



TRAFFIC SOLUTIONS PTY LTD

Reference No: 22.23.038

14 April 2025

The General Manager
Mid Coast Council
P.O. Box 482
Taree NSW 2430

Dear Sir,

**Traffic and Parking Impact Assessment - Proposed alterations and additions to the
Forster Bowling Club, 2 Strand Street, Forster**

Traffic Solutions Pty Ltd has been engaged by the Forster Bowling Club to provide MidCoast Council with an assessment of the traffic and parking implications of proposed alterations and additions to the existing premises at the subject location.

The proposed additions extend from the western end of the existing clubhouse building over the northern part of the existing south-western bowling green. The proposed additions include an indoor/outdoor enclosable dining area, an enclosed kitchen, café and playground, and a new bar between the existing building and the proposed additions. A shade canopy will extend over part of the existing bowling green as part of a proposed bare foot bowls facility.

The proposal involves an increase in the Gross Floor Area of the existing building from 1913.5m² to 2520m², an increase of approximately 606.5m².

The net floor area of the proposed indoor/outdoor enclosable dining area component of the additions has been calculated at 414m² as follows:

- The total floor area of the proposed addition is 606.5m²
- Less the floor area that will be occupied by the café/kitchen, which is 58m²
- Less the floor area that will be occupied by the playground, which is 54m²
- Less the floor area that will be occupied by the part of the amenities that is under the roof of the new addition, which is 80.5m²
- Leaving the net floor area that will remain within the new addition as indoor/outdoor enclosable dining as 414m²

The availability of on-street parking in the vicinity has been assessed with on-street parking demand surveys undertaken on a weekday. The results of the assessment are presented in this statement.

This assessment has been undertaken with reference to plans prepared by Murray James Building Design and Planning, Sheet Numbers 1 – 10, issue B and dated 21 March 2025.

PARKING

The site contains the Forster Bowling Club and the Forster Entertainment Centre, both owned by Forster Bowling Club Group.

The Club operates 2 x 12 seat courtesy mini buses from 4pm each day on a minimum hourly basis. During special events or on especially busy nights, the buses operate on a continuous basis or as demand requires. There is a total of 111 car parking spaces on the site, shared between the Bowling Club and Entertainment Centre facilities. In addition, there are unrestricted parking spaces along the Macintosh Street and Strand Street frontages of the site that are currently utilised by patrons of the Club.

To determine the parking demand for both on-street and off-street parking in the vicinity of the Club, surveys were conducted during peak operational times. The results of these surveys are discussed on the following pages. Patronage number surveys were also recorded during the same peak periods.

The Great Lakes Development Control Plan 2014, section 10.3, provides the following car parking requirements applicable to this proposal:

Restaurant

- 1 space per 15 seats in an area identified in Council's S94 parking contributions plan
- 1 space per 3 seats elsewhere

Theatre/Church/Place of Assembly

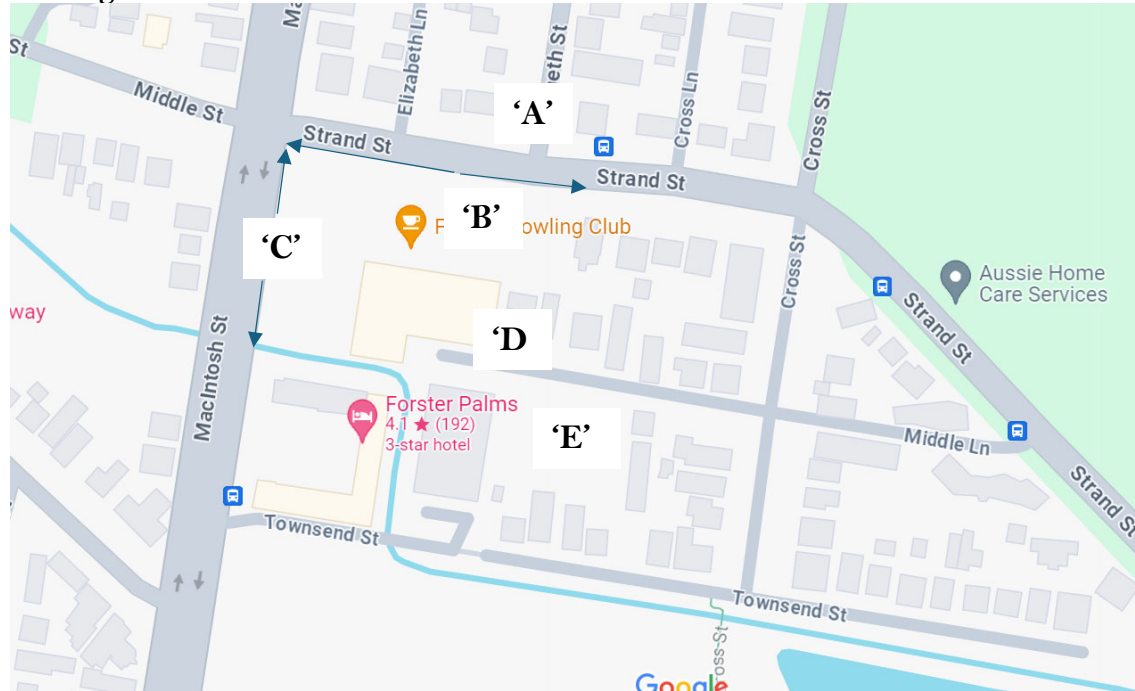
- 1 space per 10 seats or 1 space per 10m² of seating area

The plans do not indicate the number of seats proposed in the additions; however, based on the proposed indoor/outdoor dining floor area, the following is an indication of the number of parking spaces required for the proposal.:

$$\text{Additional floor area of } 414\text{m}^2 @ 1 \text{ space}/10\text{m}^2 \text{ GFA} = \mathbf{41.4 \text{ spaces}}$$

To determine the current on and off-street parking demand in the immediate vicinity of the Club, surveys were undertaken at 60 minute intervals along the Macintosh and Strand Street frontages of the site as well as in the car parks at the rear of the Bowling Club and Entertainment Centre facilities. The surveys, conducted by Traffic Solutions Pty Ltd, were undertaken during peak operating times (3.00pm – 8.00pm) on Friday, 23 August 2024 and Saturday, 24 August 2024 within the areas indicated as 'A' to 'E' on the map on the following page.

Parking Zones



Note: The on street parking surveys are only to the boundaries of the site.

During these same survey periods, the number of patrons within the Bowling Club (and in each section of the Club) was recorded to determine the peak patronage times. Detailed survey results are attached to this assessment.

The results of the parking surveys revealed the following:

- There are 76 unrestricted on-street parking spaces along Macintosh Street (western) and Strand Street (northern) frontages of the subject site.
- There are 111 on-site (off-street) parking spaces at the rear of the Bowling Club and Entertainment Centre, which are available to patrons of both facilities.
- There are 187 on and off-street parking spaces available to the patrons of the Bowling Club and Entertainment Centre facilities.
- The peak parking demand recorded was at 6.00pm on both Friday and Saturday with vehicle numbers of 95 and 79 respectively.

In summary, based on the statistics obtained from the surveys, there remains at least 92 and 108 available car parking spaces in the immediate vicinity of the Club at peak times on Fridays and Saturdays respectively.

In brief, the results of the patronage surveys revealed the following:

- There are 578 seats available in the club for patrons (includes Eastern Tiger restaurant, main club area and poker machine areas).
- The peak patronage recorded was at 6.00pm with 224 and 277 patrons on Friday and Saturday respectively.

As would be expected, the peak parking and patronage times coincided with one another, at 6.00pm on both survey days.

Based upon this information, and a total existing floor area of the club of 1913.5m² GFA, the following ratios have been calculated:

Peak parking demand/floor space

- Friday, 95 cars and 1913.5m² GFA = 1 space/20.1m²
- Saturday, 79 cars and 1913.5m² = 1 space/24.2m²

Peak persons/floor space

- Friday, 224 people and 1913.5m² GFA = 1 person/8.5m²
- Saturday, 277 people and 1913.5m² = 1 person/6.9m²

Peak person/parked vehicle

- Friday, 95 cars and 224 people = 2.3 persons/car
- Saturday, 79 cars and 277 people = 3.5 persons/car

It is acknowledged that many patrons will utilise the free courtesy bus or walk or cycle to/from the club; however, utilising these statistics obtained from the surveys, the increase in the additional indoor/outdoor dining areas can potentially cater for an additional 60 people at peak times. This may potentially require an additional 26 car parking spaces based upon 2.3 persons per parked vehicle, or up to 21 spaces based upon parked vehicles per floor space at 1 space/20.1m² (as recorded on Saturday 24th August 2024) utilising the current recorded persons per vehicle statistics.

Consequently, the existing on and off-street car parking available to patrons and staff at peak Friday times (**92 spaces**) and Saturday times (**108 spaces**) exceeds Council's parking requirements (**41.4 spaces, based on the additional floor area of 414m²**) and both car parking calculations based upon persons per parked vehicle (34) or parked vehicles per floor space (27). A copy of the survey data is attached.

The potential additional traffic generated by the proposal can be calculated by utilising the number of persons per vehicle, i.e., 2.3 persons/vehicle on Friday evening as 26 vehicles either approaching or departing the club utilising the current recorded persons per parked vehicle statistics recorded. This traffic generation is minor, particularly when there are three (3) approach roads to the on and off-street parking areas. This minor traffic generation does not trigger referral to TfNSW under State Environmental Planning Policy (Transport & Infrastructure) 2021 (T&I SEPP).

CONCLUSIONS AND RECOMMENDATION

The parking surveys reveal there is ample available car parking along the Macintosh and Strand Street frontages of the site, and the on-site car parking serving the Bowling Club and Entertainment Centre facilities, to cater for the potential increase in club patronage likely to result from the proposed alterations and additions to the Bowling Club building.

It is recommended that the club advertise to members that on-site parking is available at the rear of the Bowling Club and the Forster Entertainment Centre, to encourage greater use of the rear parking and reduce the possibility of any overflow parking into residential streets to the north of Strand Street.

In my opinion, the potential increase in traffic generated by the proposal does not require referral to TfNSW under the T&I SEPP.

Should you require any additional information or clarification of the contents of this letter, please contact me on the numbers provided.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Craig Hazell'.

Craig Hazell
Director

**Traffic Solutions Pty Ltd****Craig Hazell**

M. 0417 262 057

Client
Job No/Name
Day/Date
WeatherForster Bowling Club
24.25.002
Friday 23 August 2024
Fine and sunny

Parking Demand Surveys - Forster Bowling Club

CARS

Zone	Location	Restriction	Cap	1500	1600	1700	1800	1900	2000
A	Strand St North / Side	90 degree parking Unrestricted	17	8	7	7	11	11	8
B	Strand St South / Side	90 degree parking Unrestricted	46	26	19	30	39	29	23
C	McIntosh St East / Side along club frontage	Parallel Parking Unrestricted	13	4	3	1	1	2	0
D	Club car park	Unrestricted	23	18	12	13	15	13	12
E	Leisure Centre car park	Unrestricted	88	28	25	26	29	26	20
Sub-Total Vehicles Parked			187	84	66	77	95	81	63
Number of Vacant Spaces				103	18	110	92	106	124
% of Capacity Used				44.9%	78.6%	41.2%	50.8%	43.3%	33.7%

**Traffic Solutions Pty Ltd****Craig Hazell**

M. 0417 262 057

Client
Job No/Name
Day/Date
WeatherForster Bowling Club
24.25.002
Friday 23 August 2024
Fine and Sunny

Patron numbers survey - Forster Bowling Club

PATRONS

Zone	Location	No. of seats	1500	1600	1700	1800	1900	2000
A	Eastern Tiger Restaurant	210	4	2	2	23	57	32
B	Seating area	290	29	57	139	186	71	51
C	Pokies inside club	58	11	10	11	10	26	20
D	Pokies in Smoking area	20	7	5	3	5	12	11
E	Bowling Green	0	41	10	0	0	0	0
Sub-Total Seating/Patrons		578	92	84	155	224	166	114
Number of Vacant Spaces			486	8	423	354	412	464
% of Capacity Used			15.9%	91.3%	26.8%	38.8%	28.7%	19.7%

**Traffic Solutions Pty Ltd****Craig Hazell**

M. 0417 262 057

Client
Job No/Name
Day/Date
WeatherForster Bowling Club
24.25.002
Saturday 24 August 2024
Fine

Parking Demand Surveys - Forster Bowling Club

CARS

Zone	Location	Restriction	Cap	1500	1600	1700	1800	1900	2000
A	Strand St North / Side	90 degree parking Unrestricted	17	5	1	2	11	9	8
B	Strand St South / Side	90 degree parking Unrestricted	46	21	17	21	36	31	27
C	McIntosh St East / Side along club frontage	Parallel Parking Unrestricted	13	2	0	0	0	0	0
D	Club car park	Unrestricted	23	11	12	9	12	12	11
E	Leisure Centre car park	Unrestricted	88	14	13	13	20	15	14
Sub-Total Vehicles Parked			187	53	43	45	79	67	60
Number of Vacant Spaces				134	10	142	108	120	127
% of Capacity Used				28.3%	81.1%	24.1%	42.2%	35.8%	32.1%

**Traffic Solutions Pty Ltd****Craig Hazell**

M. 0417 262 057

Client
Job No/Name
Day/Date
WeatherForster Bowling Club
24.25.002
Saturday 24 August 2024
Fine

Patron numbers survey - Forster Bowling Club

PATRONS

Zone	Location	No. of seats	1500	1600	1700	1800	1900	2000
A	Eastern Tiger Restaurant	210	4	2	8	178	138	75
B	Seating area	290	65	57	72	83	70	51
C	Pokies inside club	58	10	14	14	9	16	12
D	Pokies in Smoking area	20	7	0	8	7	9	6
E	Bowling Green	0	10	5	4	0	0	0
Sub-Total Seating/Patrons		578	96	78	106	277	233	144
Number of Vacant Spaces			482	18	472	301	345	434
% of Capacity Used			16.6%	81.3%	18.3%	47.9%	40.3%	24.9%