



10 June 2011
Ref 11154

Ashfield Council
260 Liverpool Road
ASHFIELD NSW 2131

Attn: Mr Atalay Bas

Dear Atalay,

**PROPOSED EXPANSION OF WEST LEAGUES CLUB, ASHFIELD
REVIEW OF PARKING ASSESSMENT**

As requested, we have undertaken a preliminary review of the parking implications of the proposal to expand West Leagues Club which is located at 113-115 Liverpool Road, Ashfield.

I note from the report prepared by *Colston Budd Hunt & Kafes Pty Ltd* that the existing club comprises a floor area of some 3,220m² with on-site carparking for approximately 160 vehicles. A separate site owned by the club in Victoria Street provides parking for a further 130 cars, whilst the club also has access to the adjacent school grounds which can accommodate approximately 150 parking spaces on an after-hours basis only.

Thus the existing club has access to a total of 440 off-street carparking spaces.

The expansion proposal seeks approval for an extension to the existing club of some 1,200m² plus a 135 room hotel and a new carparking area comprising an additional 275 carparking spaces.

The club proposes to continue using the adjacent school grounds to accommodate 150 parking spaces on an after-hours basis, however the 130 space carparking area in Victoria Street is to be closed (and the site redeveloped for residential purposes).

Off-street parking for the expanded club and hotel is therefore proposed for 595 parking spaces as follows:

Proposed Parking	
Existing Club Carparking Area:	110 spaces
Use of Adjacent School Grounds:	150 spaces
Valet Carparking:	60 spaces
New Carparking Area:	275 spaces
Total Parking Proposed:	595 spaces

It should however, be noted that the provision of 275 new parking spaces is offset by the proposed closure of the Victoria Street carpark (130 spaces), such that the *nett increase* in parking for the proposed club expansion and the proposed 135 room hotel will be only 145 spaces.

That proposed parking provision represents a considerable *shortfall* in carparking when assessed in accordance with Council's carparking code requirements.

In addition, there is no guarantee that the club can continue to use the adjacent school grounds for parking (150 spaces) indefinitely.

The justification provided in the *CBHK* report for the *shortfall* in club parking is based on a single survey conducted in the various club carparking areas on one weekend.

The surveys do *not* take into account the extent of on-street parking generated by the club, nor is any information provided on events or entertainment held at the club on the weekend of those surveys.

It is considered that, if such a substantial variation from the Council's carparking code is to be accepted, that:

- the surveys of carparking accumulations should be conducted over several weekends, and
- the surveys should include busier weekends that take into account the type of entertainment being offered to club patrons.

In addition, the survey should also take into account the extent of on-street carparking generated by the club which has not been addressed in the *CBHK* report.

Please do not hesitate to contact me on telephone 9904 3224 should you have any enquiries.

Yours sincerely



Robert Varga
Director
Varga Traffic Planning Pty Ltd