictions which apply in the vicinity of the site, including along the site frontages.

Off-Street Parking Provisions

The off-street parking requirements applicable to the development are specified in Council's *Warringah DCP 2011 (Appendix 1) – Car Parking Requirements* in the following terms:

Veterinary Hospital

Comparisons must be drawn with developments for a similar purpose.

Registered Club

Comparisons must be drawn with developments for a similar purpose.

The existing veterinary clinic at 335 Mona Vale Road, Terrey Hills has a maximum of 21 staff and 14 clients on-site at any given time, with 18 off-street parking spaces provided, comprising 13 spaces for staff and 5 spaces for clients.

The proposed development is similar to the existing veterinary clinic and is also expected to initially have a maximum of 21 staff and 14 clients on-site at any given time. Notwithstanding, 60 off-street car parking spaces are proposed to be allocated to the two vet clinics, resulting in a *surplus* of 25 off-street parking spaces. In addition, when the club is not in operation, the veterinary clinic can use all 116 off-street parking spaces within the existing parking area, noting this is unlikely to ever be required.

Comparison can also be drawn from the off-street parking rates specified in Willoughby Council's *Development Control Plan, Section C.4.2 – Car Parking Requirements* document in the following terms:

Veterinary Hospitals

1 space per veterinarian, *plus*

1 space per 2 other employees, *plus*

1 space per veterinarian for clients, with a minimum of 2 visitor spaces

Application of the above *WDCP* parking rates to the relevant components of the development proposal yields an off-street parking requirement of 29 parking spaces as set out below:

Veterinarians (9 consult vets):	9 spaces
Other staff (12 staff):	6 spaces
Clients/Visitors (14 clients):	14 spaces
TOTAL:	29 spaces

Furthermore, the Registered Club only operates during Friday evenings and every third Saturday evenings when NEVS is also operating, however NVS will be closed. During this time, the existing car parking area will experience the maximum off-street car parking space occupancy.

Even though 60 off-street car parking spaces will be allocated to the veterinary clinics, in practice, only 9 spaces will be required for NEVS during this time - i.e. 3 staff spaces and 6 client spaces. This results in a total of 107 off-street parking spaces available for the club's staff and patrons, *if* required.

The club is expected to continue to have 10-12 staff, plus 40-88 patrons, totalling to 50-100 people on-site to utilise the remaining 107 off-street parking spaces. This results in a *surplus* of 7 off-street parking spaces, assuming every single person on site drives to the site *individually*. In practice however, patrons will typically arrive in pair or groups, such that the *actual surplus* will be even greater.

The geometric design layout of the existing car parking facilities which have been in use for a large number of years without issue, generally complies with the design requirements specified in the Standards Australia publication *Parking Facilities Part 1 - Off-Street Car Parking AS2890.1* in respect of parking bay dimensions and aisle widths.

Accordingly, it is reasonable to conclude that the proposed partial change of use from a registered club to a veterinary clinic will not have any unacceptable parking implications, and is therefore recommended for approval.