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Dear Karen,

Harbord Diggers Club, Freshwater – Parking Assessment for a new use to the club - Health Service Facility

Arup has been commissioned by Mounties Group to prepare a Parking Impact Statement to support a Development Application (DA) relating to a change of use. The DA proposes conversion of a small area of the Harbord Diggers club to a health service facility containing three health consulting/medical rooms with its service generally being a daytime operation.

Harbord Diggers is a Registered Club with Seniors Living and ancillary facilities located in Freshwater. The proposed health service site is proposed to be located along the Porte Cochere to the south of the club precinct as shown in red-filled area in Figure 1.

The proposal does not seek to modify vehicle access or increase the number of parking spaces and seeks usage of the current provision of car parking. It also does not propose to change the overall building areas for the site.

In this regard, we have reviewed the club parking occupancy survey, all the relevant documentations¹ and the latest parking plans and advise as follows.

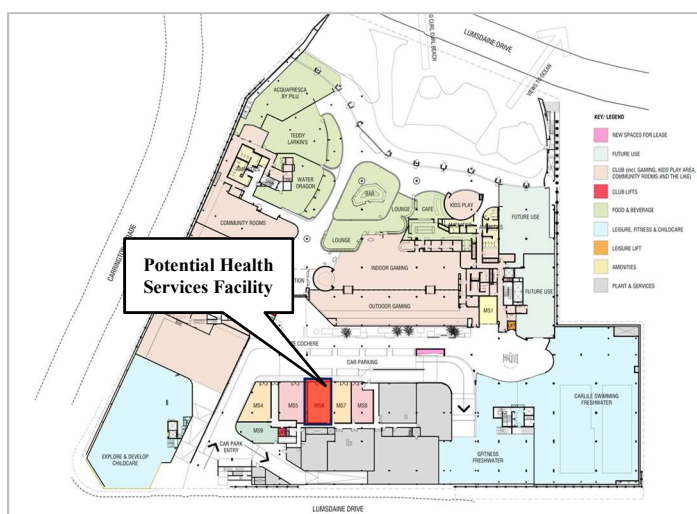


Figure 1: Proposed location of the Health Service Facility (or any alternative similar location that made be identified in the future)

¹ Harbord Diggers Development Application Traffic and Parking Report – prepared by GTA Consultants – 01/08/2014

Planning context

Approved DA

Given the lack of parking rates in local and state authority guidance, the GTA report (dated August 2014) undertook a parking assessment for the previously approved DA which was based on a number of sources for the various uses proposed at the site including:

- The existing site's demand and supply for Registered Club uses
- The DCP for Senior Housing, Child Care Centre
- Various surrounding sites for the proposed recreational facilities (gym and aquatic centre)

The parking assessment then forecasted when the various land uses would overlap in parking demand given differing peak periods of demand for the individual uses. It was found that the maximum parking occupancy for the overlapping uses (i.e. club and recreation facilities) would be approximately 524 spaces. This figure excluded the Seniors Living component.

With a DCP requirement of 182 parking spaces for the Seniors Living, the peak parking demand for the development was determined to be 706 spaces. This is less than a combined allocation of uses totalling 755 spaces, which Council required (i.e. adding all uses together).

Following consultation, Council then conditioned 705 parking spaces in total, allocated as per Condition 73:

- 527 spaces – Registered Club including the associated facilities
- 155 spaces – Senior Housing (including 20 spaces for visitors)
- 23 spaces – Child Care Centre

Section 96

In July 2015, Arup prepared a Section 96 to reduce the total parking provision to 703 spaces with a new allocation of parking to allow for more Senior Living parking. The Registered Club component of parking was proposed to be reduced as there was a proposed reduction in 16% of the respective floor space. The Registered Club parking was proposed to be reduced by approx. 6% with the parking allocations of:

- 495 spaces – Registered Club including the associated facilities
- 182 spaces – Senior Housing (including visitors)
- 26 spaces – Child Care Centre

Council rejected the reduced Registered Club parking component and issued a revised Notice of Determination (DA2014/0875) dated 23 November 2015 with a total of 703 parking spaces with the following allocations

- 527 spaces – Registered Club including the associated facilities
- 153 spaces – Senior Housing (including visitors)
- 23 spaces – Child Care Centre

Description of proposal

This Modification DA proposes to introduce a new use to the site – three consulting/medical rooms with no changes to the number of parking spaces in the club carpark.

The proposed health services facility is planned to have maximum operational hours during the hours of:

- 7am – 7pm Monday to Friday,
- 8am – 3pm Saturday, and
- 9am – 12pm Sunday.

Mounties Group envisages that the health service facility will grow in time commencing with one general practitioner on-site initially, up to a maximum of three.

It is proposed that people who visit the proposed health service facility will utilise the public car parking spaces of the Harbord Diggers Club car park facility.

When Harbord Diggers Club is having a large event that may impact parking provisions, it will be able to provide the Health Consultants and Practitioners plenty of notice so that members attending their service will be aptly notified.

Parking Assessment

Parking surveys

The carpark occupancy survey was undertaken between Thursday 27 February 2020 and Monday 2 March 2020 where the number of car parking spaces in the public area of the carpark were counted at 1-hour intervals throughout the day. This field count was done throughout the week and data was collected during the operation times of the health service facility.

It should be noted that two larger events were held during the data collection timeframe, which included the Members Draw Night on the 27 February 2020 between 7-9pm and a Gin Festival held between 2-6pm.

To gain an understanding of how the proposed health facility will affect the parking, the field counts have been reviewed and the average maximum carpark utilization over the course of the week has been determined. This data is presented in Table 1.

Table 1: Current counts of occupied spaces

Time period	Thursday 27/02/2020	Friday 28/02/2020	Saturday 29/02/2020	Sunday 01/03/2020	Monday 02/03/2020
6am – 7am	127	93			110
7am – 8am	101	124			102
8am – 9am	276	139	211	127	95
9am – 10am	141	190	228	279	162
10am – 11am	252	319	224	285	257
11am – 12pm	278	263	216	313	249
12pm – 1pm	197	255	208	335	193
1pm – 2pm	176	248	237	351	151
2pm – 3pm	135	204	266	352	133
3pm – 4pm	112	129	318	270	112
4pm – 5pm	126	148	288	209	147
5pm – 6pm	153	171			162
6pm – 7pm	239	186			189
7pm – 8pm	293	192			170
8pm – 9pm	274	144			143

The carpark survey has revealed sufficient capacity with average occupancies at around 50-70% even during busy periods such as Badge draws.

The club generally holds major events in the evening which will be outside the trade hours of the Health Consulting rooms. Day time events are held either during school holidays or on the weekends and Public holidays. Since re-opening the club, events held during school holidays have not caused a parking concern.

Proposed use

The *Guide to Traffic Generating Development* states that as a guide for professional consulting rooms, three parking spaces per surgery have been found to be adequate. Since the maximum number of general practitioners working at one time on site is three, nine parking spaces would prove adequate for the proposed health service facility.

In addition, Part H, Appendix 1 from *the Northern Beaches Council Development Control Plan (DCP)* requires car parking for the health consulting room to be provided with the rate of three spaces per room. The DCP stipulates that the parking requirement may be reduced if not all rooms will be in concurrent operation, or if convenient on-street parking is available, providing that the use of such parking does not adversely affect the amenity of the adjacent area.

Furthermore, the Royal Australian College of General Practitioners (*RACGP*) - *Starting a Medical Practice* workbook recommends five parking spaces for the first medical practitioner and four spaces for each practitioner after that. With this in consideration, the proposed health service facility would require 12 parking spaces. Therefore, to satisfy all guides, at least 12 parking spaces would be required during the operational times of the proposed health service facility.

The parking rates and provisions are listed in Table 2:

Table 2: Parking provision

No. of general practitioners/ medical rooms/ surgery	Parking rates		Parking spaces required
3 medical rooms with maximum 3 general practitioners	TfNSW Guide to Traffic Generating Development	3 spaces per surgery	9
	DCP	3 spaces per room	9
	RACGP	<ul style="list-style-type: none"> • five parking spaces for the first medical practitioner • four spaces for each practitioner after that 	12

In response, no change to the number of parking spaces in the club carpark is planned for the proposal. This is deemed acceptable as there are approximately 180 parking spaces (of the public car parking area) being almost always available for patrons of the health facility, the proposed health service facility is likely to have minimal effect.

Conclusion

Arup has undertaken a parking assessment in support of a development application (DA) for an introduction of a new use to the club - a health service facility containing three health consulting/medical rooms. In summary:

- The GTA parking assessment in 2014 was conservative when forecasting the peak parking demand for various land uses. The forecast maximum parking occupancy for all combined public uses (i.e. club and recreation) was at the time found to be approximately 524 spaces (excluding Seniors Living component).
- Recent surveys undertaken of the Harbord Diggers Club carpark has revealed sufficient capacity with occupancies at around 50-70% (or a minimum of 180 available spaces), even during busy periods such as Badge draws.

- Therefore, the proposal does not seek to increase the number of parking spaces. The assessment of recent data shows that there is enough capacity for the Harbord Diggers Club to implement the proposed health facility without making any changes to the current car park.

It is therefore concluded that the proposal is supportable on traffic planning grounds and will operate satisfactorily.

If you have any further queries, please contact the undersigned on 02 9320 9706.

Yours sincerely



Leila Kazemnezhad
Traffic and Transport Engineer