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Transport Planning, Traffic Impact Assessments, Road Safety Audits, Expert Witness

16th August 2019

Reference: 190226.04FA

MM Atelier Architects
PO Box 87, Mona Vale NSW
Attention: Vanessa Benitez

SUPPLEMENTARY PARKING ADVICE OF THE LEISURE & ENTERTAINMENT PRECINCT AT CNR WARLTERS STREET & PARK STREET, PORT MACQUARIE

Dear Vanessa,

Reference is made to your request to provide Supplementary Parking Advice for the proposed Leisure & Entertainment Precinct at CNR Warlters Street & Park Street, Port Macquarie. This letter addresses the Kmart carpark capacity in relation to regular Kmart trade as well as occasional overflow parking from the proposed Leisure and Entertainment Precinct development during peak blockbuster releases and should be read in conjunction with M^CLaren Traffic Engineering's (MTE) amended Traffic and Parking Impact Assessment (TPIA) dated 16th August 2019.

1 Background

The proposed Leisure and Entertainment Precinct includes a cinema, amusement centre, retail, restaurants, a gym and a function centre, and provide a basement with 153 car spaces and 12 motorbike spaces. This basement will satisfy the parking demand of the development except for during peaks on Friday evening, Saturday midday, and Saturday evening, when some overflow spills out within the adjacent Kmart car park.

It is important to note that the parking shortfall for the proposed development occurs during the peak operating time of the development (Friday night, Saturday night, and on occasion depending on the movie releases Saturday midday). The peak operating times of Kmart are generally mornings/early afternoons, particularly on Saturdays and Sundays.

2 Car Parking Analysis

Surveys of the surrounding parking environment were undertaken between 3pm-10pm on Friday, 9th November 2018, and 12pm-10pm on Saturday, 10th November 2018, which encapsulate the peak demand periods for the Leisure and Entertainment Precinct. It is important to note that the Kmart car park occupancy data was heavily influenced by the one-off Cinema under the Stars event on Friday and monthly Foreshore Markets on Saturday.

MTE has assessed the existing Kmart parking data in conjunction with the peak parking demands of the subject development. It is noted that the function centre demands a total of 41 parking spaces,

which is a significant portion of the provided basement car parking area. As functions could occur at any time, or not at all, the car parking demand has been assessed both with and without functions occurring.

Results of the assessment for Friday (both with and without functions) are shown in **Figure 1** and **Figure 2**, whilst results for Saturday (both with and without functions) are shown in **Figure 3** and **Figure 4**. The analysis with consideration for functions represent car park conditions with a fully occupied function centre at all times which is unrealistic, however it is assessed a worst-case scenario.

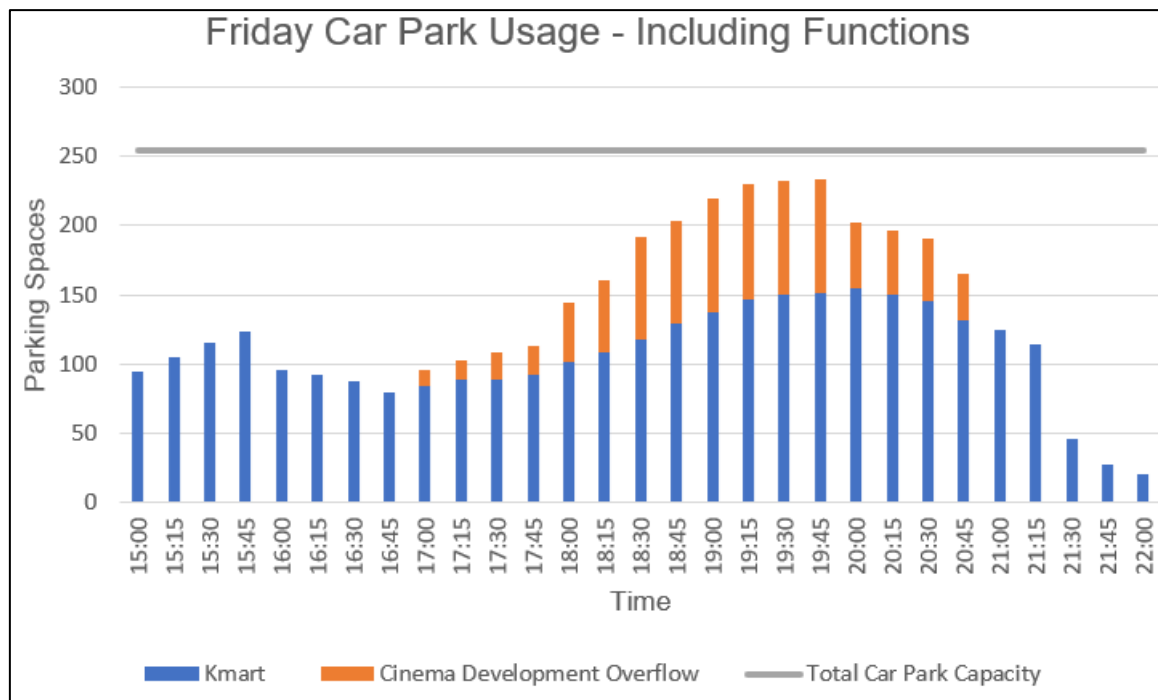


FIGURE 1: KMART CAR PARK – FRIDAY USAGE WITH FUNCTIONS

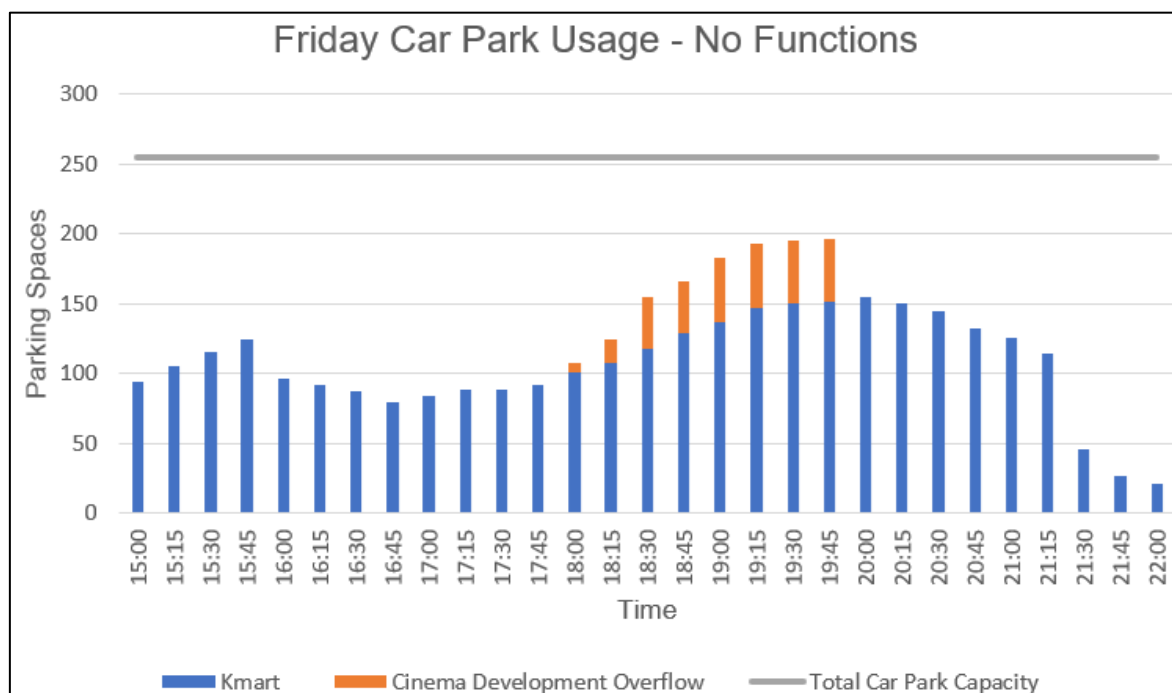


FIGURE 2: KMART CAR PARK – FRIDAY USAGE WITHOUT FUNCTIONS

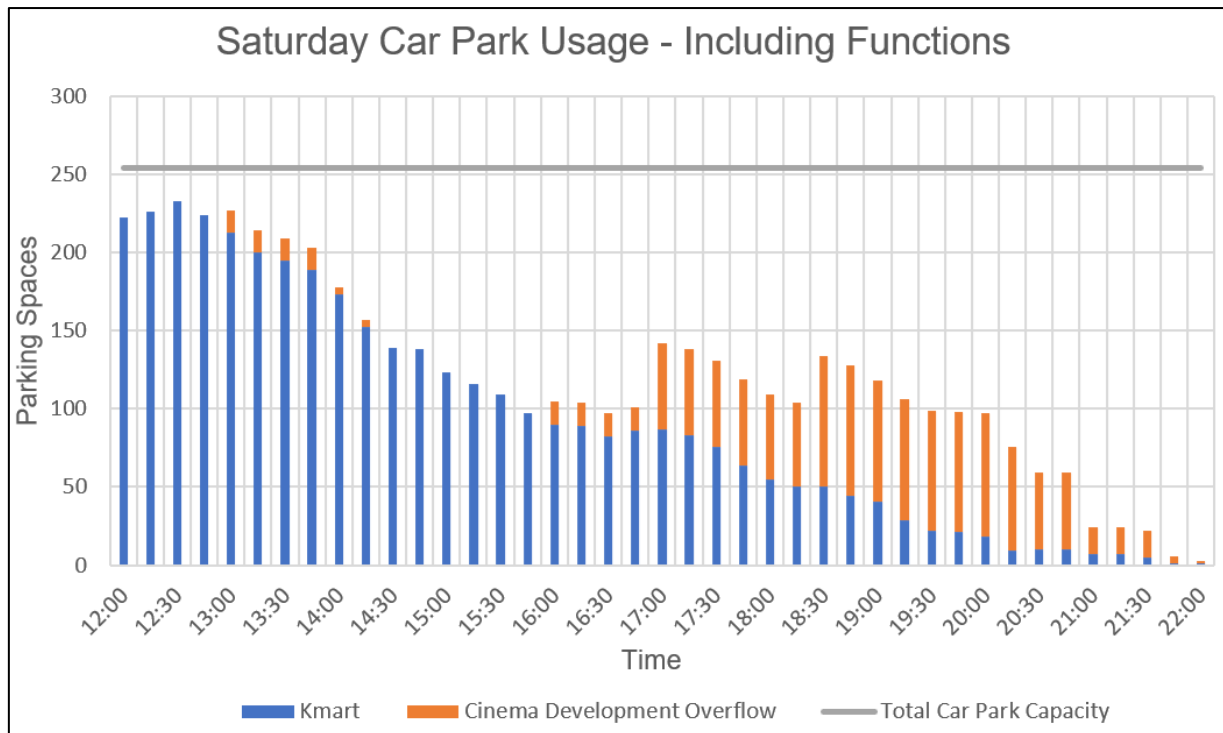


FIGURE 3: KMART CARPARK – SATURDAY USAGE WITH FUNCTIONS

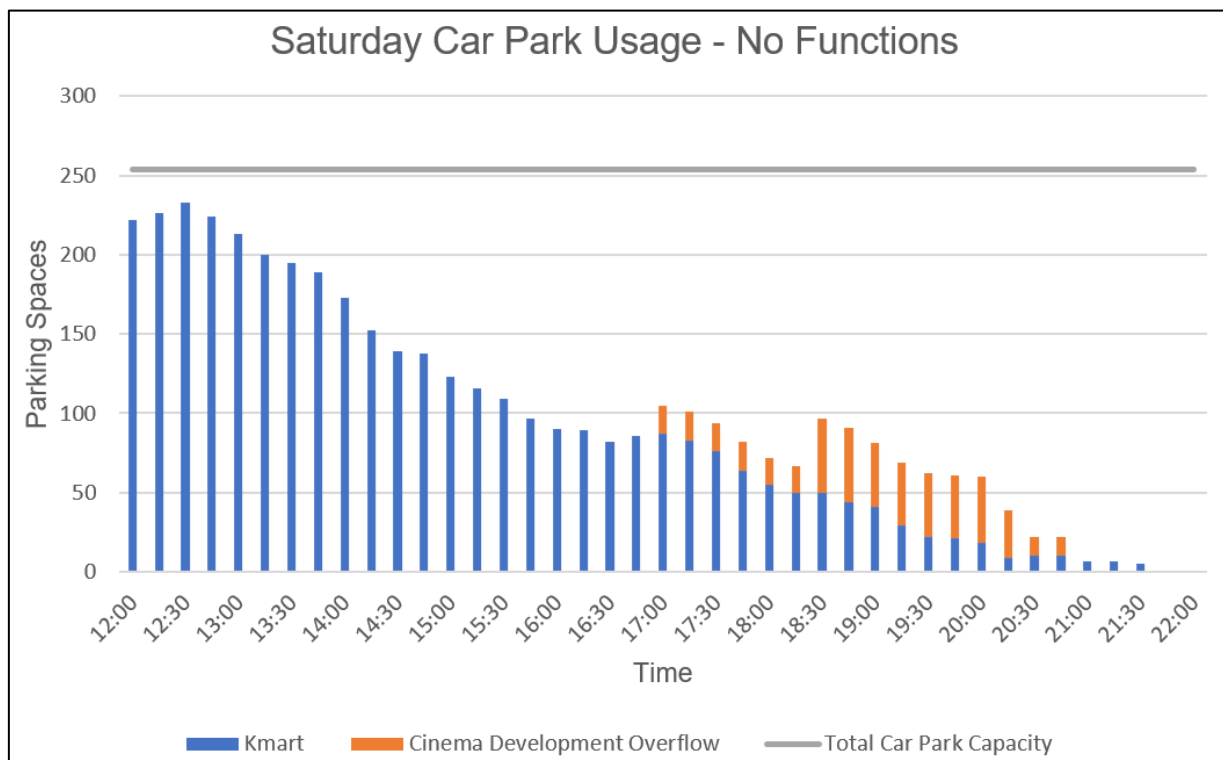


FIGURE 4: KMART CARPARK – SATURDAY USAGE WITHOUT FUNCTIONS

As shown above the Kmart carpark does not exceed its total capacity even with the influence of the overflow parking from the proposed development, with or without functions. The additional parking from the proposed development will increase consumer exposure to Kmart, potentially providing an advantage to Kmart and other surrounding businesses, whilst still maintaining spare capacity within the carpark.

The proposed development is not expected to operate at or near peak capacity on Sundays or during the weekdays. Therefore, it is highly unlikely that there will be overflow parking on Sunday or other weekday mornings/early afternoons, and all parking demand can be accommodated within the 153-space basement.

The TPIA states that the overflow parking for the development is a worst-case scenario due to the following factors:

- A significant portion of patrons to the development are likely to walk to the site and/or be dual use trips due to the close proximity as a centre overall. Settlement City Shopping Centre (or other nearby existing shops) patrons are highly likely to walk to the site as driving to the site would likely take longer than walking;
- Any overflow patrons are likely to use available public parking on Park Street, Warlters Street or the boat ramp carpark, not just the Kmart carpark;
- Peak parking demands for the proposed uses have been assumed to occur within one hour, when realistically they will be spread across a few hours throughout the peak period (i.e. from 5-8pm);
- Both Friday and Saturday available parking results were majorly influenced by the *Cinema Under the Stars* and *Foreshore Market* events, which are one-off and monthly events respectively. It is expected that a significant portion of the surveyed parking was from these events;
- MTE has not counted the motorbike parking spaces toward parking demand. The provision of 12 motorbike spaces in the basement would theoretically reduce the parking shortfall by 12 spaces during all three peaks;
- The proposal includes two (2) five-minute pickup/dropoff spaces. These are highly likely to be used and therefore would marginally reduce the development's need for long-term parking.

Please contact the undersigned should you require further information or assistance.

Yours faithfully

McLaren Traffic Engineering



Craig McLaren

Director

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RMS Accredited Level 3 Road Safety Auditor [1998]

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