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ARUP

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Dear Karen,

Harbord Diggers Club - Development Application for Mounties Care Clinic Expansion

In August 2020, Arup prepared the *Harbord Diggers Club, Freshwater – Parking Assessment for a new use to the club - Health Service Facility* letter to assess the parking impacts of a development application (DA) relating to a change of use. The DA proposed to convert a small area of the Harbord Diggers Club to a health service facility containing three health consulting/medical rooms (the Mounties Care Clinic). The letter identified that there was sufficient capacity within the existing parking provision at the Harbord Diggers Club to accommodate the proposed Mounties Care Clinic. The DA was subsequently approved in November 2020.

In May 2021, Mounties Group commissioned Arup to undertake a review of the impacts of a proposed expansion of the Mounties Care Clinic. The expansion would increase the number of consulting rooms from three to a maximum of six.

This letter has been prepared to provide an assessment of the impacts of the expansion on parking in relation to the impacts assessed in the *Harbord Diggers Club, Freshwater – Parking Assessment for a new use to the club - Health Service Facility* letter.

Parking surveys

In February and March 2020, Mounties Group commissioned a parking occupancy survey to understand the occupancy of the public carpark spaces at the Harbord Diggers Club. The parking survey identified an average occupancy of 50 to 70 per cent, even during busy periods such as Badge Draw events, which equates to a minimum of 180 spaces being available at all times.

Subsequent parking occupancy studies to date identified that parking occupancy rates are generally lower than the occupancy observed in the 2020 survey.

Parking impact assessment

The *Guide to Traffic Generating Developments* (Roads and Traffic Authority, 2002) states that, as a guide for professional consulting rooms, three spaces per surgery are recommended. For the additional three rooms, this equates to a recommended nine parking spaces.

The *Warringah Development Control Plan* (Warringah Council, 2011) (DCP) also stipulates a rate of three parking spaces per health consulting room. The DCP also states that the parking requirement may be reduced if not all rooms will be in concurrent operation or if convenient on-street parking is available, provided that the use of such parking does not adversely affect the amenity of the adjacent area.

Finally, *Starting a Medical Practice* (Royal Australian College of General Practitioners, 2012) recommends a rate of five spaces for the first medical practitioner and four spaces for each additional practitioner. For the additional three rooms, this equates to a recommended 12 parking spaces.

Therefore, a conservative parking requirement for the additional three consulting rooms is 12 parking spaces.

Conclusion

The proposed expansion of the Mounties Care Clinic from three to a maximum of six consulting rooms would conservatively require 12 parking spaces. Existing parking provision at the Harbord Diggers Club provides a minimum of 180 available spaces at all times. Hence, the existing parking provision at the Harbord Diggers Club is expected to accommodate the additional parking demand of the Mounties Care Clinic expansion.

Therefore, the findings of the *Harbord Diggers Club, Freshwater – Parking Assessment for a new use to the club - Health Service Facility* letter are expected to remain consistent.

If you have any further queries, please contact the undersigned on 02 9320 9259.

Yours sincerely



James Turner
Senior Traffic Engineer