

**TRANSPORT AND ACCESSIBILITY REPORT  
IN SUPPORT OF A SECTION 96 APPLICATION  
MODIFICATIONS TO NORWEST PRIVATE HOSPITAL**

Property address	7-11 Norbrik Drive, Bella Vista
Client	Healthscope Ltd
Prepared by	O. Sannikov, MEngSc (Traffic Engineering), MIEAust, PEng, MAITPM
Date	29/04/2015
Job No.	13019
<b>Report No.</b>	<b>13019 05</b>

Item	Report
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<b>Approved development application</b>	
	<ul style="list-style-type: none"> <li>A new building extension (new wing) above the existing ground level car parking area</li> <li>Full description of the proposal and its traffic and parking impacts were provided in TEF (2013) submitted as part of the Development Application documentation package.</li> </ul>

**Proposed Section 96 amendments of the previous proposal**

- A number of facilities expanded or reduced in size
- Most of these facilities do not generate parking demand or the proposed amendments do not affect staff / patient / visitor numbers
- Amended car parking & traffic generating facilities include the following
  - Expansion of the Intensive Care Unit (ICU) by 7 beds
    - Includes 3 additional nursing staff
  - Reduction of the total floor area designated for medical consulting suites from 900 m<sup>2</sup> to 387 m<sup>2</sup>
    - Involves a reduction in the number of staff by 9 people
    - Involves a reduction in the number of medical suites of typical size from 6 to 3
  - Full details of the proposed Section 96 amendments are included in Table A1 attached to this report.

**Assessment of the required parking provision**

<b>Planning Control</b>	<ul style="list-style-type: none"> <li>The Hills Development Control Plan 2012 (HDPC) Part C Section 1 Parking</li> </ul>
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**Background information**

DCP car parking provision rates	Land use	Required minimum provision
	Hospital	1 space per 2 beds for visitors plus 1 space per 1.5 employees plus 1 space per 2.5 visiting medical officers (VMOs)
	Medical Centres, Health consulting rooms	3 spaces per consulting room plus 1 space per support employee

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**Base data for DCP Calculations**

**Existing facilities**

- *Hospital*
  - 313 staff during the morning (busiest) shift
  - 216 beds
  - 120 active (i.e. admitting) VMOs (reverse calculated from the actual parking demand of 48 cars at peak times, using DCP rate; the actual number is less)
- *Medical Centre*
  - 32 medical suites
    - Maximum possible number if all medical suites were leased out (currently some are vacant)
    - determined based on a typical lettable floor area per doctor/specialist of 149 m<sup>2</sup> based on the survey of actual use
      - average medical suite size is required for calculations due to flexible floor areas of medical suites because of varying leasing arrangements for any given time period and varying requirements of particular medical specialists
  - 79 support staff
    - Based on an average ratio of 2.46 person per suite as per the survey results
    - Maximum possible number if all medical suites were leased out (currently some are vacant)

The results of calculations of existing car parking requirements are contained in **Table 1.**

**Table 1. Existing parking requirements based on surveys of staff and actual use of floor space.**

Existing	The Hills DCP 2012			
	Rate		Number	Parking required
Hospital	1 per	1.5 staff	313	209
	1 per	2 bed	216	108
	1 per	2 1/2 VMO	120	48
	SubTotal			<b>365</b>
Medical suites (per suite)	1 per	1 support staff	79	79
	3 per	1 Room (149 sqm)	32	96
	SubTotal			<b>175</b>
	Total requirement			<b>539</b>

Approved car parking provision	<b>690</b>
Includes Short-term drop-off spaces	16
Long-term parking	<b>674</b>
Existing surplus parking	<b>135</b>

Item	Report										
<b>Proposed additional facilities, staff and visitors</b>											
	<table border="1"> <thead> <tr> <th>Approved DA</th> <th>Proposed amendment</th> </tr> </thead> <tbody> <tr> <td> <ul style="list-style-type: none"> <li>88 staff during the morning (busiest) shift</li> </ul> </td> <td> <ul style="list-style-type: none"> <li>91 staff during the morning (busiest) shift</li> </ul> </td> </tr> <tr> <td> <ul style="list-style-type: none"> <li>51 beds</li> </ul> </td> <td> <ul style="list-style-type: none"> <li>58 beds</li> </ul> </td> </tr> <tr> <td> <ul style="list-style-type: none"> <li>35 VMOs</li> </ul> </td> <td> <ul style="list-style-type: none"> <li>35 VMOs</li> </ul> </td> </tr> <tr> <td> <b>Medical Centre</b> </td> <td> <ul style="list-style-type: none"> <li>6 medical suites</li> <li>3 medical suites</li> <li>15 support staff (based on 2.46 persons per suite as per survey results)</li> <li>8 support staff (based on 2.46 persons per suite as per survey results)</li> <li><b>Table 2</b> contains the information about the proposed on-site car parking provision after redevelopment.</li> <li>The results of calculations of additional car parking requirements are contained in <b>Table 3</b>.</li> <li>The results of calculations of total car parking requirements after the proposed redevelopment are contained in <b>Table 4</b>.</li> </ul> </td> </tr> </tbody> </table>	Approved DA	Proposed amendment	<ul style="list-style-type: none"> <li>88 staff during the morning (busiest) shift</li> </ul>	<ul style="list-style-type: none"> <li>91 staff during the morning (busiest) shift</li> </ul>	<ul style="list-style-type: none"> <li>51 beds</li> </ul>	<ul style="list-style-type: none"> <li>58 beds</li> </ul>	<ul style="list-style-type: none"> <li>35 VMOs</li> </ul>	<ul style="list-style-type: none"> <li>35 VMOs</li> </ul>	<b>Medical Centre</b>	<ul style="list-style-type: none"> <li>6 medical suites</li> <li>3 medical suites</li> <li>15 support staff (based on 2.46 persons per suite as per survey results)</li> <li>8 support staff (based on 2.46 persons per suite as per survey results)</li> <li><b>Table 2</b> contains the information about the proposed on-site car parking provision after redevelopment.</li> <li>The results of calculations of additional car parking requirements are contained in <b>Table 3</b>.</li> <li>The results of calculations of total car parking requirements after the proposed redevelopment are contained in <b>Table 4</b>.</li> </ul>
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<b>Conclusions</b>											
<b>Proposal</b>	<p>Redevelopment of the existing Norwest Private Hospital</p> <ul style="list-style-type: none"> <li>Construction of a new 3-level building extension above the existing ground level car parking area, comprising <ul style="list-style-type: none"> <li>A new hospital ward (58 additional beds)</li> <li>5 new operating theatres</li> <li>New medical consulting suites (387 m<sup>2</sup>)</li> </ul> </li> </ul>										
<b>Car parking provision</b>	<ul style="list-style-type: none"> <li><b>Provision of 6 additional car parking spaces, thus bringing the total car parking provision to a total of 696 car parking spaces.</b></li> </ul>										
<b>Car parking requirements</b>	<ul style="list-style-type: none"> <li>By The Hills Development Control Plan 2012 (HDCCP) Part C Section 1 Parking <ul style="list-style-type: none"> <li>675 spaces</li> </ul> </li> </ul>										
<b>Parking impacts</b>	<ul style="list-style-type: none"> <li>The proposed additional car parking complies with and exceeds HDCCP requirements.</li> <li>The proposed car parking provision is thus satisfactory; there will be no negative impact on the existing parking conditions neither on site nor off-site.</li> </ul>										
<b>Traffic impacts</b>	<ul style="list-style-type: none"> <li>Additional traffic generated as a result of the proposed development is within previously approved overall levels and thus will not have a negative effect the operation of the street network.</li> </ul>										
<b>Conclusion</b>	The proposal is supported on traffic and parking grounds.										

**Table 2. Proposed parking provision after redevelopment.**

Level	Type	General	Accessible	Total
B1	long term	471	42	513
GL	long term	165	2	167
GL	drop-off	16		16
	Total	652	44	696

**Table 3. Comparison of additional parking requirements for the approved DA and Section 96 amendments.**

Additional as a result of redevelopment	The Hills DCP 2012						
				Approved DA		Section 96	
	Rate			Number	Parking required	Number	Parking required
Hospital	1 per	1.5 staff		15	10	18	12
	1 per	2 bed		51	26	58	29
	1 per	2 1/2 VMO		35	14	35	14
	SubTotal				<b>50</b>		<b>55</b>
Operating theatre (hospital)	1 per	1.5 staff		36	24	36	24
	1 per	2 bed			-		-
	SubTotal				<b>24</b>		<b>24</b>
Medical suites (per suite)	1 per	1 support staff		15	15	7	7
	3 per	1 Room (149 sqm)		6	18	3	9
	SubTotal				<b>33</b>		<b>16</b>
Other staff (hospital)	1 per	1.5 staff		37	24	37	24
	1 per	2 bed			-		-
	SubTotal				<b>24</b>		<b>24</b>
			<b>Total requirement</b>	<b>131</b>		<b>119</b>	

Existing surplus parking

**135**

**135**

Number of additional spaces required

**(4)**

**(15)**

Additional spaces provided

**6**

**6**

Surplus parking provision

**10**

**21**

Note: Negative number "Number of additional spaces required" indicates the remaining surplus parking

**Table 4. Comparison of total parking requirements for the Norwest Private Hospital after the expansion - approved DA and Section 96 amendments.**

		The Hills DCP 2012					
		Approved DA			Section 96		
After redevelopment		Rate	Number	Parking required	Number	Parking required	
Hospital	1 per	1.5 staff	401	267	404	269	
	1 per	2 bed	267	134	274	137	
	1 per	2 1/2 VMO	155	62	155	62	
		SubTotal		<b>463</b>		<b>468</b>	
Medical suites (per suite)	1 per	1 support staff	94	94	86	86	
	3 per	1 Room ( sqm)	38	114	35	105	
		SubTotal		<b>208</b>		<b>191</b>	
		<b>Total requirement</b>		<b>670</b>		<b>659</b>	

Plus existing	Short -term drop-off spaces	<b>16</b>	<b>16</b>
Required car parking provision		<b>686</b>	<b>675</b>
Existing parking provision		<b>690</b>	<b>690</b>
Additional spaces provided		<b>6</b>	<b>6</b>
Total proposed parking provision		<b>696</b>	<b>696</b>
Surplus parking after redevelopment		<b>10</b>	<b>21</b>

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