

Ulladulla HealthOne 130 Princes Highway, Ulladulla Car Parking Demand Study

18-57 | 27 February 2019 | Final Report

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1. Introduction

Woolacotts have been engaged by Gran Associates Australia to undertake a car parking demand study in support of the proposed Ulladulla HealthOne Primary Integrated Care Centre (hereon referred to as the 'HealthOne Centre'). The proposed development has been commissioned by the NSW Health Illawarra Shoalhaven Local Area District and involves the construction of a new two-storey community health centre with a basement car park.

The development site (hereon referred to as 'The Site') is located at 130 Princes Highway, Ulladulla. It currently contains the existing Ulladulla Community Health Centre. Refer to Figure 1 below for the location of The Site. The existing centre is deemed to be significantly constrained in configuration and size and hence inadequate in meeting the growing community's health needs. Due to the constrained nature of the existing centre many other facilities are offered at different locations, such as the Community Mental Health and Dental Health centres. The proposed HealthOne Centre will consolidate these existing facilities to provide a single integrated source of community health services.

The purpose of this report is to determine and assess the car parking demand generated by the proposed HealthOne Centre. This report should be read in conjunction with the Statement of Environmental Effects (SoEE) prepared by TCG Planning (Final version, dated 18 October 2018).

The proposed development is located in the City of Shoalhaven local government area and has been assessed under the Shoalhaven Development Control Plan 2014.



Figure 1 – Site Location

2. Site Locality, Road Network & Public Transport

2.1 Site Location

The development site is located in Ulladulla, a coastal town in south eastern New South Wales approximately 230km south of Sydney. Ulladulla is located in the local government area of Shoalhaven, which stretches approximately 160km southwards from Berry to just north of Batemans Bay. Ulladulla is located on the Princes Highway which is a major road in Australia extending from Sydney to Port Augusta along the coast of New South Wales, Victoria and South Australia.

The Site is located at 130 Princes Highway, Ulladulla, on the corner of the Princes Highway and South Street. Refer to Figure 2 below.

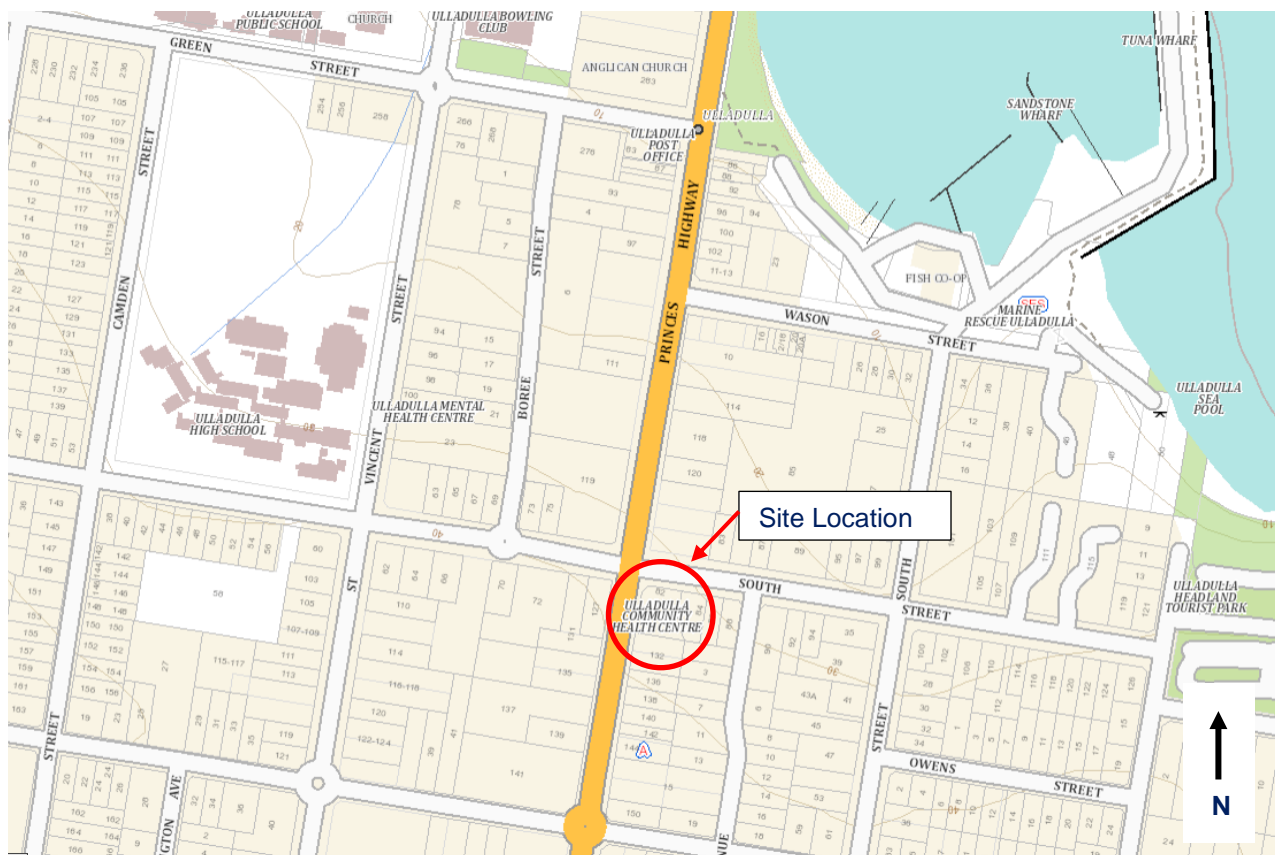


Figure 2 – Site Surrounding Area

2.2 Surrounding Road Network

The section of Princes Highway adjacent to The Site, is a two-lane sealed road running north-south with one lane of traffic in each direction; the speed limit is 60km/h. South Street is a collector road with a 50km/h speed limit. It runs east-west and is also a two-lane sealed road with one lane of traffic in each direction. South Street services three shopping centres, Ulladulla High School and local residences.

South Street intersects the Princes Highway at an unsignalized four way intersection. The intersection is controlled by stop signs on South Street.

2.3 Public Transport Network

Bus Network

Ulladulla has one local bus company servicing the area, known as Ulladulla Buslines. This bus company runs four routes through the town, including:

- 740 – From Ulladulla to Milton via Mollymook - Narrawalle
- 740V – From Ulladulla to Milton via Village Drive
- 740B – Ulladulla to Burrill Lake via Kings Point
- 741 – Ulladulla to Kioloa via Burrill Lake – Lake Tabourie – Termeil – Bawley Point

There is also a private bus company, Premier Motor Service, which provides coach services from Eden to Bomaderry; route 700-1. This route stops at Ulladulla along the way.

The closest bus stop to The Site is located on either side of the Princes Highway approximately 230m north of The Site, just south of Wason street (a 3-minute walk). The bus stop services routes 740V, 740B, 741 and 700-1. Refer to Table 1 below for route times.

Table 1 – Bus stop at Wason Street		
Bus Route	Destination	Weekday Times
740 and 740V	Milton	8:45am, 9:45am, 10:25am, 10:50am, 10:55am, 11:45am 11:55am, 1:55pm, 3:00pm
740B	Burrill Lake	9:25am, 11:30am, 11:55am, 2:40pm, 3:44pm
741	Kioloa	8:45am, 9:20am
700-1	Nowra	6:30am, 11:05am
700-1	Eden	2:20pm

Rail Networks

There are no rail lines passing through Ulladulla. The closest train station is Bomaderry Station which is located approximately 60km north of Ulladulla. Bomaderry Station connects Shoalhaven with Wollongong and Sydney.

2.4 Cyclists and Pedestrians

There are pedestrian footpaths on both sides of the Princes Highway from Church Street (approximately 750m north of site) to Deering Street (approximately 200m south of The Site). The section of Princes Highway adjacent to The Site is a major pedestrian route as it runs through the centre of the town, with retail outlets and shopping centres on both sides of the road.

There is currently a lack of cyclist infrastructure along the Princes Highway as there are no designated bike lanes on the roadway and the footpath on either side of the road is not a shared cycleway.

2.5 Community Transport Services

Shoalhaven City Council provides community transport services for the elderly and those with a disability in the Ulladulla Community. The service provides accessible transport to medical and hospital appointments for those who cannot drive or have trouble with public transport.

Ulladulla also has a local taxi company, Milton Ulladulla Taxis, which services the area.

3. Existing Development and Site Conditions

3.1 Existing Development

The Site is currently occupied by the existing Ulladulla Community Health Centre. The existing health centre is a single storey brick building on the corner of the Princes Highway and South Street. The existing health centre has vehicular access off the Princes Highway via two driveways. These driveways form a loop around the existing building connecting two informal car parks; a car park north of the existing building and one south of the existing building. There is a pedestrian walkway that links the existing building to the footpath along the Princes Highway. Refer to Figure 1 – Site Location.

The existing health centre is open 5 days a week, Monday to Friday, 8:30am to 5pm and provides the following services:

- Community Health Nurses
- Child and Family Services
- Early Childhood
- Violence Abuse and Neglect
- Women's Health
- New Street
- Other

It is important to note that some services are provided 5 days a week, while others are provided only part of the week.

As stated in the SoEE there are currently 18 full time employees on site. This comprises of permanent based employees and staff who use the site for a base for outreach services. Typically, there are 8-10 staff located on site, with the remainder providing outreach services.

3.2 Existing Parking Arrangements

Off-Street Parking

There are two informal car parks on The Site. One located north of the existing building and the other located south of the existing building. Refer to Figure 3 below.

The northern car park has been signposted as staff parking and currently has room for 10 informal parking spaces on gravel; there is no designated line marked spaces. It is understood that this car park currently contains the fleet cars used for outreach / home based services. Once the fleet cars leave for outreach services, staff can park in the vacant spots.

It is understood that the southern car park currently caters for visitor and excess staff parking. This car park has 11 informal parking spaces on grass.

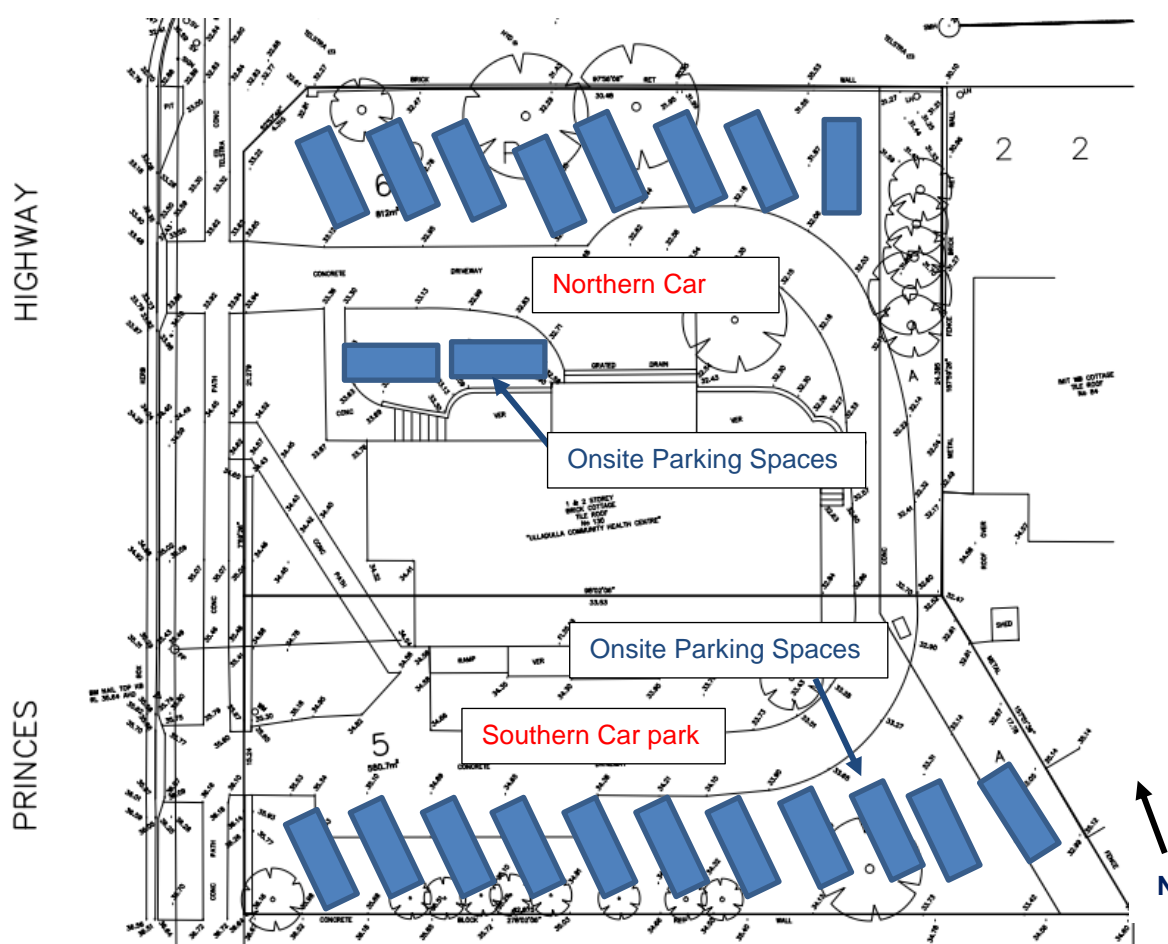


Figure 3 – Off-Street parking

On-Street Parking / Local Car parks

There are numerous off site parking options within walking distance to The Site. This includes street parking along the Princes Highway and South Street, a public car park off South Street and parking at the Woolworths diagonal from The Site (north-west of the Princes Highway and South Street intersection). Refer to Figure 4 below.

Adjacent to The Site, Princes Highway has angled unmarked street parking on both sides of the road; rear to kerb. This is 1-hour parking from 8am to 6pm, Monday to Friday. Along the western frontage of the site there are approximately 7 spaces. South Street, east of the Princes Highway has unmarked all day parking parallel to the kerb. Along the northern boundary of the site are approximately 6 spaces. Approximately 75m east of the Princes Highway and South Street intersection is a public car park. This car park is asphalt with over 200 marked parking spaces and a 2-hour parking limit 9am to 5:30pm Monday to Friday. Refer to Figure 5 below. Recently a Woolworths has been constructed at the north-western corner of the Princes Highway and South Street. The Woolworths has a below ground car park.

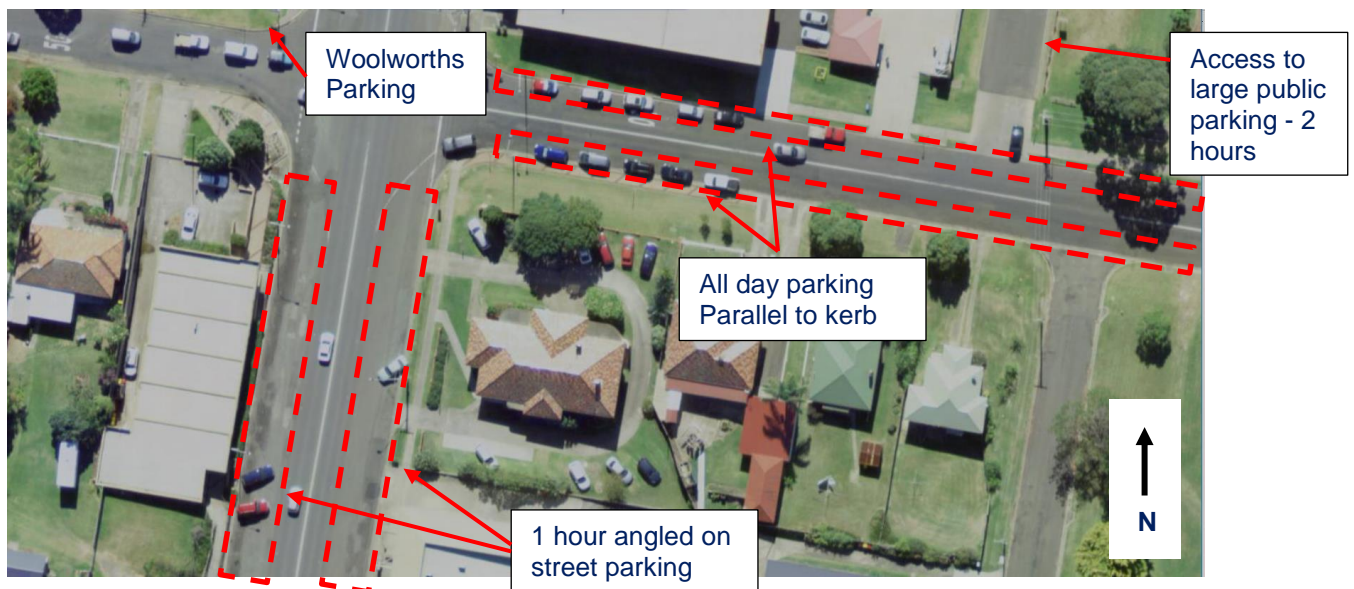


Figure 4 –Street parking

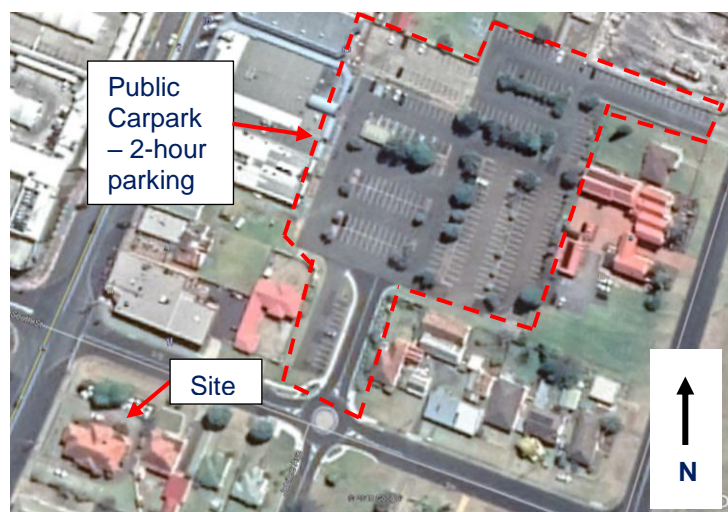


Figure 5 – South Street Public Car Park
(Image obtained from Google Earth)

3.3 Existing Parking Surveys

Woolacotts undertook a car park traffic study for the existing community health centre on Friday the 15th of February from 7:30am till 12pm. During this time the following observations were made:

- 7 staff arrived to work of which 5 staff drove, and 2 staff walked
- 4 staff parked in the southern car park, 1 staff parked in the northern car park
- At 7:30am there were 10 fleet cars in the northern car park (staff car park). By 10:30am 3 fleet cars had left the site, providing additional parking spaces
- 3 patients attended the existing community health centre of which 2 walked to the site and 1 parked along the Princes Highway out the front of The Site
- A maximum of 2 cars were parked in the angled parking along the Princes Highway directly adjacent The Site. This includes both sides of the road.
- The parallel parking along South Street, along the northern boundary of the site, reached a maximum 50% capacity at 12pm. The remainder of the street, east of the Princes Highway, was vacant and has a minimum 100 unmarked available spaces.
- The public car park off South Street reached an approximate maximum of 5-10% capacity at 12pm
- The Woolworths below ground car park reach a maximum 60% capacity at 12pm
- No cyclists were observed

In addition to the above, staff at the existing community health centre provided the following insights:

- Patients are known to park in the nearby shopping centres (i.e. Woolworths and ALDI) and walk to the community health centre
- No one has ever complained about lack of parking on the site
- Patient numbers throughout the day are typically constant
- In terms of off-street carparking, Fridays are typically busier

Two separate car parking surveys were undertaken by TCG Planning on Wednesday the 28th of March 2018 at 12 noon and Thursday the 5th of July 2018 12 noon. From these two surveys the following observations are made:

Wednesday (28/3/18)

- In the northern car park (staff car park), there are 4 fleet cars and 1 staff car
- In the southern car park, there are 11 cars. Assuming similarly to the survey on the 15th of February 2019 that 5 staff drove to site and 4 parked in the southern car park, 7 cars are patient parking

Thursday (5/7/18)

- In the northern car park (staff car park), there are 6 fleet cars and 1 staff car
- In the southern car park, there are 7 cars. Assuming similarly to the survey on the 15th of February 2019 that 5 staff drove to site and 4 parked in the southern car park, 3 cars are patient parking

4. Proposed Development

4.1 The Development

The proposed development involves the demolition of the existing community health centre and the construction of the new Ulladulla HealthOne Primary Integrated Care Centre. The proposed HealthOne Centre will consist of a two-storey building with a basement car park. The gross floor area of the proposed building is 964m².

According to the SoEE, the existing centre is significantly constrained in configuration and size and deemed inadequate in meeting the growing community's health needs. The proposed HealthOne Centre will provide the existing community health centre's services in addition to other services being provided elsewhere in Ulladulla. The new centre will provide a single integrated source of community health services, including:

- Community Health Nurses
- Child and Family Services
- Early Childhood
- Violence Abuse and Neglect
- Women's Health
- Mental Health
- Drug and Alcohol
- Oral Health

It is important to note that some services are provided 5 days a week, while others are provided only part of the week. Therefore, the use of consultant rooms in the proposed development will be staggered. The proposed HealthOne Centre will be open Monday to Friday from 8am to 5pm. The centre will house approximately 29 full time staff. It is expected that on any given day there will be an average 15 staff on site with the remainder providing out-reach services.

4.2 Access

The proposed HealthOne Centre consists of a two-storey building with a basement car park. The basement car park is accessible by vehicles via a 6.0m wide entry/exit access driveway off South

Figure 6 – Proposed Basement Car parking

(Image obtained from Gran Associates Australia's architectural drawing titled 'Basement Floor Plan', DWG No. DA-100 Rev. C dated 17.10.18)

5. Parking Requirements

5.1 Council Requirements

Shoalhaven City Council's (hereon known as Council) car parking requirements are derived from 'Chapter G21: Car parking and Traffic' of the Shoalhaven Development Control Plan (DCP) 2014. Section 5.1 of this chapter, 'Car Parking Schedule' sets out car parking requirements for a range of different land types defined by the Shoalhaven Local Environmental Plan (LEP) 2014. Within Section 5.1 is a segment on health and community services, which includes: professional consulting rooms, medical centres, hospitals (private and public) and child care centres. This document does not have specific car parking requirements for community health centres.

According to the DA assessment conditions (RA18/1001) Council have classified the proposed development as a medical centre under Section 5.1, Chapter G21 of the DCP. According to this section, 1 parking space is to be provided per 24m² of gross floor area (GFA). As the proposed development has a GFA of 964m², Council have stated that it will require 40 parking spaces.

5.2 RMS Requirements

The Roads and Maritime Services (RMS) (formerly known as RTA), have produced the 'Guide to Traffic Generating Developments, Version 2.2, October 2002'. This document provides guidance on traffic generation for proposed developments and provides information regarding traffic issues for Development Applications.

Section 5.12 of this document titled 'Health and Community Services' provides required parking spaces for extended hours medical centres, child care centres and private hospitals. This document does not specify required parking spaces for community health centres. For extended hours medical centres, it specifies 1 parking space be provided per 25m² of gross floor area (GFA).

6. Parking Impact

6.1 Parking Generation

According to the Shoalhaven Local Environmental Plan's dictionary (accessed on the 20th of February 2019), under 'health services facility', medical centres and community health centres are referred to as two separate entities. The dictionary provides definitions for medical centres and community facilities, with the main difference being a community centre is a non-profit organisation used for physical, social, cultural welfare of the community. As such, adopting the parking requirements for medical centres in accordance with the Shoalhaven DCP or RMS guide (as described in 'Parking Requirements' above) will not accurately represent the parking generated from this proposed development.

Other limitations in applying the two parking generating documents described above is that they do not consider site/location specific details such as:

- The part time provision of some services
 - Some services are provided 3 days a week. Therefore, not all consulting/meeting rooms will be used at the same time. As a result, basing the required parking spaces on gross floor area will overestimate parking numbers.
- Outreach services
 - The provision of outreach services involves staff driving to patients' residences, thereby reducing the number of patients coming to site.
- Surrounding developments
 - The provision of local shopping centres within walking distance to the site allows people to combine shopping trips with the community health centre visits. This was confirmed by staff on site on the 15th of February 2019.
- Site location
 - The site is located in the central business district (CBD) of Ulladulla, as such the Princes Highway, along the western boundary of the site, is a major pedestrian route. Pedestrians and staff were observed walking to site on the 15th of February 2019.
- Proximity of public transport
 - The bus stops on either side of the Princes Highway just south of Wason street provide patients with public transport options. It is only a 3 minute walk from the bus stop to the proposed health centre.
- Other transport services
 - Ulladulla's Community Transport Service allows the elderly and those with a disability to be dropped off at the community health centre. Thereby reducing the need for carers to drive the patients to site.

For the reasons provided above, basing the required number of parking spaces off generic floor area ratios will not accurately reflect the situation on site. In our opinion, a more accurate way of determining the number of required parking spaces for the proposed development is to base it off surveys of the existing community health centre. This is because it is the same type of development, a community health centre, and it is in the same location (thereby taking the above considerations into account). This report is based on the three existing car parking surveys that were undertaken, as outlined in Section 3.3.

There are 18 existing full-time employees on site (including permeant and outreach employees). According to the average of the existing surveys, there are a maximum of 4 patients parked on site at any one time. The new HealthOne Centre is proposing 29 full time staff. Applying the existing staff to patient ratio to the proposed development gives a maximum of 7 patients parked on site at any one time.

6.2 Parking Implications

The demand for on-site parking varies through the day and is considered as follows:

Refer to Figure 6 in Section 4.3 above for the proposed development's on-site parking layout and space numbers.

- Overnight Parking
 - 15 fleet cars require parking. These cars are to occupy parking spaces 3 to 16 and 23
 - 2 accessible parking spaces are available (spaces 1 and 2)
 - 6 remaining parking spaces are available (spaces 17 to 22)
- Day time Peak
 - 7 fleet cars require parking. These cars are to occupy spaces 4, 6, 8, 10, 11, 12 and 23
 - 10 staff parking on site in spaces 3, 5, 7, 9, 13 to 18 (leaving 12 staff parking off-site or not driving)
 - 2 accessible parking spaces are available to staff/visitors (spaces 1 and 2)
 - 4 parking spaces are available to visitors (spaces 19 to 22) leaving 3 patients parking off-site or not driving

According to the above, at the day time peak 12 staff and 3 patients will be required to either park off-site or not drive. In our opinion this is considered reasonable due to the following:

- Patients

- Patients were observed walking to the existing community health centre during the traffic survey conducted on the 14/2/19
- Staff at the existing community health centre stated that some patients combine shopping trips with health centre visits by parking at the local shopping centres and walk to The Site
- The public bus stop along the Princes Highway is a 3-minute walk away from the existing community health centre
- Ulladulla's Community Transport Service allows the elderly and those with a disability to be dropped off at the community health centre
- There is 2 hour parking available on both sides of the Princes Highway adjacent the site. During the traffic survey on the 14/2/19 there was a maximum of 2 cars along the Princes Highway along the frontage of The Site. This leaves 5 free parking spaces along the frontage of the site and at least 13 available spaces on the other side of the road.
- There is a 2-hour public car park off South Street. During the traffic survey on the 14/2/19 this car park reached an approximate maximum of 5-10% capacity, leaving a approximately 180 available spaces.
- There is at least 100 informal all-day parking spaces off South Street, east of the Princes Highway.

- Staff

- Staff were observed walking to work during the traffic survey conducted on the 14/2/19
- Staff are able to use the public bus stop along the Princes Highway, which is a 3-minute walk away from the existing community health centre
- Staff may decide to carpool to work
- Staff have access to all-day informal parking along South Street (East of the Princes Highway) for hundreds of metres on both sides of the road (at least 100 parking spaces). On the site survey on the 14th of February 2019 one car was seen parked at 8:00am (the opening time for the centre).

7. Parking Recommendations

7.1 On-site Parking Recommendations

To improve the efficiency and management of the on-site basement car park, the following recommendations are provided:

- Parking spaces 3 to 18 are marked / signposted as staff / fleet parking only
- Parking spaces 19 to 22 are marked / signposted as visitor parking only
- The 8 stacked spaces are to be organised by a vehicle management system. This could be in the form similar to that stated in the SoEE. For example, administration staff could direct outreach employees to use / access the car that is most convenient (or at the front of the stack first) and not allocating fleet cars to staff

7.2 Off-site Parking Recommendations

To reduce the number of staff and patients parking off-site, the following recommendations are provided:

- Staff should be encouraged to use public transport, carpool or walk to site where possible
- Visitors should be made aware of public transport options and the Ulladulla Community Transport Services. This may involve putting bus routes and times on a notice board along with the website / phone number of the Ulladulla Community Transport Service

8. Conclusion

It is proposed to replace the existing community health centre at 130 Princes Highway, Ulladulla with the new Ulladulla HealthOne Primary Integrated Care Centre. This report has been prepared to determine and assess the car parking demand generated by the proposed HealthOne Centre.

There is currently no available public data for the parking generation of community health centres, noting that the Shoalhaven Local Environmental Plan differentiates between medical centres and community health centres. In the absence of such data, the number of required parking spaces for the proposed development was based on three car parking surveys of the existing community health centre. These surveys take into account the following site-specific data:

- The part time provision of some services
- Outreach services
- Surrounding developments
- Site location
- Proximity of public transport
- Other transport services

The required number of parking spaces generated for the new HealthOne Centre, along with the information supplied by the SoEE, indicate that during peak parking times some staff and a small number of patients will be required to either park off-site or not drive. In our opinion this is considered reasonable, due to the following:

- Patients and staff were observed walking to site
- The public bus is a 3-minute walk away from site
- Patients are known to walk to site from local shopping centres
- Ulladulla has a community transport service for the elderly and those with a disability
- There is 2-hour parking off the Princes Highway adjacent the site
- There is a 2 public car park off South Street
- There is all day parking along South Street, east of the Princes Highway

In addition, the following recommendations were made:

- On-site visitor and staff parking should be clearly tagged / marked
- The stacked parking arrangement should be reserved for staff only and organised by a vehicle management system
- Staff should be encouraged to use public transport, carpool or walk to site where possible
- Visitors should be made aware of public transport options and Community Transport Services

Based on the above reasons and observations the proposed number of parking spaces for the HealthOne basement car park is deemed acceptable for its intended use / purpose.