



**PROPOSED CHANGE OF USE  
PROFESSIONAL CONSULTING ROOMS TO MEDICAL CENTRE**

**1791 PITTWATER ROAD, MONA VALE**

**Parking Assessment Report**

26<sup>th</sup> April 2022

Ref: 22025

Prepared by

**Terraflow Pty Ltd**  
Traffic and Parking Consultants



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## 1. INTRODUCTION

This report has been prepared to accompany a development application (DA) to Northern Beaches Council for a proposed change of use from Health Consulting Rooms to a Medical Centre at 1791 Pittwater Road, Mona Vale (Figures 1 and 2).

The proposed development site has frontages of 19.215m to Park Street and 24.295m to Pittwater Road. The site currently comprises a Professional Consulting Room development operated by Pittwater Family Practice. The building has a floor area of approximately 175m<sup>2</sup> containing 4 health consulting rooms, a procedure room, staff room and patient waiting area.

A plan of the current approval is reproduced in Appendix A.

The operating characteristics of the Pittwater Family Practice are as follows:

- The practice is open Monday to Friday from 8am - 6pm and Saturday from 8am to 12pm.
- It is an appointment only practice unless there is an emergency.
- There are 2 receptionists from Monday to Friday and 1 receptionist on Saturday.
- There is 1 practice manager working Monday to Thursday until about 3pm.
- There are generally between 3 and 5 doctors most days with 1 nurse working shorter hours.
- On Saturday, one doctor works until appointments are complete, usually by 12pm.

As per the requirements of its current consent (DA 98/85), the development is served by a total of 5 off-street parking spaces comprising 2 staff spaces and 3 visitor spaces. The carpark gains vehicular access to Park Street via a 5.5m wide combined entry/exit driveway. Pedestrian access is via the carpark and footpaths leading onto Park Street and Pittwater Road.

The development proposal seeks to convert the current approval from Professional (Health) Consulting Rooms to a Medical Centre. There will be no modifications to the existing building, parking provision or operating characteristics. To that end, the proposed medical centre will have a floor area of 175m<sup>2</sup> and will be served by 5 off-street parking spaces.



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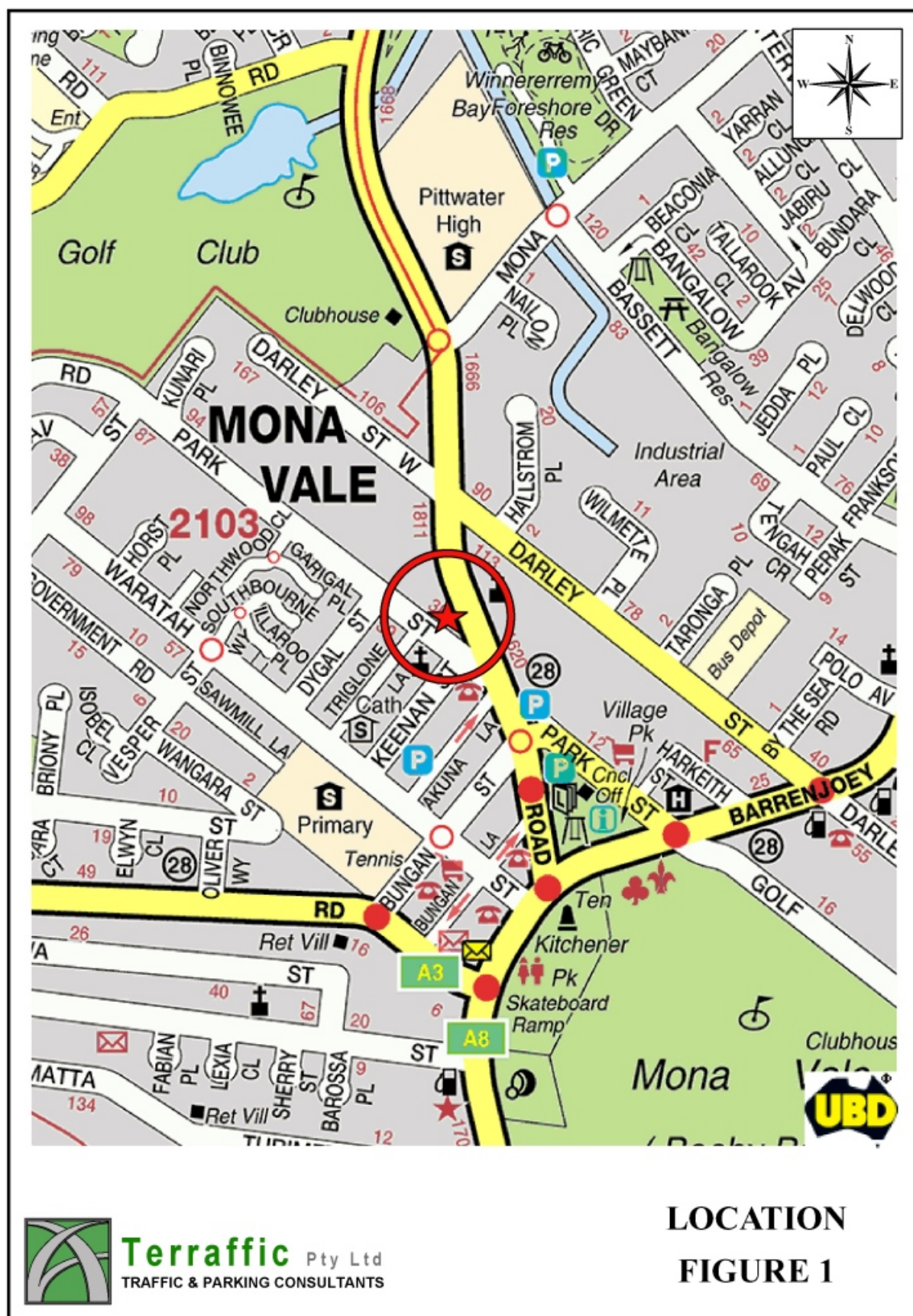
### ***Public Transport Accessibility***

The subject site has convenient access to the following bus service operated by Sydney Buses:

- Route B1** B-Line Mona Vale to City Wynyard via Narrabeen, Dee Why, Brookvale, Mosman and Neutral Bay (operates daily)
- Route 155** Bayview Garden Village to Narrabeen via Mona Vale (operates daily)
- Route 156** McCarrs Creek to Mona Vale via Church Point and Bayview (operates daily)
- Route 182** Mona Vale to Narrabeen via Warriewood and Elanora Heights (operates daily)
- Route 185** Mona Vale to Narrabeen via Warriewood (operates daily)
- Route 190X** Avalon Beach to City Wynyard (express service) via Newport, Mona Vale, Warriewood, Narrabeen, Mosman and Neutral Bay (operates weekdays)
- Route 196** Mona Vale to Gordon Station via Ingleside, Terrey Hills, Belrose and St Ives (operates daily)
- Route 197** Mona Vale to Macquarie University via Ingleside, Terrey Hills, Belrose, St Ives and Gordon Station (operates daily)
- Route 199** Palm Beach to Manly Wharf via Avalon, Newport, Mona Vale, Narrabeen and Brookvale (operates daily)

The purpose of this report is to assess the parking implications of the proposed development.









## 2. PARKING ASSESSMENT

The existing traffic and parking controls on the road network serving the site are illustrated on Figure 3 and include:

- The 2 HOUR PARKING zone along Pittwater Road
- The UN-RESTRICTED PARKING along Park Street
- The BUS ZONES on Pittwater Road to the south of Park Street

### *Off-Street Car Parking Requirements*

Section B6.3 of the Pittwater 21 Development Control Plan does not provide a parking requirement for Professional Consulting Rooms. In these circumstances, the DCP defers to the relevant requirement in the RMS “*Guide to Traffic Generating Developments*” (October 2002). The Guidelines provide the following commentary and parking requirements that apply to the existing and proposed use on the site:

#### **5.12.1 Professional Consulting Rooms**

##### ***Definition***

*The term professional consulting rooms refers to a room or a number of rooms forming either the whole or part of, attached to or within the cartilage of a dwelling house used by not more than three legally qualified medical practitioners, or by not more than three health care professionals, who practise medicine, dentistry or health care on the premises. Also, more than one of these professionals must practise in partnership, and must employ not more than three employees in connection with that practice.*

##### ***Parking***

*The RTA has no data on the parking demand for professional consulting rooms. As a guide, three spaces per surgery has been found to be adequate in several local government areas.*

*If it can be shown that not all surgeries will be in concurrent operation, it is acceptable to reduce the parking provision suggested above.*



*Consideration could be given to reducing the parking required, if convenient on-street parking is available, providing that the use of such parking does not adversely affect the amenity of the adjacent area.*

#### **5.12.2 Extended hours medical centres**

##### ***Definition***

*A medical centre is an establishment which is used by health care personnel for professional purposes, but does not comply with the definition professional consulting rooms as outlined in Section 5.12.1. Extended hours medical centres are those centres with hours of operation extending beyond normal business hours.*

##### ***Parking***

*The minimum number of parking spaces required by medical centres is 4 per 100m<sup>2</sup> gross floor area, based on the RTA's survey conducted 1991.*

*This rate is based on Sunday and Monday parking figures and reflects the mean peak parking demand surveyed on those days. For reference, the 85 percent demand produced a rate of 5 spaces per 100<sup>2</sup> gross floor area.*

*As the average length of stay at a medical centre is approximately 27 minutes, parking facilities must be provided in a convenient location.*

#### ***Parking Demand for Existing Profession Consulting Rooms***

Application of the RMS parking requirement to the existing development yields a parking requirement of 12 parking spaces as follows:

4 x health consulting rooms @ 3 spaces per room      12 spaces

As noted in the foregoing, the proposed development is served by 5 off-street parking spaces comprising 2 staff spaces and 3 patient spaces. This parking provision represents a shortfall of 7 spaces when adopting the RMS parking rates. The 7 vehicles would park on-street in the vicinity of the site.





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***Parking Demand for Proposed Medical Centre***

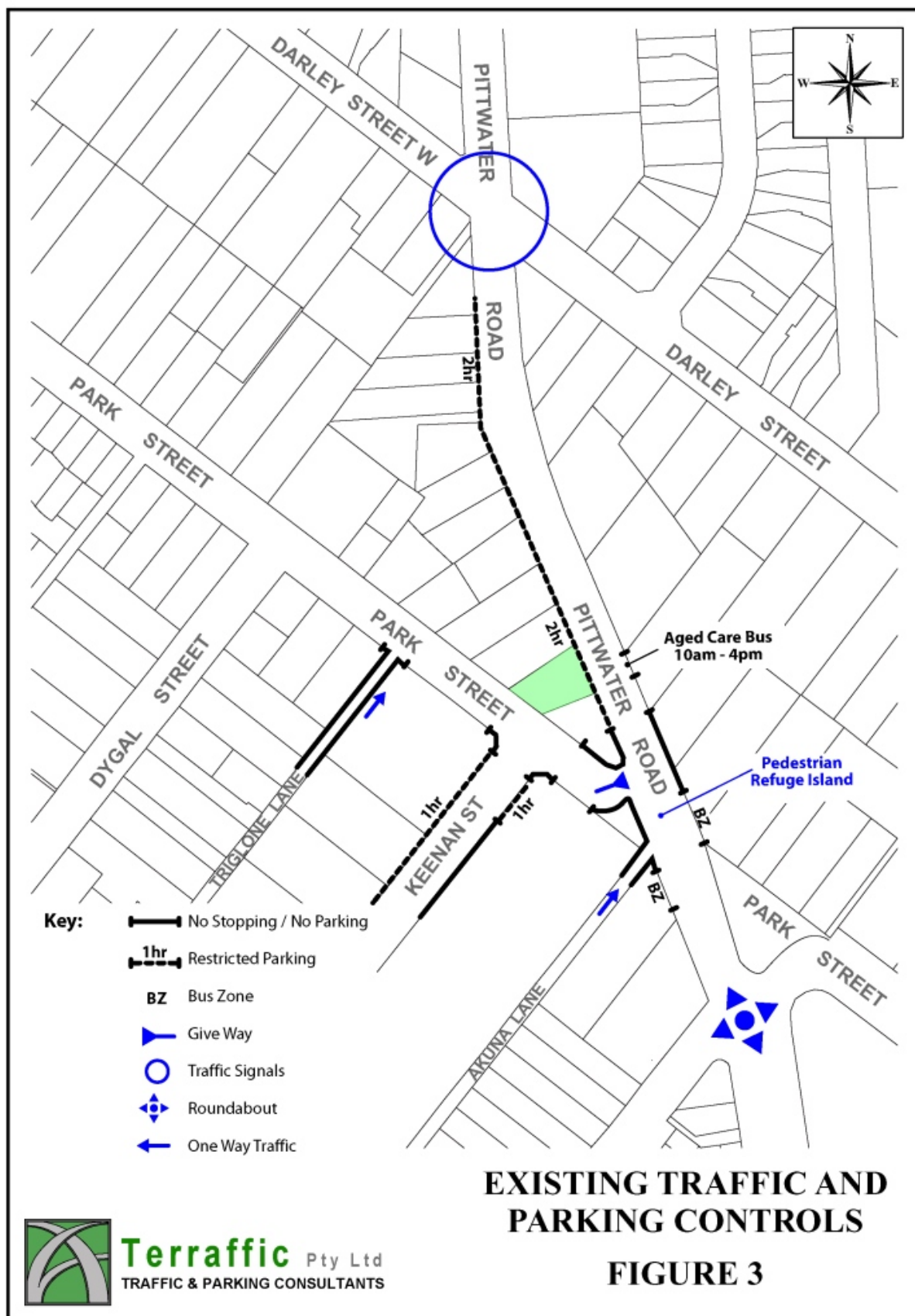
Application of the RMS parking requirement to the proposed development yields a parking requirement of 7 parking spaces as follows:

175m<sup>2</sup> medical centre @ 4 spaces per 100m<sup>2</sup> GFA    7 spaces

As the proposed development will continue to be served by 5 off-street parking spaces, the parking shortfall has significantly reduced to only 2 spaces when adopting the RMS parking rates. To that end, the proposed change of use will improve the amenity of the local area by removing 5 cars that currently park on-street as follows:

Current parking shortfall	7 spaces
Proposed parking shortfall	2 spaces
<b>Reduction in on-street parking</b>	<b>5 spaces</b>

In the circumstances, it can be concluded that the proposed development has no unacceptable parking implications.





## **APPENDIX A**

### **PLAN OF EXISTING DEVELOPMENT**

