

TRAFFIC AND PARKING IMPACT STATEMENT

FOR PROPOSED NEW COOEE HOTEL

AT

124 ISLAND POINT ROAD, ST GEORGES BASIN

REV C



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1.0 INTRODUCTION

1.1 Background

The Cooee Hotel is located in the commercial precinct of St Georges Basin in Island Point Road and is directly opposite St Georges Road. The hotel driveway is located in Island Point Road and provides access to a front and rear off-street car park. The site has a frontage to Crowea Road but no vehicular access. A residential subdivision is under construction on the eastern side of Crowea Road which extends south to Anson Street. The hotel and environs are shown in **Figure 1, a Nearview aerial photograph**.

The urban area to the west of Island Point Road and the south and east to Sanctuary Point and Paradise Beach comprises detached residential dwelling houses.

A development application is to be submitted to Shoalhaven City Council for demolition of the existing hotel buildings and construction of a new hotel with accommodation rooms for overnight and weekend visitors. The only other hotels in the Jervis Bay area are located at Huskisson Beach and Sanctuary Point. Huskisson Beach is 15 minutes' drive to the north from St Georges Basin. There are no motels in St Georges Basin.

1.2 Regional and Local Road Network

The regional road network to the north of St Georges Basin extends from Princes Highway in the west to Vincentia Shopping Village and Huskisson Beach to the north via Island Point Road and The Wool Road.

Island Point Road is a local road and runs south from the intersection at The Wool Road to St Georges Basin and Sanctuary Point via Loralyn Avenue, Walmer Avenue and thence via Paradise Beach Road and Larmer Avenue to the Wool Road at Worrowing Heights. The regional and local road network is shown in **Figure 2**. The current AADT in Island Point Road south of Tasman Road was 4095 in February 2023.

1.3 Primary Trade Area

The primary trade area is St Georges Basin and Sanctuary Point which had a population of 10,138 at the 2016 Census. Children aged 0 to 14 years made up 16.4% of the population. People aged 65 years plus made up 29.9% of the population (NSW 15%).

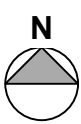
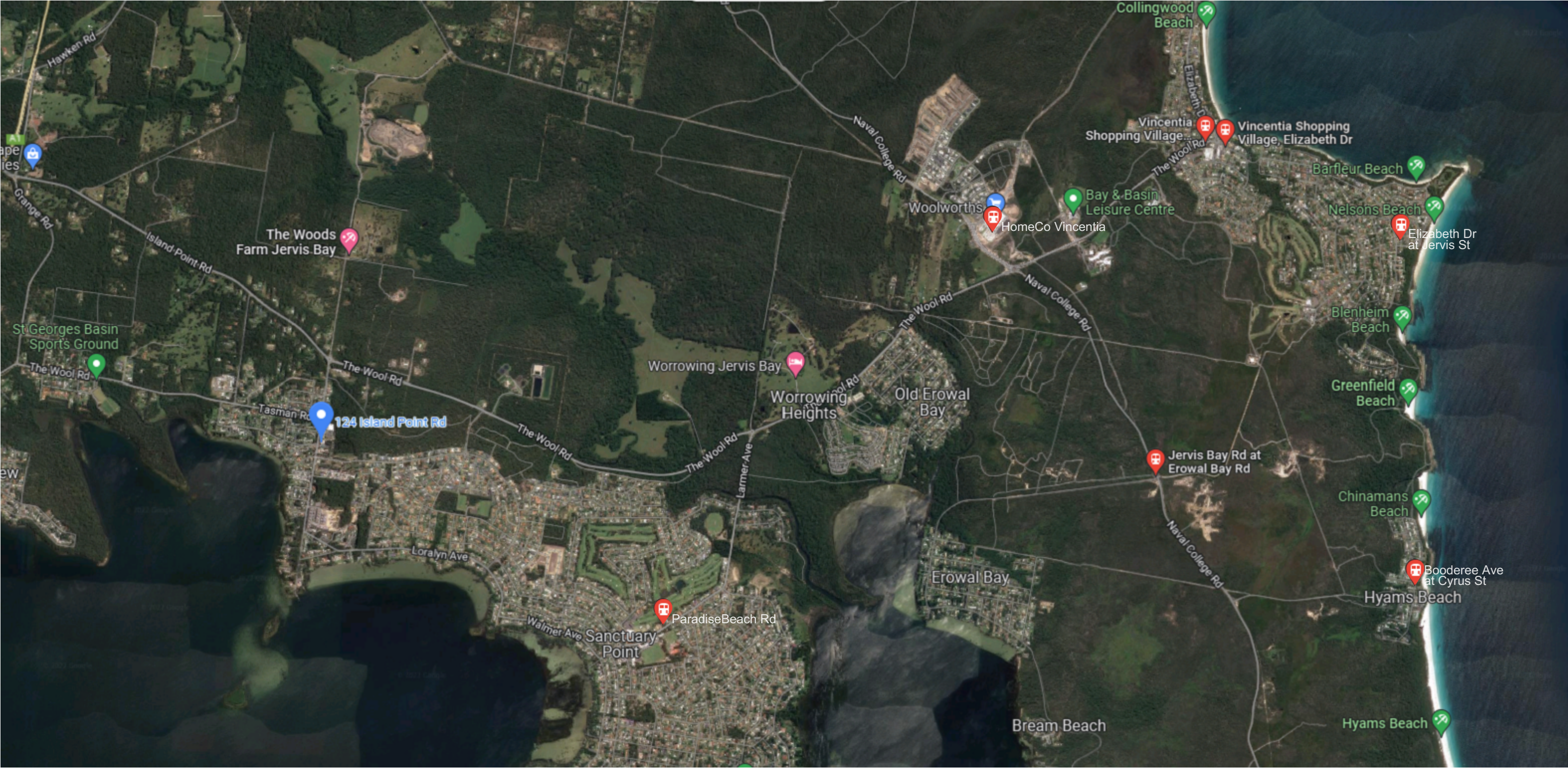
Licensed hotels and clubs in the area north of Jervis Bay include the Huskisson Hotel and the RSL Club in Huskisson, Cooee Hotel, Bay and Basin Boutique Hotel in Sanctuary Point, and St George Basin Country Club.

Bistro style meals are provided at the Cooee Hotel, Huskisson Hotel, St George Basin Country Club in Sanctuary Point, RSL Club in Huskisson and Huskisson Bakery and Café.



COOEE HOTEL / 124 Island Point Rd, St Georges Basin
NSW 2540, Australia

0 20000m
SCALE 1:800 @A3
FIGURE 1 : NEARMAP
COOEE HOTEL AND ENVIRONS
N



0 500m

SCALE 1:3000 @A3
FIGURE 2 : REGIONAL AND
LOCAL ROAD NETWORK

(1.3 continued.)

Hotel/motel style accommodation in the St George Basin/Sanctuary Point area comprises the Bay and Basin Boutique Hotel (8 rooms), Golf View Motel (4 rooms and 2 apartments) and Dolphin Shores Motel (20 rooms).

Hotel/motel style accommodation in Huskisson includes the Huskisson Hotel (8 rooms), Jervis Bay Motel (20 rooms) and Huskisson Beach Motel (34 rooms).

1.4 Scope of Report

This report has been prepared in accordance with the guidelines set out in Chapters 3 and 8 of the *NSW 2024 Guide to Transport Impact Assessment*.

Stage 1A

Assess tasks and prepare fee proposal.

Stage 1

1. Site meeting with Managing Director Rise Property Group and hotel manager. Survey of existing floor areas and seating, parking spaces in hotel car park and on street within 150 metres of the hotel. Conduct patronage and parking surveys from 5:00pm until 9:00pm or earlier if peak patronage is around 7:00pm or 7:30pm on Wednesday 13th July.

Stage 2

1. Prepare existing floor plan and seating.
2. Prepare survey forms for patronage and car parking and survey instructions for surveys on 2 additional Wednesday nights, 6th July and 20th July.
3. Analyse food and beverage sales over 39 weeks and rank in order of magnitude.
4. Surveys of patronage and parking demand on 2 additional Wednesday nights.
5. Analyse survey results for patronage and parking for 3 survey nights.
6. Analyse shuttle bus patronage on 3 Wednesday nights.
7. Regression analysis of bar sales versus patronage to determine the 85th percentile patronage over the 39 week period.
8. Prepare written report and electronic copy for review by Jervis Bay Town Planning.
9. Amend draft report and submit an electronic copy of final report for DA submission to Council.

1.5 SEPP (Transport and Infrastructure) 2021 (NSW)

The size of the proposed development is too small to qualify in Columns 2 and 3 of *Schedule 3 Traffic – generating development* to be referred to TfNSW.

2.0 EXISTING PARKING SUPPLY

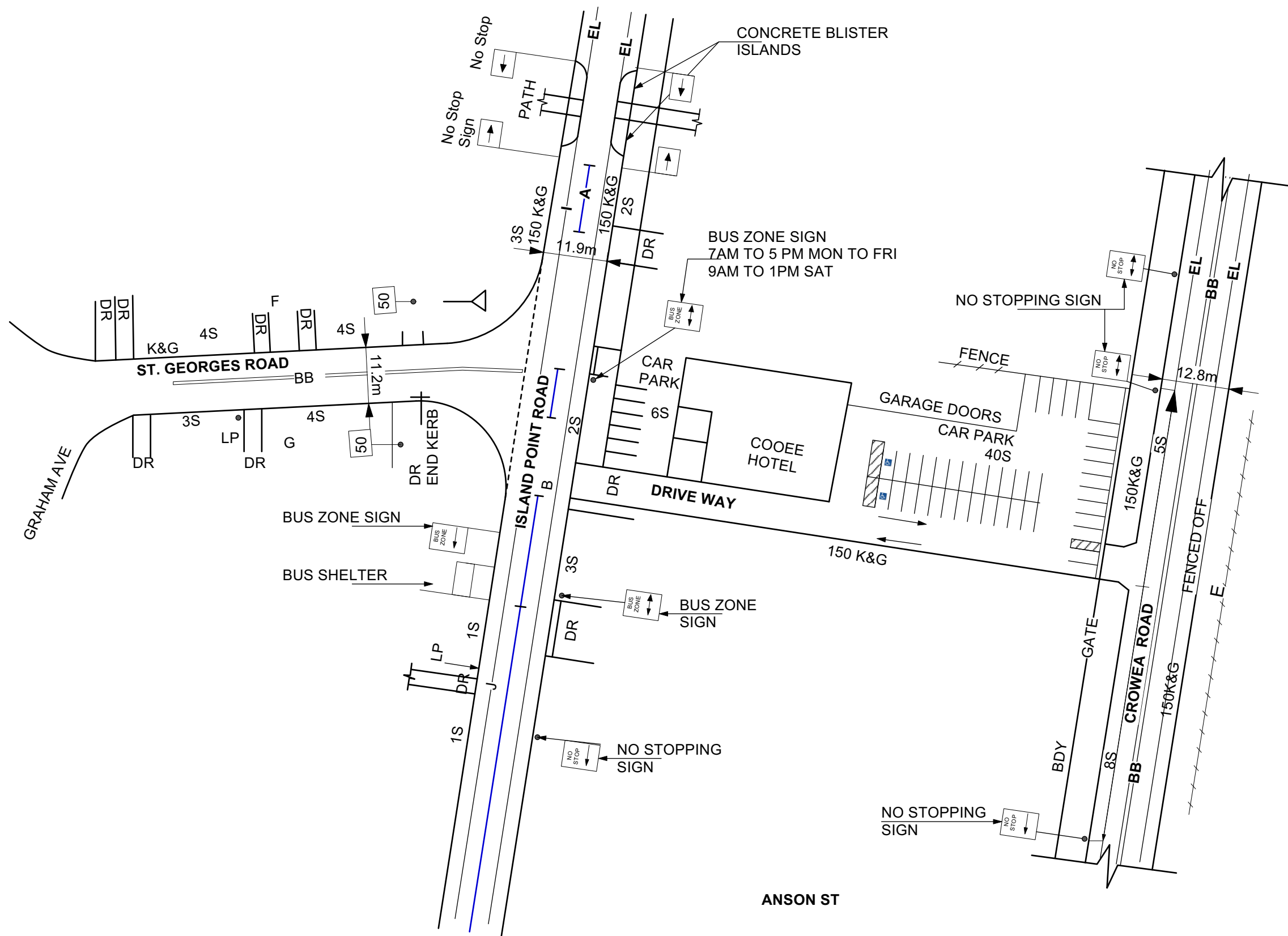
2.1 Cooee Hotel Carpark

There are 40 marked parking spaces including 2 spaces for people with a disability in the car park at the rear (eastern end) of the hotel site and a further 6 spaces on the site frontage to Island Point Road. The northern edge of the driveway to the hotel car parks is 15.5 metres south of the barrier centerlines in St Georges Road on the opposite side of Island Point Road. The car parks are shown in **Figure 3**.

2.2 On-street Parking Spaces in Proximity to Hotel

A street inventory was made with a measuring wheel to include driveway crossings, bus zones, pavement widths, no stopping signs, edge lines and barrier centrelines and road narrowing with concrete blisters at the footpath crossing in Island Point Road. The number of on-street parking spaces was estimated from the survey and space lengths in Figure 2.5 in *AS/NZS 2890.1*. There are 40 parking spaces within 3 minutes walk to the hotel entrance of which 5 spaces in the Bus Zone on the eastern side of Island Point Road are only available after 5:00pm Monday to Friday and after 1pm on Saturday. The road inventory and on-street parking spaces are shown in **Figure 3**.

Details of pavement markings, road alignment and views of shops, Cooee Hotel, Flippin Pizza and St George Automotive are shown in **Photographs P1 to P9**.



LEGEND

4S	NO PARKING SPACES
DR	DRIVEWAY
K&G	KERB & GUTTER
EL	EDGE LINE
BB	BARRIER LINES
	FENCE

0 10m 20m 30m

SCALE 1:800 @ A3

FIGURE 3 - AERIAL VIEW HOTEL CAR PARKS SPACES AND ON STREET PARKING SPACES

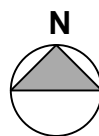




Photo P1: View west of St Georges Road at intersection with Island Point Road.



Photo P2: View north of Island Point Road from St Georges Road.



Photo P3: View south of Island Point Road from intersection with Georges Road.



Photo P4: View east across Island Point Road of shops north of Hotel.



Photo P5: View east across Island Point Road of Cooee Hotel.



Photo P6: View east across Island Point Road of Flippin Pizza & St George Automotive south of Hotel.



Photo P7: View of chainwire fence that surround rear car park.



Photo P8: View south of Crowea Road from future driveway to Hotel car park.



**Photo P9: View north along Crowea Road
from future driveway to Hotel car park.**

3.0 EXISTING HOTEL FACILITIES AND OPERATION

3.1 Existing Floor Areas

The licensed floor areas open to the public have been measured and the floor areas in each facility are shown in **Figure 4** and **Table 3.1** together with seating on Wednesday 13/7/22.

Table 3.1 Floor Areas and Seating

Facility	Floor Area m²	No. of seats
Beer Garden	34.2 (est)	20
Smoking Terrace Front	31.9	21
Front Terrace	119.6	37
Bistro	141.2	89
TAB & Sports Bar	118.6	51
Gaming Room	53	14 pmc
Total	498.5	232

The beer garden is covered and has bench type seating on a concrete floor. The smoking terrace and front terrace have tables and chairs in a covered area on a timber floor and entry stairs from the front car park. Accessible access is provided from the disabled spaces in the rear car park.

3.2 Trading Hours and Typical Weekly Events

The trading hours are: -

Monday, Tuesday, Thursday, Sunday	10am to 10pm
Wednesday, Friday, Saturday	10am to 12 midnight

The main facilities used by patrons are the bistro and indoor dining areas and part front outdoor terraces which are used as a dining area for breakfast and lunch, the sports bar and main bar, gaming room and beer garden. There are TV monitors for watching Fox Sports, T.A.B, Keno and a bottle shop.

The only event that occurs on a weekly basis is the Members Draw on Wednesday night at 5pm. The cash prize commences at \$500 and increases by \$100 per week until the prize is drawn or it reaches a ceiling of \$5000. The ceiling occurred on 27/7/22. On Wednesday 6, 13 and 20th July 2022 when the patronage surveys were made the Members draw prize was \$4700, \$4800 and \$4900.

It is several months since a solo artist performed on the front non-smoking terrace on Sunday afternoon. The front terrace is used mainly for breakfast and lunch on fine days.

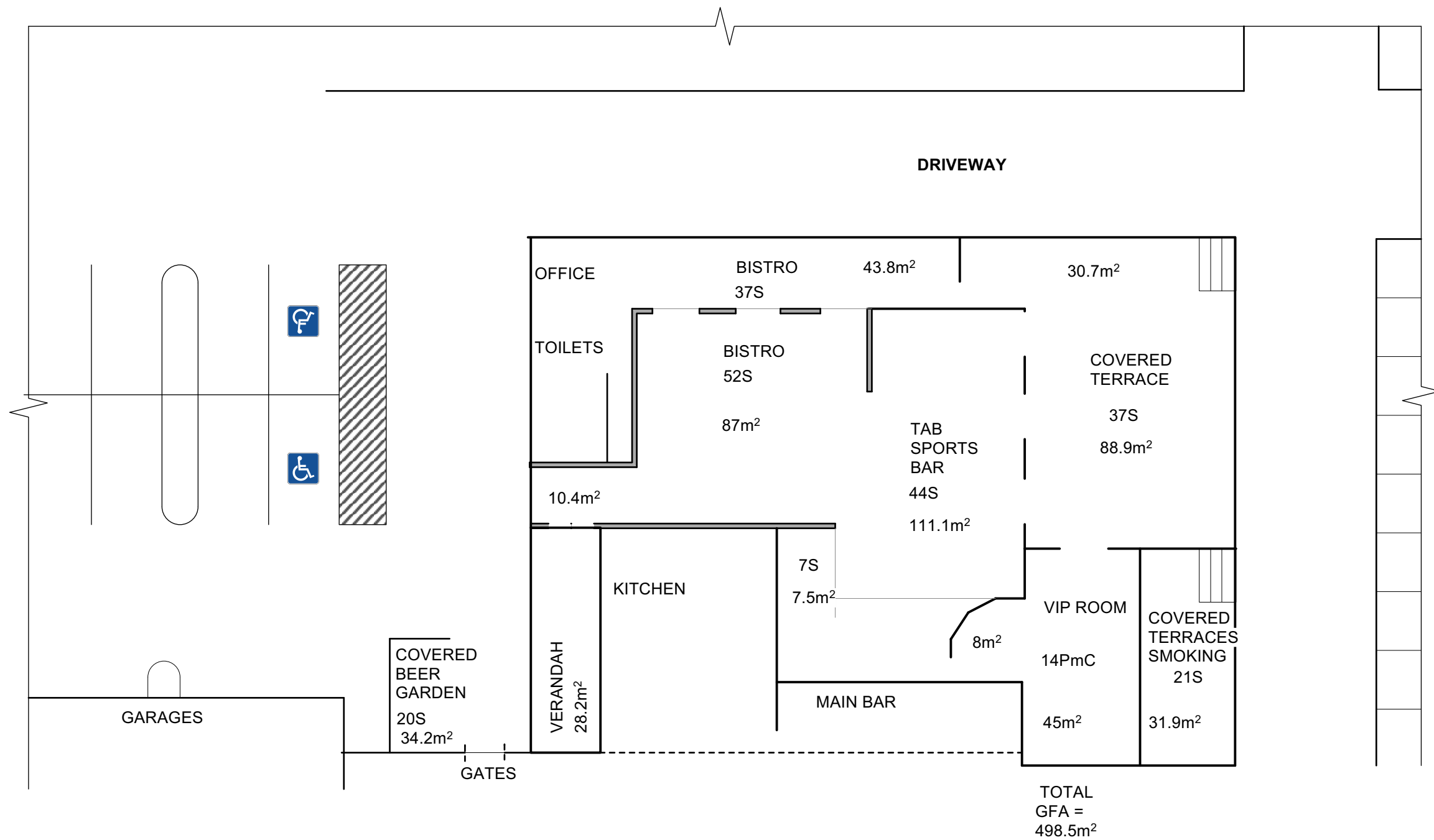


FIGURE 4 - FLOOR PLAN & SEATING COOEE HOTEL
SCALE 1:200@A3



3.3 Patronage and Parking Surveys

Bar and bistro sales were provided for average daily Monday to Sunday for the 12 months period August 2021 to end of July 2022. Based upon this information and advice from our client Wednesday night was considered generally to be the busiest night of the week. The sales for August, September and October were lower due to the Covid lockdown and were excluded from the analysis.

The *NSW 2024 Guide to Transport Impact Assessment Section 8.5.3 Hotels* recommends that proposed hotel developments be compared to similar existing developments, noting the existing supply of and demand for parking in the area and of the peak parking periods of individual facilities within the hotel.

As recommended in the *NSW 2024 Guide to Transport Impact Assessment Section 8.5.3 Hotels* patronage counts (head counts) were made in each separate facility in the hotel to determine when peak patronage occurred and the usage pattern and patronage in each facility. The surveys were carried out at half hourly intervals on 3 Wednesday nights and one Friday, Saturday and Sunday night from 4pm. Peak patronage generally occurred at 6:00pm on Wednesdays and 7:00pm on Friday and Saturday.

Parking accumulation surveys were conducted at half hourly intervals in the hotel car parks and on street in Island Point Road, Crowea Road and St Georges Road within 3 minutes' walk of the hotel entrance during the same period and on the same nights as the patronage surveys.

The complete surveys are contained in **Appendix B** and the results are summarised in **Table 3.3a**.

(3.3 continued.)**Table 3.3a Patronage and Parking Wednesdays**

Date	Day	Time	Patronage Adults	Parked Cars		Staff Car Driver
				Hotel Car Parks	On-street	
6 th July	Wed	4:00pm	65	NA	2	4
		4:30	99	42	3	4
		5:00	109	44	3	5
		5:30	102	40	NA	5
		6:00	104	38	3	7
		6:30	99	35	3	6
		7:00	93	30	2	6
		7:30	74	NA		6
13 th July	Wed	4:00pm	31	22	0	4
		4:30	61	31	1	4
		5:00	104	42	3	5
		5:30	98	est 39	4	5
		6:00	110	36	4	7
		6:30	86	27	4	6
		7:00		NA		6
		7:30		NA		6
20 th July	Wed	4:00pm	47	15		4
		4:30	67	23	4	4
		5:00	98	35	3	5
		5:30	120	38	4	5
		6:00	129	35	3	7
		6:30	125	33	2	7
		7:00	87	28	2	6
		7:30	86	20		6
		8:00	53	NA		

On the 3 Wednesday surveys the patronage at 5:00pm and 6:00pm varied by about 10%. Although Wednesday 13th July was the 85th percentile event and was ranked No 6 in the daily food and beverage sales in **Table D1** in **Appendix D**, the patronage counts were higher on 20th July and have been adopted as the 85th percentile. Therefore, the peak 85th percentile was 129 adults at 6:00pm.

The parking accumulation surveys showed similar variations. The average car driver travel mode inferred from the parking and patronage counts in **Table 3.3a** was as follows: -

Table 3.3b Average Percent Patron Car Driver Travel Mode Wednesdays

Time	4:00pm	4:30pm	5:00pm	5:30pm	6:00pm	6:30pm	7:00pm	7:30pm
Ave patron car driver %	30.4	40.5	37	34.7	28.6	27.4	28.9	16.3

(3.3 continued.)

A patron car driver travel mode as shown has been adopted for estimating peak parking demand for the new hotel at each time period.

Patronage and parking surveys for Friday, Saturday and Sunday are summarised **Table 3.3c**. The complete surveys are included in **Appendix B**.

Table 3.3c Patronage and Parking Friday, Saturday and Sunday

Date	Day	Time	Patronage Adults	Parked Cars		Staff Car Driver
				Hotel Car Parks	On-street	
5 th Aug	Fri	4:00pm	36	26	1	3
		5:00	55	19	2	6
		6:00	93	25	3	6
		7:00	97	33	3	6
		8:00	75			
6 th Aug	Sat	4:00pm	38	12	0	3
		5:00	45	16	0	7
		6:00	75	14	1	6
		7:00	106	35	2	6
		8:00	102			
7 th Aug	Sun	4:00pm	38	15	0	3
		5:00	36	9	0	4
		6:00	31	11	0	4
		7:00	9	5	0	4
		8:00	8	6	0	4

The peak patronage occurred at 7pm on Friday and Saturday. The peak patronage is likely to have occurred at lunch time on Sunday.

3.4 Parking Surveys of Travel Mode by Cooee Hotel Patrons and Staff During Easter 2025

Shoalhaven City Council and the Regional Panel requested that parking surveys be conducted during the Easter Holiday period in 2025. The results of the surveys carried out by hotel staff are summarised in **Table 3.4**.

(3.4 continued.)**Table 3.4 Peak Number Cars & Motor Bikes & Percentage Travel Mode at Peak Time Easter Surveys 2025**

	DAY & PEAK TIME				
	Thurs 7pm	Fri 6pm	Sat 3pm	Sun 1pm	Mon 7pm
No Car / Motor Bike	41	54	52	44	37
% Car Dr / Bike R Travel Mode	54.40%	49.10%	47.30%	53.00%	56.90%
TOTAL Patrons All Modes	90	110	110	83	65
AVERAGE % Car Driver/Bike Rider	49.8% (Average Friday & Saturday 48.2%)				

The number of parked vehicles in **Table 3.4** included staff driving to work and patrons/staff using motor bikes. In **Table 3.3b** if staff are added to the patron car driver mode of 28.6% at 6pm the car driver travel mode by patrons and staff was 34.7% at 6pm

The busiest days over Easter were Friday and Saturday. The average car/bike rider mode at the peak time on Friday and Saturdays was 48.2% as listed in **Table 3.4**.

3.5 Usage of Shuttle Bus

On Wednesdays the shuttle bus operates from 4pm until 11:15pm subject to demand and the service is free. The bus is a Toyota Hi-ace van with 11 passenger seats. When in use the bus parks on the concrete pavement between the hotel building and rear car park. The number of passengers taken to and from the hotel on 6/7/22 and 20/7/22 were recorded by the bus driver. The results are summarised in **Table 3.5** and the survey results are included in **Appendix B**.

(3.5 continued.)

Table 3.5 Shuttle Bus Patronage

Date	Day	Passengers To and From Hotel			
		Arrival Time	No of Pass	Departure Time	No Pass
6/07/2022	Wed	4:10pm	2	5:30pm	1
		4:20	2	6:20	1
		4:40	2	7:20	2
		5:10	2	7:40	3
				7:55	3
				8:40	2
				10:30	1
				11:10	7
Total		8	20		
20/07/2022	Wed	4:05pm	3	6:00pm	1
		4:20	4	7:45	5
		4:50	2	8:00	4
		5:30	6	8:30	5
		6:00	5	8:55	7
		7:45	1	9:25	2
				9:50	6
Total		21	30		

3.6 Analysis of Food and Beverage Sales and Estimated Peak Patronage on the 85th Percentile Wednesday Night

The 85th percentile is a recognised benchmark in traffic engineering as a suitable design standard. In the RMS Guide to Traffic Generating Developments the average maximum peak demand is recommended for Licensed Clubs.

As stated in Section 3.3, food and beverage sales for the months of August, September and October were excluded from our analysis because they were significantly reduced during the Covid lockdown.

The Club management has provided daily food and beverage sales from 1st November 2021 to 31st July 2022, a total of 39 weeks. Revenue peaked on Australia Day 26/1/22 and was ranked No 3 on Wednesday 2/3/22 when a wake was held.

(3.6 continued.)

Analysis of the 271 daily sales showed that the 85th percentile day was Friday 17th June and ranked No 40. The daily food and beverage sales are ranked from 1 highest to 60 in **Appendix C**. For Wednesdays only the 85th percentile ranked No 6 and was marginally higher than Friday 17 June. The peak night time patronage is higher on Wednesdays due to the members draw. Revenue is boosted on Sundays by outdoor dining at breakfast and lunch. Hence the 85th percentile Wednesday has been adopted as the design requirement for parking provision at the Cooee Hotel.

Food and beverage sales have been ranked from 1 highest (100%) to 39 lowest (30.7%) for Wednesdays in **Table D1** in **Appendix D**. Peak patronage from the July 2022 surveys were tested in a regression analysis to establish the relationship between peak analysis and daily hotel revenue. The analysis showed that daily revenue was not a good predictor of peak patronage.

The peak patronage occurred on Wednesdays at 5pm on 6/7/22 and at 6pm on 13/7/22 and 20/7/22.

Based upon the surveys the 85th percentile patronage on Wednesday night has been calculated to be 129 patrons at 6:00pm and 98 at 5:00pm.

3.7 Estimated Peak Parking Demand on the 85th Percentile Wednesday Night 2022 and Easter 2025

The hotel management has provided a schedule of staff on duty and their working hours on each day of a week in July 2022. The schedule is contained in **Appendix D**. There were 7 staff driving to work from 6pm on Wednesday.

The number of staff who travelled to work on the survey days as car driver were obtained from the schedule by the hotel manager and are listed in **Table 3.3a**.

The peak parking demand on the 85th percentile Wednesday night from the surveys in **Table 3.3a** was: -

Time	Patrons	Staff	Total
5:00pm	38	5	43
6:00pm	38	7	45

Parking is not constrained as there are 46 spaces in the hotel car parks as shown in the architect's **Site Plan Sheet 1** and 40 spaces on street within 3 minutes walk.

The patron car driver travel mode varied on the 3 survey nights and declined after 5:00pm on all survey nights as illustrated in **Figure 5**.

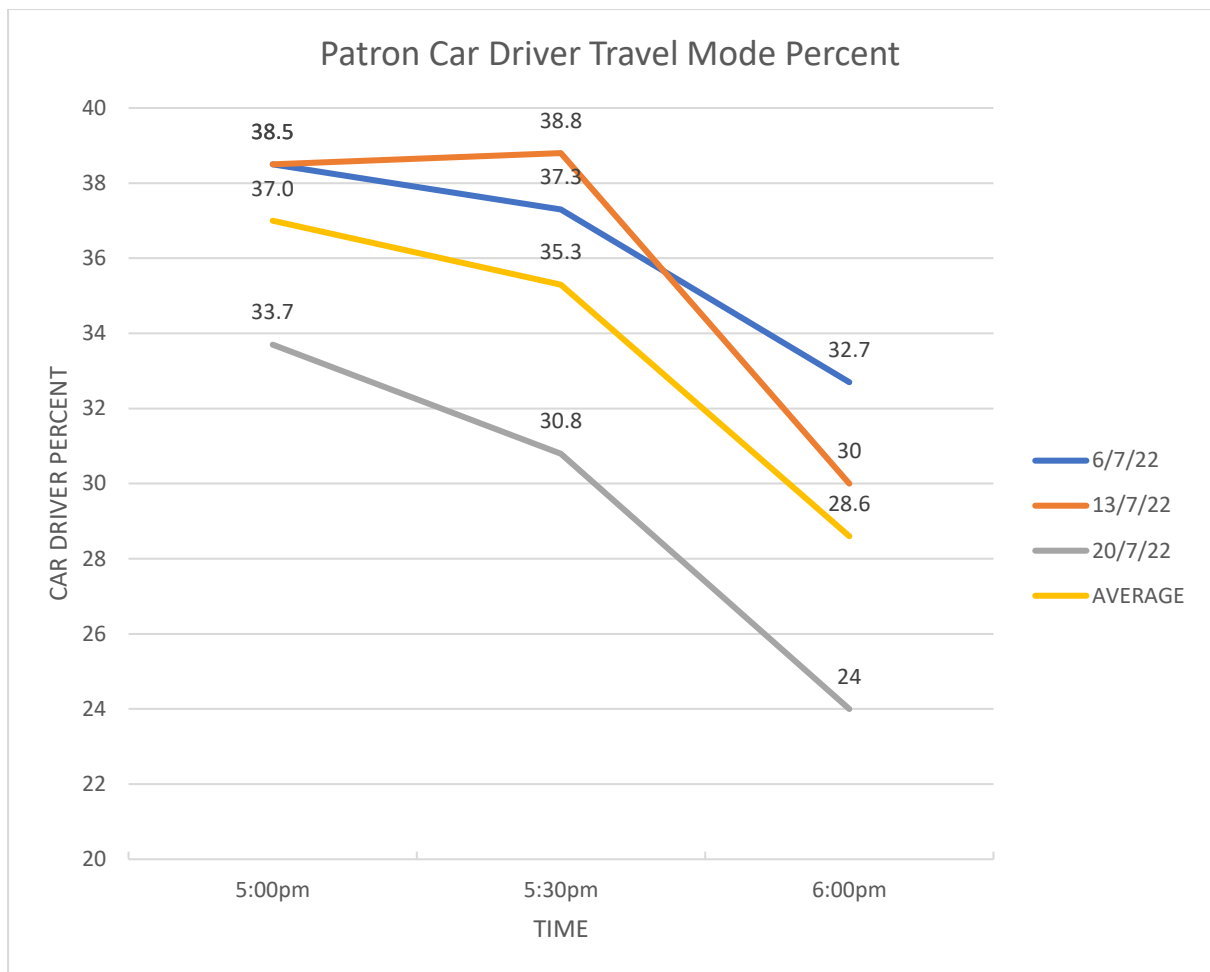


FIGURE 5 PATRON CAR DRIVER TRAVEL MODE PERCENT

(3.7 continued.)

On Friday and Saturday in 2025 the peak crowd of 110 occurred at 6pm and at 3pm respectively. The number of car drivers/motor bike riders was 54 on Friday and 52 on Saturday. The parking provision in our report No 24/22 was 52 car spaces and 2 motorbike spaces. Hence the parking provision satisfied the peak demand on Easter Friday and Saturday.

3.8 Shoalhaven DCP 2014 Hotel Parking Requirement

The parking rate for restaurant/café is 1 space per 6.5m². The parking rate for the remainder of the licensed floor area available to the public is 1 space per 5m² GFA. The licensed floor area for each facility in the hotel are listed in **Table 3.1**.

The parking requirement for the bistro 141.2m² at 1 per 6.5m² is 21.72 spaces. The parking requirement for the remainder of the licensed area 357.3 m² at 1 space per 5m² is 71.46 spaces. Hence the total DCP requirement is 93 spaces which is more than double the 85th percentile parking demand.

4.0 THE PROPOSED NEW COOEE HOTEL

4.1 Gross Floor Areas and Seating

Final drawings have been prepared by ERA Architects for the DA and were emailed on 23rd December 2022. The relevant drawings are included in **Appendix A**. The room layout and facilities in the hotel included 21 hotel rooms for guest accommodation. The seating provisions are listed in **Table 4.1**.

Table 4.1 Gross Floor Areas and Seating

Facility	Floor Area GFA m ²	Number seats
Smoking Deck A	50	-
Terrace	276	121
Bistro	126.5	60
Lounge	126.5	36
Sports Lounge & TAB	153	48
Gaming Room	143	14pmc
Kids Play Area ¹	77	
Total	952	279

Note 1 – Kids Play Area unlicensed

4.2 Hotel Accommodation

The 21 hotel rooms are at ground and first floor level. The front and rear car parks are at ground floor level.

The hotel management has advised that the expected room occupancy rates are: -
 Mon – Thurs: 60%
 Fri – Sat: 75%
 Sunday: 65%

As there are no other comparable bistro dining facilities in St Georges Basin it is expected that room occupants will dine at the hotel.

4.3 Trading Hours and Typical Weekly Events

The members draw will continue to be held on Wednesday nights with the same cash prizes. When the member is present at the prize draw and the prize is claimed, the prize commences at \$500 the following week and increases at \$100 per week until the prize is claimed or until a maximum of \$5000 is reached and the prize must be won. This situation occurred on Wednesday 20/7/2022.

The hotel management has advised that there are no plans to resume the solo entertainment on Sundays. Trading hours are expected to remain as existing.

4.4 Estimated Peak Patronage on the 85th Percentile Wednesday Night

The new Cooee Hotel with its modern facilities and separate rooms for the bistro, lounge, sports room and TAB and poker machine gaming room will provide improved amenity for patrons and the peak is expected to occur at 6pm or later on Wednesdays. The kids' play area will encourage families with small children. Two residential subdivisions are under construction within walking distance of the hotel. A patron car driver travel mode of 28.6% at 6:00pm is estimated for the new hotel. The number of staff driving to work is not expected to increase and is shown in **Table 3.3a**.

The RMS found from its surveys at 10 hotels there was no strong relationship between peak car parking accumulation and floor area. There are no functions at night at the Cooee Hotel and patronage steadily declines after the peak at 6:00pm on Wednesdays and after the peak at 7:00pm on Friday and Saturday nights.

Hotel management has advised that patronage is expected to increase by 20% when the new hotel opens for business.

The estimated patronage at each time period on the 85th percentile Wednesday night is as follows: -

Table 4.4 Estimate Patronage Including Hotel Guests

Time	4:00pm	4:30pm	5:00pm	5:30pm	6:00pm	6:30pm	7:00pm	7:30pm	8:00pm
No of Patrons	56	80	120	144	157	150	104	103	64

The peak patronage on the 85th percentile Friday and Saturday nights at 7:00pm is estimated to be 116 and 127 adults respectively and includes hotel guests.

4.5 Estimated Peak Parking Demand on the 85th Percentile Wednesday Night

The total parking demand includes patrons, hotel guests and staff driving to work. The staff car drivers are shown in **Table 3.3a**. The patron car parking demand at each time interval is based upon the average car travel driver mode in **Table 3.3b** multiplied by the number of patrons in Section 4.4 less those patrons who stay as guests in the hotel rooms. On Wednesdays 13 guest rooms are expected to be occupied with 26 guests. The guests' car driver travel mode is estimated to be about 50%.

The estimated parking demand on the 85th percentile Wednesday night at each time period is shown in **Table 4.5**.

(4.5 continued.)**Table 4.5 Estimated Parking Demand**

Time	4:00pm	4:30pm	5:00pm	5:30pm	6:00pm	6:30pm	7:00pm	7:30pm	8:00pm
Overnight guests	26	26	26	26	26	26	26	26	26
Parking demand guests	13	13	13	13	13	13	13	13	13
Hotel patrons plus guests	56 + 0	80 + 0	94 + 26	120 + 26	131 + 26	126 + 26	80 + 26	103 + 0	64 + 0
Patron average parking demand	17	32	35	42	38	35	23	17	11
Staff parking	4	4	5	5	7	6	6	6	6
Total Parking	34	49	53	60	58	54	42	36	30

4.6 Parking Provision

There are 52 spaces in the hotel car park including 3 spaces for people with a disability. There are also 2 motor bike spaces. The provision is 1 space per 16.2m² of licensed floor area.

Based upon the on-street parking inventory there are 40 spaces on-street within 3 minutes' walk to the hotel entrance. The parking accumulation surveys showed that only 4 spaces were occupied by hotel patrons at 6:00pm. Hence there are 92 spaces available for hotel patrons, hotel room guests and staff. The peak 85th percentile demand on Wednesdays is 60 spaces at 5:30pm.

4.7 Shoalhaven DCP 2014 Hotel Parking Requirement

The estimated parking requirement based upon *Shoalhaven DCP 2014* and the licensed floor areas in **Table 4.1** is Bistro 19.5 spaces and remainder of licensed areas 748.5m² is 149.7 spaces. The total requirement is 169 spaces (rounded).

4.8 Parking Demand Comparison with other Hotels/Clubs

The attached spreadsheet **Table 4.8** includes patronage and parking from 19 hotels and clubs where patronage and parking surveys were carried out by our firm and the 85th percentile parking demand was estimated. There is a wide variation based upon GFA ranging from 1 per 3.33m² to 1 per 25m² and confirms survey findings in the *RTA Guide to Traffic Generating Developments 2002*.

Table 4.8 Licensed Hotels and Clubs. Surveyd Peak Patronage and Parking

HOTEL / CLUB	LOCATION	LIC FLOOR AREA m ²	No. SEATS & (PMC)	85TH PEAK PERCENTILE				COURTESY BUS		STAFF		ACCOMODATION UNITS		PARKING SUPPLY		PEAK PARKING ACCUMULATION		UTILISATION LIC FLOOR AREA	85TH PERCENTILE PEAK PARKING (vehs)	COUNCIL	PARKING CODE	No. SPACES
				DAY	TIME	No. PATRONS	CAR DRIVER %			NO ON DUTY	CAR DRIVER	No. CARS	No. OCCUPIED	OFF STREET	ON STREET	OFF STREET	ON STREET					
Sunnybrook	Warwick Farm	850	439	Sat	7.30pm	48, Golden Star 420	45.5	No		15	17	26	94 (Car 50, Bus 44)	278 ²	5	207 (8.30pm ²)	5	1 space/14.4m ²	59	Farifield	Citywide DCP 2013	217
Carousel Inn	Rooty Hill	919.15 ¹	471	Fri	8.00pm	153	50.4	No		15	12	N/A	N/A	157	0	89	0	1 space/10.3m ²	89	Blacktown	DCP 2015	89 ⁴
Servo Club	Narooma	898.6	483	Sat	7.00pm	110	26.5	Free Bus	Driver Logs Incomplete	8	7	N/A	N/A	60 Public, 56 Club	39	36		1 space/25m ²	36	Eurobodalla	Narooma DCP 2011	113
Bowlo Club	Warooma	1170.3	369	Thurs	7.00pm	163	27.6	Free Bus	Driver Logs Incomplete	10	9	N/A	N/A	102	28	43	11	1 space/21.7m ²	54	Eurobodalla	Narooma DCP 2011	187
Kings Park Tavern	Kings Park	387.8	188	Fri	6.00pm	113 ³	50.0	Bus		6	5	N/A		38	26	35	22	1 space/6.8m ²	57	Blacktown	DCP 2015	38
Endeavour Hotel	Botany	443.6	152	Fri	7.30pm	76	20.8	No		5	3		9 rooms, no survey	1	61 vacant at 7.30pm	1	18	1 space/23.3m ²	19	Botany Bay	DCP 2013 Amend 7	Rooms 10, Hotel 89
Boyles Hotel	Sutherland	186.9	121	Fri	5.00pm	109	29.2	No		5	3	0	8 rooms, 3 occ		229		208	1 space/5.3m ²	35	Sutherland	DCP 2015	35 ⁴
Berry Hotel	Berry	462.2	236	Sat	6.00pm	122 ³	11.3	Yes	21.70%	8	5		5	26	302	132 occupied, 196 vacant		1 space/19.3m ²	24	Shoalhaven	DCP 2018	101
Premier Hotel	Adamstown	348.5	181	Fri	9.30pm	145	50.9	No		10	3	1	1	15	124	5	88 at 7pm	1 space/4.47m ²	78	Newcastle	DCP 2023	78 ⁴
Heathcote Inn	Heathcote	577.7	222	Fri	8.00pm	150	41.5	No		9	7		6 rooms, no survey	124		66 at 7pm		1 space/8.75m ²	66 at 7pm	Sutherland	DCP 2015	121
Cronulla RSL	Cronulla	No survey	966	Sat	8.00pm	425 ³	33.9	Yes	2.20%	47	19		0	142	440	127	438	1 space/5.92 seats	163	Sutherland	DCP 2015	163
Crossroads Hotel	Casula	922	427	Fri	9.00pm	179	51.9	No		15	12	10	15 rooms, 1	204	0	115	0	1 space/8.01m ²	115	Liverpool	DCP 2008	115 ⁴
Cooee Hotel	St Georges Basin	498.5	232	Wed	6.00pm	129	28.6	Yes			7	0	0	46	40	37	4	1 space/11.3m ²	44	Shoalhaven	DCP 2018	93
Huskisson Hotel	Huskisson	1064	621	Sat	7.30pm	448	22.8	Yes		25	9	6.2	8	304	240	266	197	1 space/9.02m ²	118 ⁵	Shoalhaven	DCP 2018	175
Windsor RSL	Windsor	1579.7	937	Wed	7.00pm	205	63.4	Yes			17	NA		176 ⁶	103	112	35 est	1 space/10.75m ²	147	Hawkesbury	DCP 2023	79
Hornsby RSL	Hornsby		2148	Fri	9.00pm	838	38.7	Yes		53	37	NA		449	200	353	142	1 space/5.95 seats	361	Hornsby	DCP 2024	361 ⁴
Cabravale Digger	Canley Vale		2550	Sat	11.00pm	1407	50.15	Yes			60	NA		794	113	766 total		1 space/3.33 seats	766	Farifield	DCP 2013	
Padstow RSL	Padstow	1139.3	530	Fri	6.30pm	176	54.0	Free Taxi		10	9	NA		269	104			1 space/10.95m ²	104	Bankstown	DCP 2023	104 ⁴
Waterview Club Dooleys	Silverwater	932	386	Fri	6.30pm	121 ³	66.2	No			15		0	Club 108	45	80	15	1 space/9.81m ²	95	Cumberland	DCP, Part G	95 ⁴

NOTES

- 1
- External courtyard dining not open. 77.6m², 60 seats
- 2
- Golden Star Function Centre Parking 162 at 8.30pm. Hotel Bistro, Bar, Poker, Rooms, Staff at 8.30pm and 50 spaces. At 7.30pm 59 spaces.
- 3
- Average maximum patrons
- 4
- Survey based on parking study
- 5
- Hotel has 14 car spaces and a credit for 166 spaces
- 6
- Grass overflow

4.9 Parking Credits

In the MPOP 004 MOD 2 Development of the Huskisson Hotel assessed by the Department of Planning in accordance with Chapter G21 of the *SCC DCP 2014* there was a car parking requirement of 192 spaces, parking on site for 12 spaces, a credit for existing use of 166 parking spaces. Hence a shortfall of 14 spaces.

In Report No 11/19 for the Huskisson Hotel, parking surveys were carried out on 4 Saturdays to assess the peak 85th percentile parking demand by the existing hotel and proposed pavilion and Gardens and Terrace extension.

Based upon the surveys the total 85th percentile peak parking was estimated to be 161 spaces. With its existing credit of 166 spaces and 14 spaces in the hotel car park, the parking available was 180 spaces and 19 spaces surplus to the peak demand. The expected 85th percentile crowd in the new facilities was 190 adults. The peak parking demand of 161 spaces included 44 spaces for the new facilities.

Chapter G21 in the *Shoalhaven DCP2014* requires 1 space per hotel room, 1 space per 6.5m² GFA (dining area), café or restaurant, 1 space per 40m² for office space and 1 space per 5m² of licensed floor area for bar, lounge, beer garden, games room. Alternatively, car parking requirements may be determined by Council following the completion and submission of a parking impact and needs study.

The gross floor areas in the existing Cooee Hotel were measured and the areas listed in Table 3.1 in Report No 24/22 Rev B. The beer garden area was estimated and needs to be measured. The small office, kitchen and toilet facilities were not measured and included in Table 3.1. The licensed floor areas open to the public were measured and totaled 498.5m² GFA. The existing floor plan is included as **Figure 4** in our Traffic Impact Statement.

The parking requirement for the bistro (141.2m²) and remainder of the licensed areas (357.3m²) is 93 spaces. The off-street car park provided 46 spaces. The peak parking demand on the 85th percentile Wednesday night including staff was 45 spaces at 6:00pm.

The new hotel has 875m² Gross Floor Area. For the bistro (126.5m²) and balance of the licensed GFA (748.5m²), the parking requirement in G21 of the *Shoalhaven DCP 2014* is 169 spaces (rounded). The estimated 85th percentile peak parking demand at 5:30pm on Wednesday night is 60 spaces including staff and hotel room guests.

Based upon the G21 parking requirement in *DCP2014* and the parking provision there is a shortfall of 47 spaces in the existing hotel and 115 spaces in the new hotel. If the existing approved licensed floor area is 719m² and the bistro is 126.5m² the DCP requirement would be 138 spaces, a shortfall of 92 spaces.

Since there is a precedent for allowing a parking credit established with the Huskinson Hotel and since the new Cooee Hotel has the same uses as the existing hotel plus 21 guest rooms we recommend that a parking credit should be allowed for the new hotel.

5.0 SUMMARY

- This report has been prepared to assess the traffic and parking impacts due to demolition of the existing Cooee Hotel and construction of a new hotel with guest accommodation rooms at St Georges Basin for a development application.
- The hotel management provided food and beverage sales for 52 weeks for each day of the week from 1st August 2021 to 3rd July 2022. The sales over the 3 month period August/September/October were low due to the Covid lockdown and were discounted in the analysis.
- The hotel conducts a members draw on Wednesday nights which has a maximum cash prize of \$5000. The cash prize on 6th, 13th and 20th July was \$4700, \$4800 and \$4900 respectively.
- The hotel management advised that Wednesday night is generally the busiest night of the week.
- The existing hotel has off-street parking for 46 cars including 2 spaces for people with a disability. The driveway entrance and exit crossing is in Island Point Road. There are 40 spaces on-street within 3 minutes walk.
- The existing hotel has a small beer garden, external covered terrace, bistro, TAB and Sports bar and gaming room with 14 poker machines.
- The hotel trading hours on Wednesday are 11:00am to 10:00pm but closed later on 13th July when the final State of Origin rugby league match was played.
- Patronage and parking surveys were conducted on 3 Wednesday nights at 30 minute intervals from 4:00pm until at least 8:00pm.
- Patronage and parking surveys were carried out on a Friday, Saturday and Sunday night. The peak patronage was lower than Wednesday night.
- Patronage and parking surveys carried out by hotel staff for Jervis Bay Town Planning over the Easter holiday period in 2025 have confirmed the findings in this report.
- Food and beverage sales on Wednesdays were ranked in descending order of magnitude from 1 to 39 for the 39 week period from 1st November 2021 to 31st July 2022. The 85th percentile was ranked No 6 and occurred on 6th July. Peak patronage was marginally higher on 20th July which was ranked No 8.
- Peak patronage was 129 adults at 6:00pm on Wednesday 20th July 2022 and this has been adopted as the 85th percentile for estimation of peak patronage at the new hotel.

(5.0 continued.)

- On Friday and Saturday in 2025 the peak patron crowd of 110 occurred at 6pm and at 3pm respectively. The number of car drivers/motor bike riders was 54 on Friday and 52 on Saturday.
- The hotel management has advised that patronage is expected to increase by 20% when the new hotel opens for business.
- The patron car driver travel mode varied during the night and the average at 5:00pm and 6:00pm was 37.0% and 28.6%. The total future estimated parking demand including staff and hotel guests is 60 at 5:30pm and 58 at 6:00pm.
- The hotel will provide 21 double rooms for guest accommodation. Room occupancy on Wednesday night is expected to be 60%.
- It is expected that all hotel guests will dine in the bistro. The estimated patronage includes 26 hotel guests between 5:00pm and 7:00pm.
- The new hotel facilities will include a kids' playroom, and generally more spacious and modern seating and interior design. The seating will increase from 232 to 279.
- There are 52 off-street parking spaces including 3 spaces for people with a disability and 2 motor bike spaces.
- The estimated 85th percentile peak patronage including 26 hotel guests is 157 adults at 6:00pm and 120 at 5:00pm on Wednesday night.
- The estimate parking demand including hotel staff is 60 at 5:30pm, 58 at 6:00pm and 30 at 8:00pm.
- Based upon the G21 parking requirement in *DCP2014* and the parking provision there is a shortfall of 47 spaces in the existing hotel and 115 spaces in the new hotel. If the existing approved licensed floor area is 719m² and the bistro is 126.5m² the DCP requirement would be 138 spaces, a shortfall of 92 spaces.
- Patronage and parking surveys carried out at 19 licensed hotels and clubs in NSW showed a wide variation in peak parking demand ranging from 1 space per 3.3m² to 1 space per 25m².
- Since there is a precedent for allowing a parking credit established with the Huskinson Hotel and since the new Cooee Hotel has the same uses as the existing hotel plus 21 guest rooms we recommend that a parking credit should be allowed for the new hotel.
- There are 40 parking spaces available on-street within 3 minutes walk of the hotel. Hence there are 92 parking spaces available after 5:00pm and 2 motorbike spaces.

(5.0 continued.)

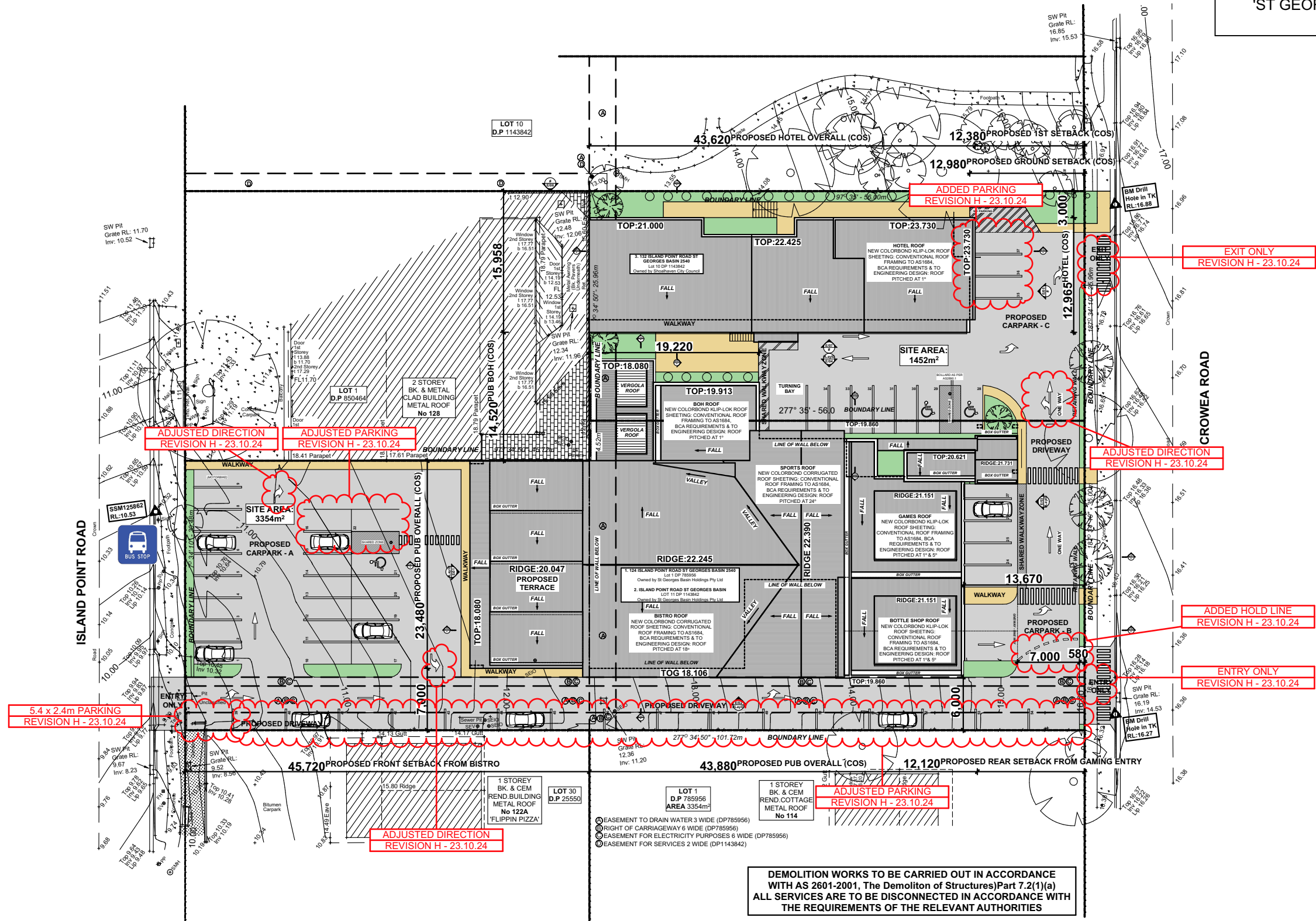
- The on-street parking spaces in Island Point Road north of the road narrowing and foot path crossing is heavily parked out during the day and to a lesser extent after 5:00pm. Hence existing land uses rely on use of on-street parking.
- The proposed Cooee Hotel is supported on traffic and parking grounds. If Council officers have reservations concerning the estimated 20% future increase in peak patronage the following actions can be conditioned: -
 1. Provide a second Flexibus On Demand bus service on Wednesdays, Fridays and Saturdays from 4pm to close
 2. Provide the off street parking for 52 car spaces and 2 motor bike spaces.
 3. After 12 months operation of the new hotel conduct patronage and parking surveys to confirm the 85th percentile parking demand on Wednesdays.
 4. Provide additional parking if required to meet the 85th percentile demand for parking spaces.

The Rise Property Group has advised that it has purchased an adjoining site where overflow parking could be provided.

APPENDICES

APPENDIX A

LOCAL PROVISIONS: DEVELOPMENT
IN THE JERVIS BAY REGION.
'ST GEORGES BASIN VILLAGE
CENTRE'



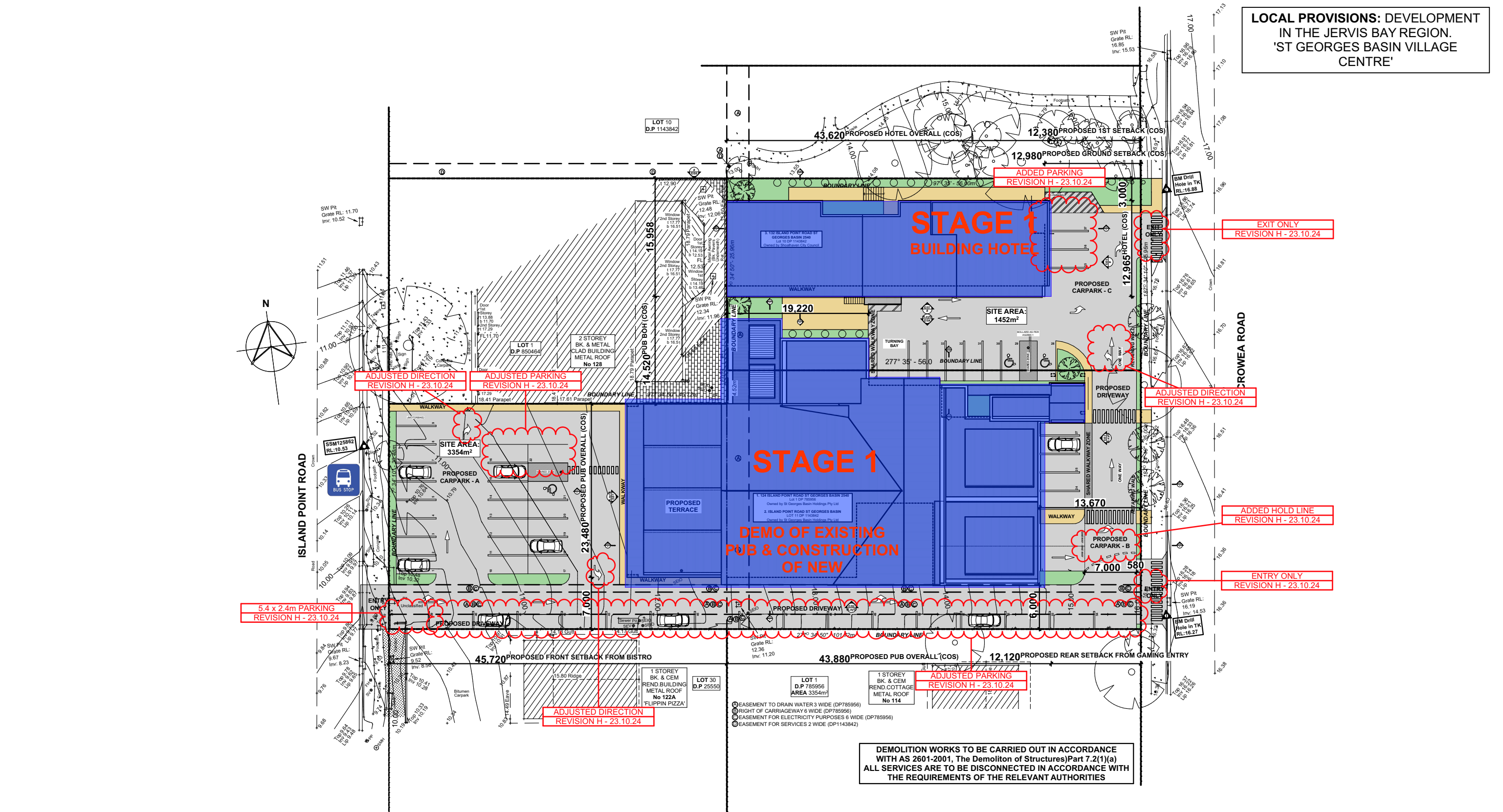
PROPOSED SITE & ROOF PLAN

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Plot Date: Wednesday, 23 October 2024

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Rev	Date	Amendment																																
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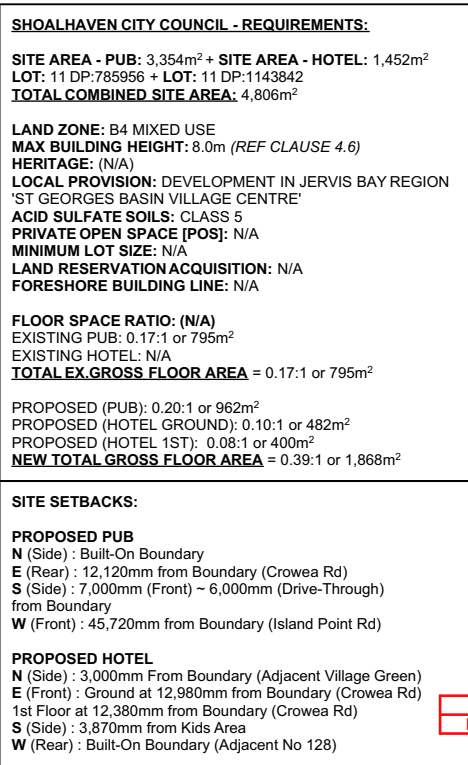
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PROPOSED STAGED WORKS PLAN

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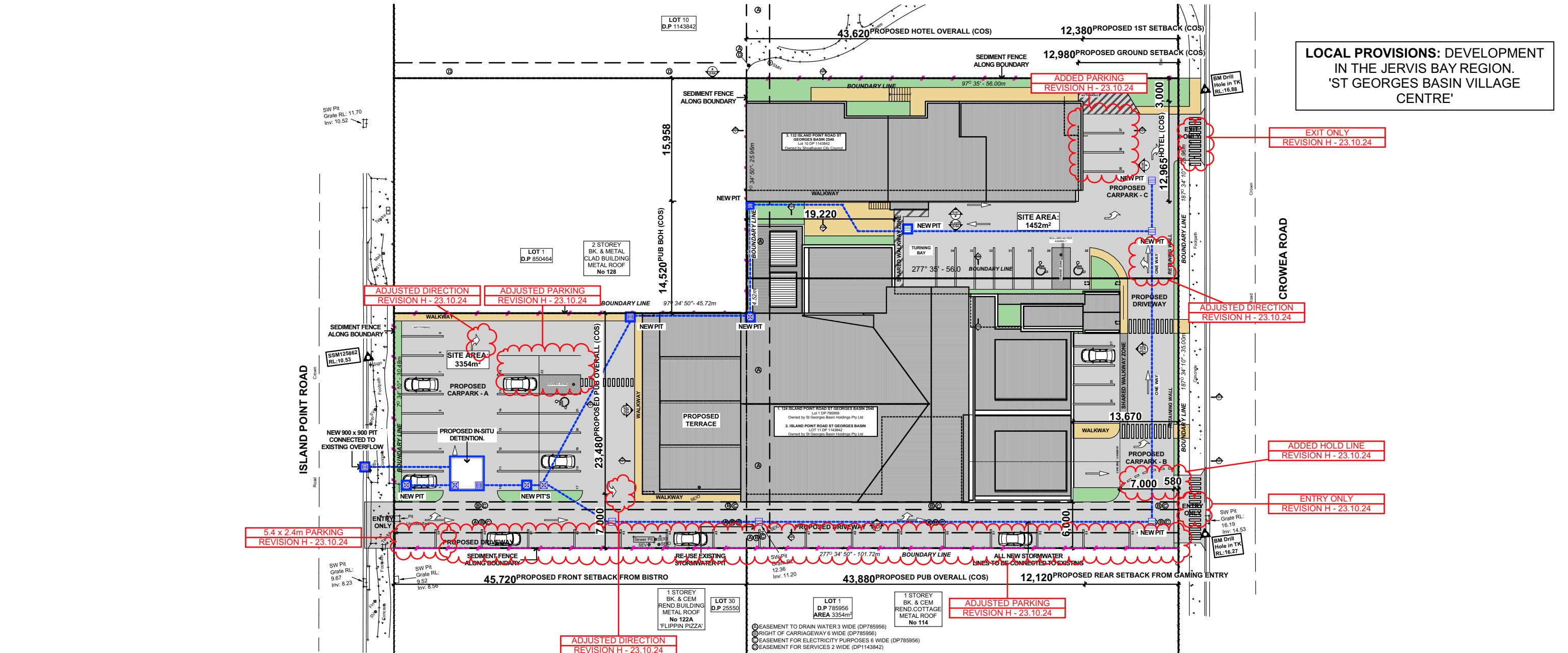
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				H	23.10.24	Amendments to Parking Layout and Traffic Circulation - AH					
				<div>Rev</div>					<div>Date</div>	<div>Amendment</div>	



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LGA: Shoalhaven City Council	Date: 12.04.2023	
Design: Proposed Cooeee Hotel Redevelopment		
Job No: 1452022	Sheet Size: A3	Sheet No: 3 of 29

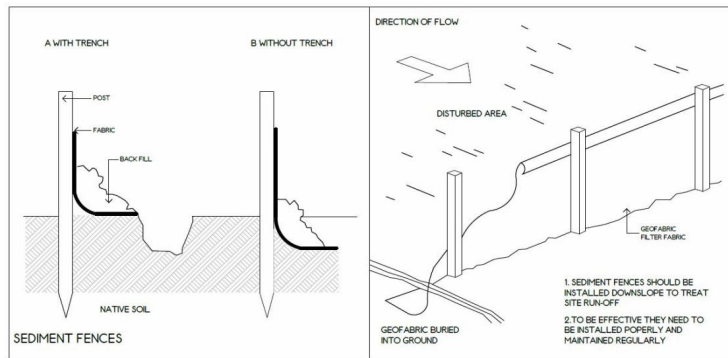


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SOIL & WATER MANAGEMENT PLAN

ERROSION & SEDIMENT CONTROL PLAN

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SILTATION NOTES:

1. ALL EROSION AND SILTATION DEVICES ARE TO BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF WORKS.
2. ANY SILT TRAPS ARE TO HAVE DEPOSITED SILT REMOVED FREQUENTLY.
3. INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PIPES LIKELY TO COLLECT SILT LADEN WATER TO COUNCILS STANDARDS.
4. NOT WITHSTANDING THE DETAILS SHOWN, IT IS THE RESPONSABILITY OF THE CONTRACTOR TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE CLEAN WATERS ACT.

STORMWATER NOTES:

1. LOCATION OF PIPING IS DIAGRAMATIC ONLY. EXACT LOCATION TO BE DETERMINED ON SITE. CHECK ALL LEVELS PRIOR TO THE COMMENCEMENT OF WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2. PIPES SHALL NOT COME INTO CONTACT WITH OTHER SERVICES OR BUILDING STRUCTURES. CO-ORDINATE WITH EACH RESPECTIVE TRADE PRIOR TO INSTALLATION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL PLANS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
4. ALL LEVELS AND DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.
5. STORMWATER AND SUB-SOIL DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL COUNCIL REQUIREMENTS. ALL PIPES TO HAVE A MINIMUM 150mm COVER IF LOCATED WITHIN THE PROPERTY.

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**ISSUE FOR
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Drawing:

Stormwater Drainage Concept Plan

1. 124 ISLAND POINT ROAD ST GEORGES BASIN 2540
Lot 1 DP 785956
Owned by St Georges Basin Holdings Pty Ltd
2. ISLAND POINT ROAD ST GEORGES BASIN
Lot 11 DP 1143842
Owned by St Georges Basin Holdings Pty Ltd
3. 132 ISLAND POINT ROAD ST GEORGES BASIN 2540
Lot 10 DP 1143842
Owned by Shoalhaven City Council

Client:

Daniel Kostovski

LGA: Shoalhaven City Council

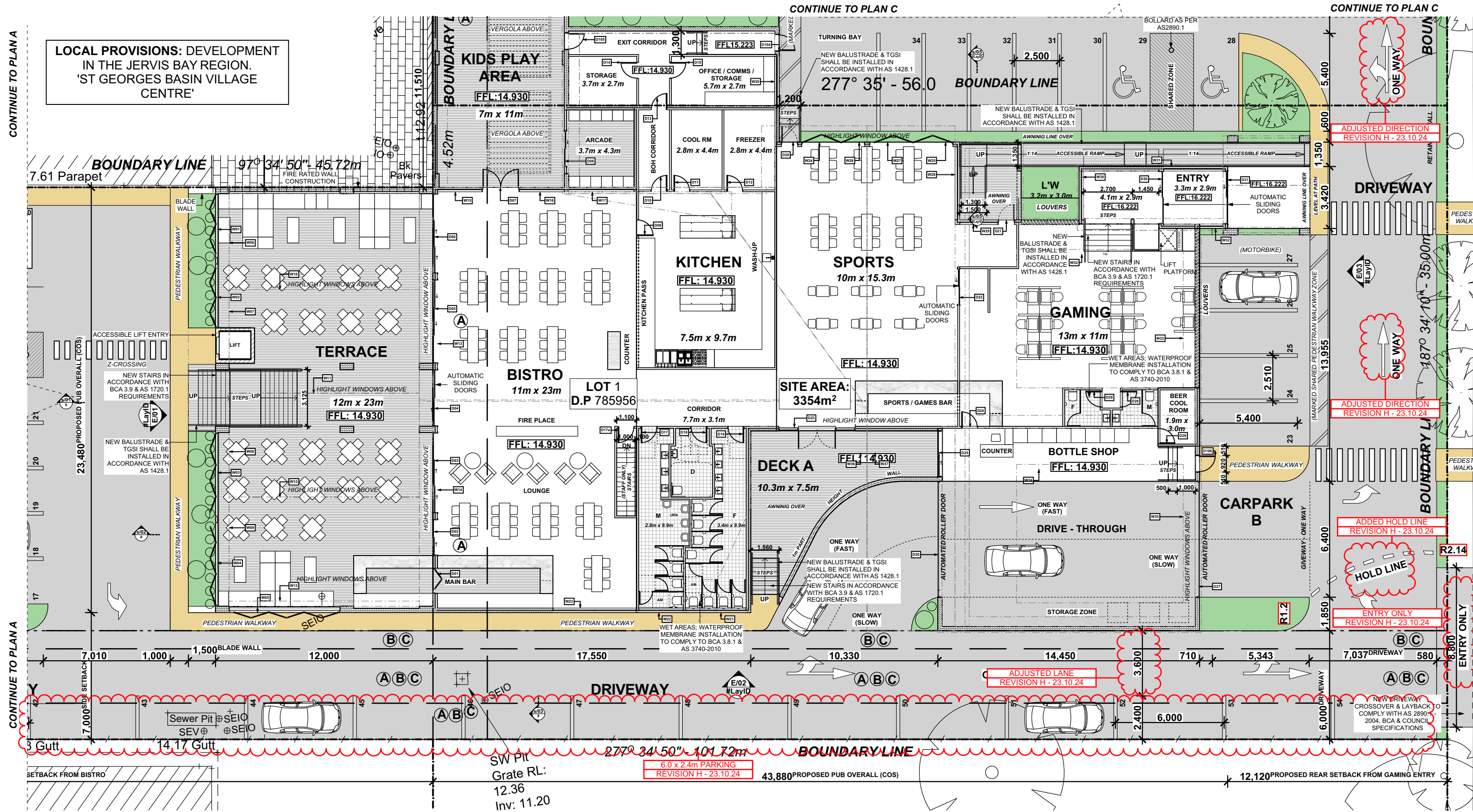
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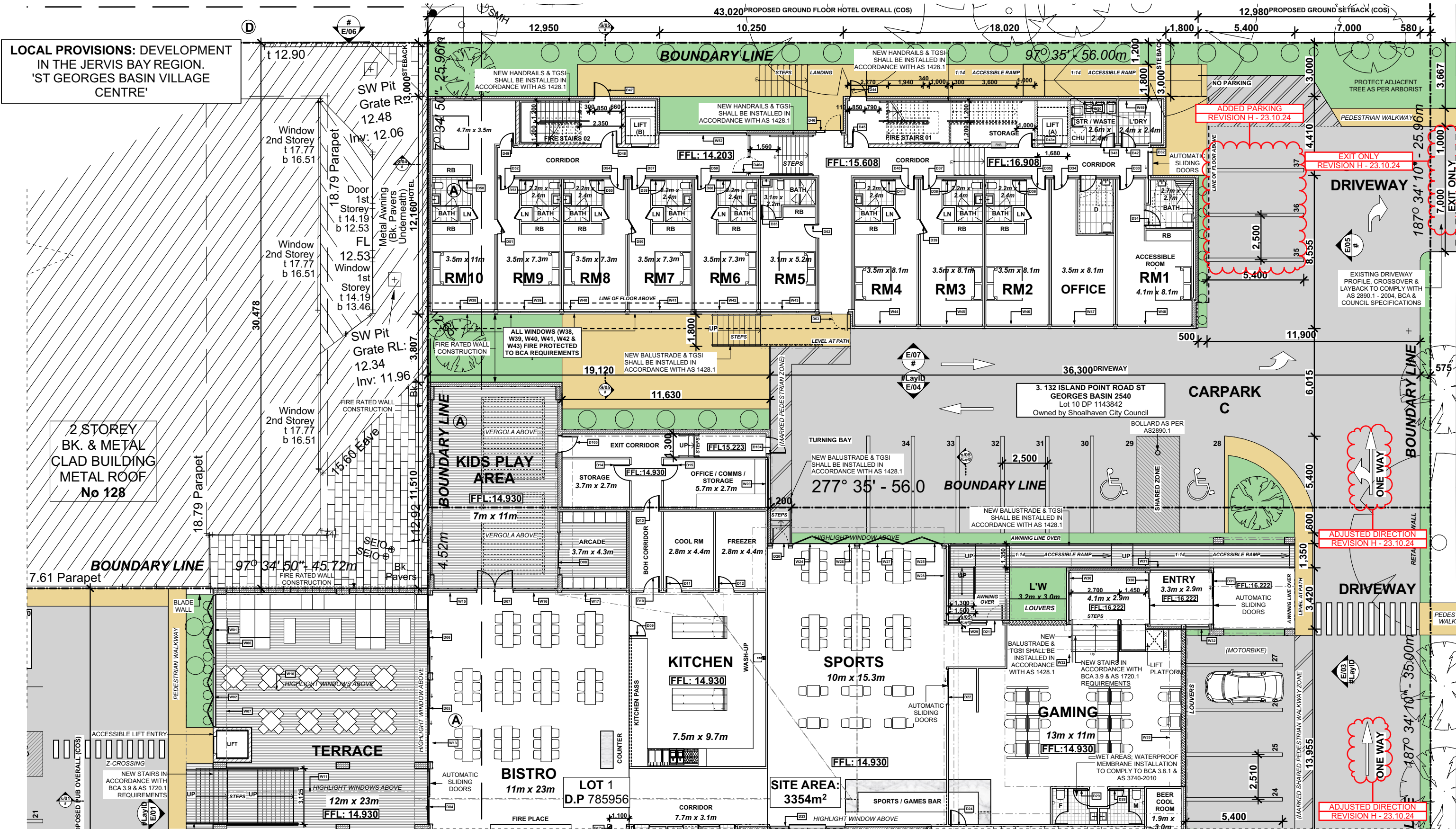


PROPOSED GROUND PLAN B
1:200

Figured dimensions to be used in preference to scaling this drawing.
Do not assume - if in doubt ASK.

Plot Date: Wednesday, 23 October 2024

<div><div>ER A</div><div>www.erarchitect.com.au</div></div>		<div>Level 1 2 Epsom Road Zetland NSW 2017 office 0421 813 873 e hello@erarchitect.com.au licence No.7530</div>	<div>ISSUE FOR DEVELOPMENT APPLICATION</div>	<div><div>N</div></div>	<table><tr><th>Rev</th><th>Date</th><th>Amendment</th></tr><tr><td>A</td><td>14.02.22</td><td>Existing Drawings - AH</td></tr><tr><td>B</td><td>26.04.22</td><td>Concept Drawings - AH</td></tr><tr><td>C</td><td>23.12.22</td><td>DA Drawings - AH</td></tr><tr><td>D</td><td>05.04.23</td><td>DA Drawings Amended As Per BCA & Access Reports - JK</td></tr><tr><td>E</td><td>12.04.23</td><td>Revised DA Drawings - AH/JK</td></tr><tr><td>F</td><td>05.10.23</td><td>DA RFI - RA23/1001 Amends - AH</td></tr><tr><td>G</td><td>19.12.23</td><td>Planter's, Driveway's/Traffic Direction Updated - AH</td></tr><tr><td>H</td><td>23.10.24</td><td>Amendments to Parking Layout and Traffic Circulation - AH</td></tr></table>	Rev	Date	Amendment	A	14.02.22	Existing Drawings - AH	B	26.04.22	Concept Drawings - AH	C	23.12.22	DA Drawings - AH	D	05.04.23	DA Drawings Amended As Per BCA & Access Reports - JK	E	12.04.23	Revised DA Drawings - AH/JK	F	05.10.23	DA RFI - RA23/1001 Amends - AH	G	19.12.23	Planter's, Driveway's/Traffic Direction Updated - AH	H	23.10.24	Amendments to Parking Layout and Traffic Circulation - AH	<div><div>Copyright. ©</div><div>THIS DOCUMENT IS OWNED BY, AND THE INFORMATION CONTAINED IN IT IS PROPRIETARY TO ELAINE RICHARDSON ARCHITECT. BY RECEIPT HERE OF THE HOLDER AGREES NOT TO USE THE INFORMATION, DISCLOSE IT TO ANY THIRD PARTY, NOR REPRODUCE THIS DOCUMENT WITHOUT PRIOR WRITTEN CONSENT OF ELAINE RICHARDSON ARCHITECT, AND AGREES TO RETURN THIS DOCUMENT FORTHWITH UPON REQUEST. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO CONSTRUCTION. DO NOT SCALE OFF DRAWING.</div></div>	<div><div>Drawing:</div><div>Proposed Ground Plan B</div><div>1. 124 ISLAND POINT ROAD ST GEORGES BASIN 2540 Lot 1 DP 785956 Owned by St Georges Basin Holdings Pty Ltd</div><div>2. ISLAND POINT ROAD ST GEORGES BASIN LOT 11 DP 1143842 Owned by St Georges Basin Holdings Pty Ltd</div><div>3. 132 ISLAND POINT ROAD ST GEORGES BASIN 2540 Lot 10 DP 1143842 Owned by Shoalhaven City Council</div></div>	<div><div>Client:</div><div>Daniel Kostovski</div></div> <div><div>LGA:</div><div>Shoalhaven City Council</div><div>Date:</div><div>12.04.2023</div></div> <div><div>Design:</div><div>Proposed Cooee Hotel Redevelopment</div></div> <div><div>Job No:</div><div>1452022</div><div>Sheet Size:</div><div>A3</div><div>Sheet No:</div><div>9 of 29</div></div>
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10
-
PROPOSED GROUND PLAN C
1:200

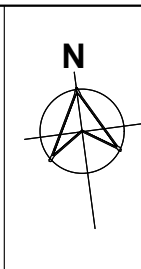
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ER A

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ISSUE FOR
DEVELOPMENT
APPLICATION



Rev	Date	Amendment
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CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.
DO NOT SCALE OFF DRAWING.

Drawing:
Proposed Ground Plan C
1. 124 ISLAND POINT ROAD ST GEORGES BASIN 2540
Lot 1 DP 785956
Owned by St Georges Basin Holdings Pty Ltd
2. ISLAND POINT ROAD ST GEORGES BASIN
Lot 11 DP 1143842
Owned by St Georges Basin Holdings Pty Ltd
3. 132 ISLAND POINT ROAD ST GEORGES BASIN 2540
Lot 10 DP 1143842
Owned by Shoalhaven City Council

Client:
Daniel Kostovski
LGA: Shoalhaven City Council
Date: 12.04.2023
Design: Proposed Cooee Hotel Redevelopment
Job No: 1452022
Sheet Size: A3
Sheet No: 10 of 29

Plot Date: Wednesday, 23 October 2024

APPENDIX B

COOEE HOTEL PATRONAGE SURVEY

FORM A

Day: WED Date: 6/7/22 Weather: Observer:

FACILITY	NO SEATS	4:00 PM		4:30 PM		5:00 PM		5:30 PM		6:00 PM		6:30 PM		7:00 PM		7:30 PM		8:00 PM	
		A	C	A	C	A	C	A	C	A	C	A	C	A	C	A	C	A	C
BEER GARDEN	20			3		0		0		0		1		0		0			
TERRACE	58	15		12		12		13	1	14	2	11	2	9		5			
BISTRO	86			10	2	16	2	24	1	32	5	40	5	34	4	32	4		
POKER M/C LOUNGE	15			18		20		17		14		14		14		0			
TAB & SPORTS BAR	55	50		56		61		48		44		33		36		29			
MAIN BAR																			
TOTAL		65	0	99	2	109	2	102	2	104	7	99	7	93	4	74	4		

NOTE A Adults
C Children

PARKING ACCUMULATION SURVEYS

Coode Hotel Car Parks and On Street Figure 1

FORM B

Day: WED Date: 6/7/22 Weather: Observer:

HOTEL CAR PARKS

NO SPACES	NO OF PARKED VEHICLES							
46	4:00PM	4:30PM	5:00PM	5:30PM	6:00PM	6:30PM	7:00PM	7:30PM
		42	44	40	38	35	30	

ON STREET

	LOCATION	NO SPACES	NO OF PARKED VEHICLES							
			4:00PM	4:30PM	5:00PM	5:30PM	6:00PM	6:30PM	7:00PM	7:30PM
A	Island Pt Road	3	1	2	2		2	2	1	
B	Island Pt Road	9				0				
C	Crowea Road	9	1	1	1	1	1	1	1	
D	Crowea Road	5								

COOEE HOTEL PATRONAGE SURVEY

FORM A

Day: WED Date: 13/7/22 Weather: FINE Observer: GLM

FACILITY	NO SEATS	4:00 PM		4:30 PM		5:00 PM		5:30 PM		6:00 PM		6:30 PM		7:00 PM		7:30 PM		8:00 PM	
		A	C	A	C	A	C	A	C	A	C	A	C	A	C	A	C	A	C
BAR	7	5		8		15		15		15		3							
FRONT SMOKING TERRACE	58	7		7		14		12	2	13	2	11							
BISTRO	89	1		5		18	1	20		20	3	29	7						
POKER M/C LOUNGE	14 pmc	10		12		15		16		14		11							
TAB & SPORTS BAR	44	8		25		42	1	34		40	9	32							
BEER GARDEN	20	0		0		0		1		0		0							
CAR PARK				4															
TOTAL		31		61		104	2	98	2	110	9	86	7						

NOTE A Adults
C Children

PARKING ACCUMULATION SURVEYS

Cooee Hotel Car Parks and On Street Figure 1

FORM B

Day: WED Date: 13/7/22 Weather: Observer: GLM

HOTEL CAR PARKS

NO SPACES	NO OF PARKED VEHICLES							
46	4:00PM	4:30PM	5:00PM	5:30PM	6:00PM	6:30PM	7:00PM	7:30PM
	22	31	42	est 39	36	27		

ON STREET

	LOCATION	NO SPACES	NO OF PARKED VEHICLES							
			4:00PM	4:30PM	5:00PM	5:30PM	6:00PM	6:30PM	7:00PM	7:30PM
A	Island Pt Road west	5	0	0						
B	Island Pt Road east	7	0	0	2	3	3	3		
C	Crowea Road west	8	0	1	1	1	1	1		
D	Crowea Road west	5	0	0	0					
F	St Georges Rd North	7	0	0	0	0	0	0		
G	St Geroges Rd South	7	0	0	0	0	0	0		

COOEE HOTEL PATRONAGE SURVEY

FORM A

Day: WED Date: 20/7/22 Weather: OVERCAST Observer: Jane

FACILITY	NO SEATS	4:00 PM		4:30 PM		5:00 PM		5:30 PM		6:00 PM		6:30 PM		7:00 PM		7:30 PM		8:00 PM	
		A	C	A	C	A	C	A	C	A	C	A	C	A	C	A	C	A	C
FOYER	0			2															
TERRACE	58	12		14		15		16		15		12		8		9		6	
BISTRO	86					8		25		35		41		29		30		21	
POKER M/C LOUNGE	15			15		20		19		17		15		13		11		7	
TAB & SPORTS BAR	51	35		36		55		60		62		57		36		36		19	
MAIN BAR																			
TOTAL		47		67		98		120		129		125		87		86		53	

		4:00 PM		4:30 PM		5:00 PM		5:30 PM		6:00 PM		6:30 PM		7:00 PM		7:30 PM		8:00 PM	
STAFF		4		4		5		5		5		7		6				6	

NOTE A Adults
C Children

PARKING ACCUMULATION SURVEYS

Coode Hotel Car Parks and On Street Figure 1

FORM B

Day: WED Date: 20/7/22 Weather: Observer: GLM

HOTEL CAR PARKS

NO SPACES	NO OF PARKED VEHICLES							
46	4:00PM	4:30PM	5:00PM	5:30PM	6:00PM	6:30PM	7:00PM	7:30PM
	15	23	35	38	35	33	28	20

ON STREET

	LOCATION	NO SPACES	NO OF PARKED VEHICLES							
			4:00PM	4:30PM	5:00PM	5:30PM	6:00PM	6:30PM	7:00PM	7:30PM
A	Island Pt Road east	2	1			1				
B	Island Pt Road east	7	1	2	2	2	2	1	1	
C	Crowea Road west	8	2	2	1	1	1	1	1	
D	Crowea Road west	5								

COOEE HOTEL PATRONAGE AND PARKING SURVEY

FORM A

Day: FRI Date: 5/8/22 Weather: Observer:

FACILITY	NO SEATS	4:00 PM		4:30 PM		5:00 PM		5:30 PM		6:00 PM		6:30 PM		7:00 PM		7:30 PM		8:00 PM	
		A	C	A	C	A	C	A	C	A	C	A	C	A	C	A	C	A	C
BAR		25				36				46				32				40	
BISTRO		0				7				28				48				24	
GAMING		4				6				9				9				4	
TOTAL		29				49				83				89				68	

PARKING		4:00 PM		4:30 PM		5:00 PM		5:30 PM		6:00 PM		6:30 PM		7:00 PM		7:30 PM		8:00 PM	
FRONT CAR		4				3				3				5				4	
BACK CAR		22				16				22				28				10	
TOTAL		26				19				25				33				14	

NOTE A Adults
C Children

COOEE HOTEL PATRONAGE AND PARKING SURVEY

FORM A

Day: SAT Date: 6/8/22 Weather: Observer:

FACILITY	NO SEATS	4:00 PM		4:30 PM		5:00 PM		5:30 PM		6:00 PM		6:30 PM		7:00 PM		7:30 PM		8:00 PM	
		A	C	A	C	A	C	A	C	A	C	A	C	A	C	A	C	A	C
BAR		14				28				26				36				50	
BISTRO		14				6				35				52				37	
GAMING		3				6				6				10				15	
TOTAL		31				40				67				98				102	

PARKING		4:00 PM		4:30 PM		5:00 PM		5:30 PM		6:00 PM		6:30 PM		7:00 PM		7:30 PM		8:00 PM	
FRONT CAR		3				2				4				6				4	
BACK CAR		9				14				10				29				25	
TOTAL		12				16				14				35				29	

NOTE A Adults
C Children

COOEE HOTEL PATRONAGE AND PARKING SURVEY

FORM A

Day: SUN Date: 7/8/22 Weather: Observer:

FACILITY	NO SEATS	4:00 PM		4:30 PM		5:00 PM		5:30 PM		6:00 PM		6:30 PM		7:00 PM		7:30 PM		8:00 PM	
		A	C	A	C	A	C	A	C	A	C	A	C	A	C	A	C	A	C
BAR		30				20				17				6				6	
SMOKING		5				6				4				0				0	
GAMING		3				6				1				3				2	
TOTAL		38				32				22				9				8	

PARKING		4:00 PM		4:30 PM		5:00 PM		5:30 PM		6:00 PM		6:30 PM		7:00 PM		7:30 PM		8:00 PM	
FRONT CAR		1				8				8				5				6	
BACK CAR		14				8				8				5				6	
TOTAL		15				16				16				10				12	

NOTE A Adults
C Children

SHUTTLE BUS PATRONAGE
Cooeee Hotel St George Basin

FORM C

Day: Wed Date: 6/7/22 Surveyor: Bus Driver Karen

TIME	No OF BUS PASSENGERS	
	Arrival at Hotel	Departng from Hotel
	START 4:00PM	FINISH 11:40
4:10	2	
4:20	2	
4:40	2	
5:10	2	
5:30		1
6:20		1
7:20		2
7:40		3
7:55		3
8:40		2
10:30		1
11:10		7
TOTAL	8	20
	ALL ADULTS - NO CHILDREN	

SHUTTLE BUS PATRONAGE
Cooeee Hotel St George Basin

FORM C

Day: Wed Date: 20/7/22 Surveyor: Bus Driver

TIME	No OF BUS PASSENGERS	
	Arrival at Hotel	Departng from Hotel
4:05	3	
4:20	4	
4:50	2	
5:30	6	
6:00	5	1
7:45	1	5
8:00		4
8:30		5
8:55		7
9:25		2
9:50		6
TOTAL	21	30

APPENDIX C

APPENDIX C - Cooee Hotel, St Georges Basin

Food and Beverage Revenue 1/11/21to 31/7/22 (271 Days)

Day	Date	Amount	% of Max	Rank
S	11/6/22		100	1
M	25/4/22		93.52	2
SU	20/5/22		84.87	3
W	26/1/22		87.0	4
F	31/12/21		80.9	5
S	11/2/21		80.5	6
SU	19/12/21		79.9	7
S	30/4/22		79.7	8
W	27/7/22		79.4	9
F	26/6/22		77.8	10
SU	17/4/22		77.6	11
S	9/7/22		73.7	12
W	2/3/22		73.3	13
S	21/5/22		72.0	14
F	25/3/22		71.1	15
SU	24/4/22		70.5	16
S	30/7/22		70.2	17
F	5/11/21		67.6	18
S	16/4/22		65.3	19
S	23/7/22		64.5	20
M	27/12/21		63.3	21
F	8/7/22		62.9	22
S	4/6/22		62.8	23
S	13/11/21		59.8	24
W	13/7/22		59.2	25
F	12/11/21		56.7	26
TH	14/4/22		56.7	27
F	29/7/22		56.6	28
W	29/12/21		56.5	29
SU	2/1/22		54.6	30

Day	Date	Amount	% of Max	Rank
F	6/5/22		54.0	31
W	6/7/22		53.8	32
F	22/7/22		53.5	33
F	4/2/22		53.4	34
W	22/12/21		53.3	35
F	15/7/22		53.2	36
W	20/7/22		52.9	37
SU	27/3/22		52.8	38
F	20/5/22		52.6	39
F	17/6/22		52.4	40
SU	3/4/22		52.4	41
TH	24/3/22		52.2	42
S	4/12/21		52.2	43
F	27/5/22		52.1	44
W	15/12/21		52.0	45
S	6/11/21		51.8	46
F	18/3/22		51.5	47
S	26/3/22		51.2	48
SU	8/5/22		50.9	49
W	8/12/21		50.0	50
SU	10/4/22		49.6	51
F	1/7/22		49.4	52
SU	12/6/22		49.3	53
W	17/11/21		48.2	54
S	5/3/22		47.9	55
F	22/4/22		47.7	56
F	11/2/22		47.4	57
S	23/4/22		47.3	58
SU	5/12/21		46.8	59
TH	18/3/22		46.8	60

85th

APPENDIX D

Coode Hotel, St Georges Basin

Daily Food and Beverage Sales for Nov 2021 to July 2022 Wednesday

Date	Rank	Percentage	Forcast patronage 5:00pm		
			5:00pm	6:00pm	Remark
26/01/22	1	100.0			Australia Day
29/07/22	2	91.2			
2/03/22	3	84.3			wake
13/07/22	4	68.0	104	110	Survey day
29/12/21	5	64.9			
6/07/22	6	61.8	109	104	85th percentile. Survey day
22/12/21	7	61.2			
20/07/22	8	60.8	98	129	Survey day
11/05/22	9	59.8			
15/12/21	10	59.7			
8/12/21	11	57.4			
17/11/21	12	55.4			
29/06/22	13	53.6			
16/02/22	14	51.1			
8/06/22	15	51.0			
6/04/22	16	50.8			
20/04/22	17	49.7			
24/11/21	18	48.2			
23/03/22	19	47.5			
4/05/22	20	46.7			
9/03/22	21	46.6			
30/03/22	22	46.1			
1/12/21	23	45.9			
25/05/22	24	43.9			
22/06/22	25	43.85			
10/11/21	26	43.2			
27/04/22	27	43.2			
23/02/22	28	42.9			
13/04/22	29	42.1			
19/01/22	30	41.5			
	31	41.4			
	32	40.9			
	33	40.6			
1/06/22	34	39.0			
12/01/22	35	38.7			
2/02/22	36	36.8			
15/06/22	37	36.7			
3/11/21	38	31.7			
5/01/22	39	30.7			

Mon 11 Jul 52.95h/17.75h	Tue 12 Jul 52.95h/18.5h	Wed 13 Jul ★ 73h/19h	Thu 14 Jul 66.45h/22.5h	Fri 15 Jul 72h/29.75h	Sat 16 Jul 70.75h/28h	Sun 17 Jul 60h/25.5h
<p>7:00a-5:30p M ☐ Jane Tucker</p> <p>5:00p-11:00p B ☐ Susan Mason</p> <p>10:00a-5:00p M ☐ Nahomi Sandry</p> <p>4:00p-11:00p SS ☐ Daniel Stuibier</p> <p>6:00a-10:00a C Karen Hind</p> <p>10:00a-3:00p K Charlotte Scardifield</p> <p>5:00p-9:00p K Charlotte Scardifield</p> <p>10:03a-2:00p K Jaidyn Thomas</p> <p>5:00p-8:30p K David Martin</p> <p>5:00p-9:00p K Sam Beeson</p>	<p>11:30a-5:30p B ☐ Susan Mason</p> <p>5:30p-11:00p B ☐ Jasper Gulliver</p> <p>7:00a-5:30p M ☐ Jane Tucker</p> <p>3:00p-11:00p SS ☐ Daniel Stuibier</p> <p>6:00a-10:00a C Amber McIntyre</p> <p>5:00p-8:30p K David Martin</p> <p>10:00a-3:00p K Charlotte Scardifield</p> <p>5:00p-9:00p K Charlotte Scardifield</p> <p>10:03a-2:00p K Jaidyn Thomas</p> <p>5:00p-9:00p K Sam Beeson</p>	<p>11:30a-6:00p B ☐ Susan Mason D</p> <p>4:00p-11:00p B ☐ Lynette O'Grady W</p> <p>7:00a-5:30p M ☐ Jane Tucker W</p> <p>5:00p-11:00p SS ☐ Daniel Stuibier Dr</p> <p>3:00p-9:00p B ☐ Simon Merrett LINK W DRIVE</p> <p>6:00p-10:00p B ☐ Alison Hill DROP OFF DRIVE</p> <p>4:00p-10:00p B ☐ Karen Hind DRIVE BUS</p> <p>6:00a-10:00a C Amber McIntyre MORN DROP OFF</p> <p>10:00a-9:00p K ☐ Michelle Lorenzo DROP DRIVE</p> <p>5:00p-9:00p K ☐ David Martin DRIVE</p> <p>10:30a-2:00p K Jaidyn Thomas DROP OFF</p> <p>5:00p-9:00p K Ethan Flentjar</p> <p>5:00p-9:00p K Sam Beeson</p>	<p>3:00p-9:00p B ☐ Susan Mason</p> <p>5:00p-11:00p B ☐ Jasper Gulliver</p> <p>7:00a-5:30p M ☐ Jane Tucker W</p> <p>11:30a-8:00p B ☐ Lynette O'Grady</p> <p>5:00p-11:00p SS ☐ Link Perrin</p> <p>4:00p-10:00p B ☐ Karen Hind</p> <p>6:00a-10:00a C Amber McIntyre</p> <p>10:03a-2:30p K Stephen Foster</p> <p>10:00a-9:00p K ☐ Michelle Lorenzo</p> <p>5:00p-8:30p K David Martin</p> <p>5:00p-9:00p K Sam Beeson</p>	<p>3:00p-8:30p B ☐ Daniel Stuibier Drive</p> <p>5:00p-11:00p B ☐ Alison Hill Drive</p> <p>7:00a-5:30p M ☐ Jane Tucker W</p> <p>10:00a-6:00p B ☐ Lynette O'Grady Walk X</p> <p>5:00p-12:00a SS ☐ Link Perrin DRIVE</p> <p>5:00p-11:00p B ☐ Mason Wingad Drive</p> <p>6:00a-10:00a C Karen Hind Drive</p> <p>4:00p-9:00p K Charlotte Scardifield Drive</p> <p>10:30a-2:30p K Stephen Foster</p> <p>10:00a-9:00p K ☐ Michelle Lorenzo Drive</p> <p>5:00p-9:00p K Ethan Flentjar Drop off X</p> <p>5:00p-9:00p K Jaidyn Thomas Walk X</p> <p>Drive 5 ✓ Other 3</p>	<p>11:00a-5:00p B ☐ Simon Merrett Drive</p> <p>2:00p-8:30p B ☐ Jasper Gulliver Drive</p> <p>5:00p-11:45p B ☐ Mason Wingad Drive</p> <p>7:00a-5:00p M ☐ Lynette O'Grady Walk</p> <p>5:00p-12:00a SS ☐ Link Perrin Drive</p> <p>5:00p-11:00p B ☐ Karen Hind Drive</p> <p>6:00a-10:00a C Amber McIntyre Drop off</p> <p>10:00a-9:00p K ☐ Michelle Lorenzo Drive</p> <p>10:00a-3:00p K Charlotte Scardifield</p> <p>5:00p-9:00p K Charlotte Scardifield Drive</p> <p>12:00p-4:00p K Jaidyn Thomas W</p> <p>5:00p-9:00p K Ethan Flentjar Drop off</p> <p>Drive 5 Drop off 1</p>	<p>11:30a-2:00p B ☐ Simon Merrett NOT THERE</p> <p>12:30p-4:15p B ☐ Susan Mason D</p> <p>4:15p-10:15p B ☐ Link Perrin D</p> <p>7:00a-4:15p M ☐ Lynette O'Grady Walk</p> <p>4:15p-10:15p SS ☐ Daniel Stuibier Drive</p> <p>1:00p-7:00p B ☐ Mason Wingad Drive</p> <p>6:00a-10:00a C Amber McIntyre DROP OFF</p> <p>10:00a-8:30p K ☐ Charlotte Scardifield Drive</p> <p>5:00p-9:00p K Ethan Flentjar Drop off</p> <p>12:00p-4:00p K Sam Beeson Drop off</p> <p>12:00p-3:00p K David Martin D</p> <p>5:00p-8:30p K David Martin DI</p> <p>5 Drive 1 Drop off</p>

7 DRIVERS 6pm
4 " 4pm
5 " 5pm
6 " 6pm
7 " 7pm
8 " 8pm