

Our Ref: 24089

27 June 2024

**DEEPWATER MOTOR BOAT CLUB - 31 WEBSTER STREET, MILPERRA
PARKING ASSESSMENT OF PROPOSED ALTERATIONS & ADDITIONS DEVELOPMENT APPLICATION**

On behalf of Dolton House. The Transport Planning Partnership (TPP)'s has undertaken a parking assessment for proposed alterations and additions to the existing Deepwater Motor Boat Club facility at 31 Webster Street, Milperra.

The findings of the parking assessment are presented herein. The assessment has been prepared to accompany a Development Application (DA) submission to Canterbury-Bankstown Council (Council) for the proposed alterations and additions.

Background

The Deepwater Motor Boat Club (Club) facility was established on the site at 31 Webster Street Milperra in 1930 and has operated continuously in some form since that time.

Vehicle access to the Club site and its on-site parking area is provided via Webster Street. Webster Street provides access from Henry Lawson Drive for the Club and the Deepwater Park recreational area.

Proposed Development

A DA is to be lodged with Council for alterations and additions to the existing Deepwater Motor Boat Club with the intent of re-activating the existing Club building.

The DA is seeking approval to accommodate up to 250 patrons on site within the Club building.

The proposed alterations include:

- Upper Floor - Re-use of area as a club with new kitchen and bar facilities and amenities
- Ground Floor – Boat storage, change rooms, toilets and small administration space.

It is proposed that the Club will be serviced by a formalised car parking facility providing 100 on-site car parking spaces. The proposed car parking areas will be provided within the previous hard stand parking area servicing the di-used club building.

The Club car parking area will continue to be accessed via Webster Street and Henry Lawson Drive.

Parking Assessment of Proposed Development

As noted above, the proposed re-activated Club will accommodate up to 250 patrons at any one time.

It is noted that Council's Development Control Plan (DCP) does not provide specific parking rates for Club related land uses, rather stating that parking demand shall be estimated with the aid a of parking assessment based on surveys and experience of similar sites and land uses.

Similarly, the *RMS Guide to Traffic Generating Developments (Guide)*, recommends that comparisons with similar club land uses be drawn.

In determining the appropriate car parking requirements for the proposed Club development, TPPP have considered the parking rate approved for the 2014 DA on the Club site at 31 Webster Street.

The approved DA (2014) included a total on site population of 1,012 people and a parking provision of 340 parking spaces. This equates to a parking rate of 1 space / 3 people.

The approved parking rate is consistent with RMS Guide for restaurant land uses which specifies a parking provision of 1 space / 3 seats.

Thus, for the proposed alterations and additions DA for the Club, it is considered that parking rate of 1 space / 3 people is an appropriate rate to utilise in the parking assessment of the DA.

Applying the rate of 1 space / 3 people to the proposed DA equates to a required parking provision of 83 parking spaces.

Thus, the proposed provision 100 parking spaces will more than adequately accommodate the parking demands of the proposed Club development. Moreover, there would be an effective surplus of 17 parking spaces.

Summary

In summary, the proposed alterations and additions associated with re-activating the Club is estimated to generate a parking demand of 83 car parking spaces.

The proposed provision of 100 on-site car parking spaces will be satisfactory.

Should you have any queries regarding the above or require further information, please do not hesitate to contact the undersigned on 8437 7800.

Yours sincerely,

A handwritten signature in black ink that reads 'Jason Rudd'.

Jason Rudd
Director

