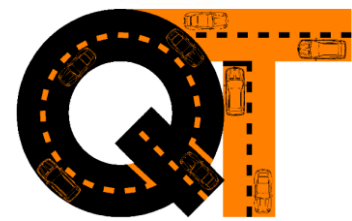




29<sup>th</sup> November 2024

Lockbridge  
Unit 2  
101 Northbourne Avenue  
TURNER ACT 2612

Attn: Matthew Bourke



**QuantumTraffic**

Quantum Traffic Pty Ltd

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A Level 9, Phillip Law Street  
CANBERRA ACT 2601

Dear Matthew,

## **50 Morisset Street, Queanbeyan – Assessment of Public Car Parking**

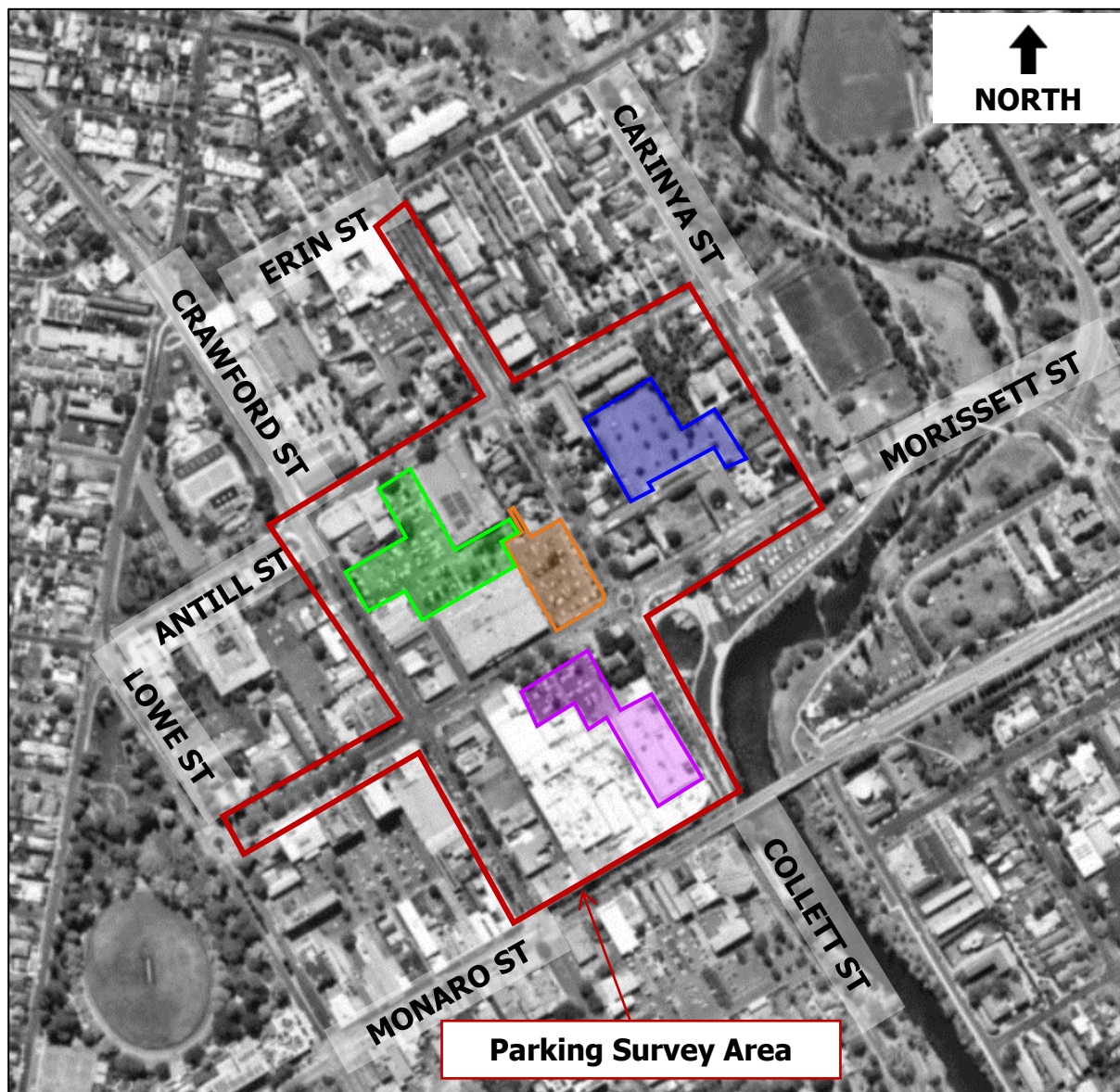
As requested, Quantum Traffic have undertaken a review of the public car parking located within close proximity to the proposed mixed-use development at 50 Morisset Street in Queanbeyan.

### **Background**

In November 2023, Quantum Traffic prepared a Traffic Impact Assessment (TIA) report to support DA 2023.0602 for a mixed-use development at 50 Morisset Street in Queanbeyan. The submitted TIA included surveys of the existing car parking demands within approximately 200m walking distance of the subject site (as outlined in red at Figure 1 below). These surveys were conducted on Wednesday, 11 October 2023 and included on-street car parking and the following off-street carparks:

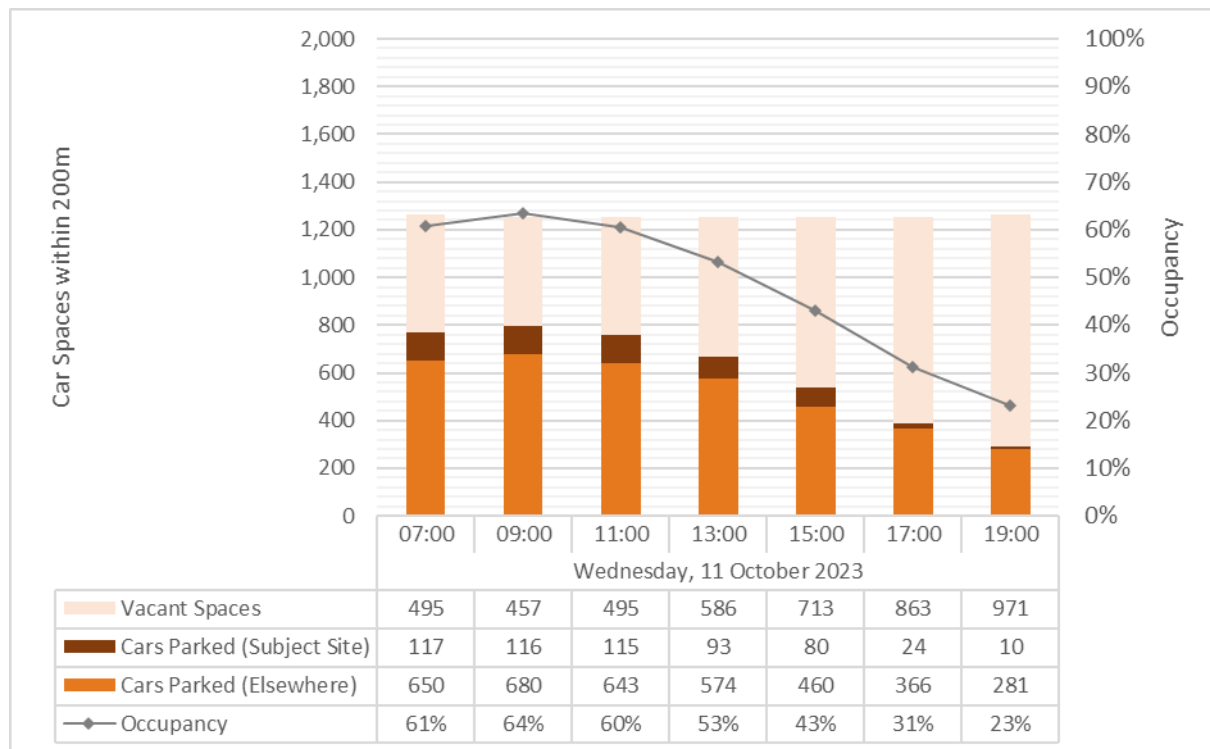
- Woolworths carpark (shaded in green),
- Collett carpark (shaded in blue),
- Riverside Plaza South carpark (shaded in purple), and
- Riverside Plaza North carpark (the subject site, shaded in orange).

It is noted that the data captured within the underground section of the Riverside Plaza South carpark is rounded to the nearest five (5) car parking spaces. This data was not presented in the TIA report.



*Figure 1: Car Parking Survey Area (source: Nearmap)*

The October 2023 surveys captured existing car parking demands at 2-hourly intervals between 7am and 7pm, as presented at Figure 2 below. The car parking surveys identified between 1,253-1,262 car parking spaces (depending on the parking restrictions which apply at any given time) located within approximately 200m walking distance of the site. These spaces experienced moderate demands during the morning and early afternoon, before decreasing into the evening. Ultimately, the parking surveys showed that between 10 and 117 vehicles were observed to be parked on the subject site and that these demands contributed to overall car parking conditions (within approximately 200m walking distance of the site) which varied between 64% occupancy at 9am and 23% occupancy at 7pm. A detailed copy of the October 2023 car parking survey data is provided as Attachment 1 to this document.



*Figure 2: Existing Car Parking Profile – Within 200m Walking Distance*

## Additional Car Parking Surveys

To provide a broader view of car parking conditions both on-site and within approximately 200m walking distance of the site, a series of additional car parking surveys have been undertaken. These are provided as Attachments 2 & 3 and include:

- A single spot survey, undertaken by Lockbridge staff at 9am on Tuesday, 19 November 2024, which captured demands within approximately 200m walking distance of the subject site, and
- Eight (8) spot surveys of the on-site carpark and the Collett carpark:
  - Undertaken by Quantum Traffic staff using Nearmap aerial imagery, at:
    - Approximately 1pm on Wednesday, 10 May 2023,
    - 11:27am on Friday, 23 June 2023,
    - 12:19pm on Friday, 29 September 2023,
    - Approximately 12pm on Monday, 18 December 2023,
    - 11:33am on Monday, 1 April 2024,
    - 3:01pm on Tuesday, 1 October 2024, and
    - 9:31am on Monday 18 November 2024.
  - Undertaken by Lockbridge staff, on Friday, 15 November 2024.

Lockbridge's survey of all car parking within approximately 200m walking distance of the subject site identified similar car parking demands throughout much of the survey area, to that observed at the peak-time (9am) in the October 2023 surveys. However, the

November 2024 survey identified a notable decrease in car parking demands (by 67 car spaces) within the on-site carpark, as shown at Figure 3 below.

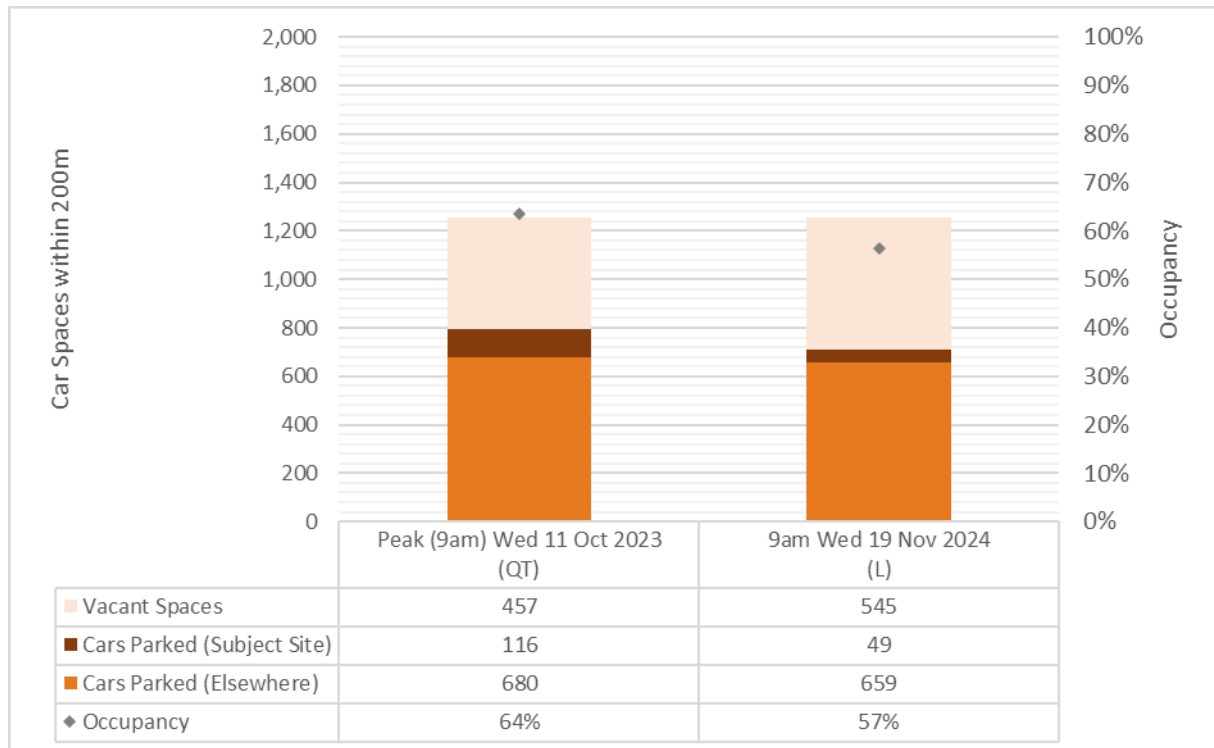


Figure 3: Existing Car Parking Conditions Comparison – Within 200m Walking Distance

Additional surveys of the subject site suggest that the demands observed during the October 2023 surveys are typical of the past 18-months, as shown at Figure 4 below.

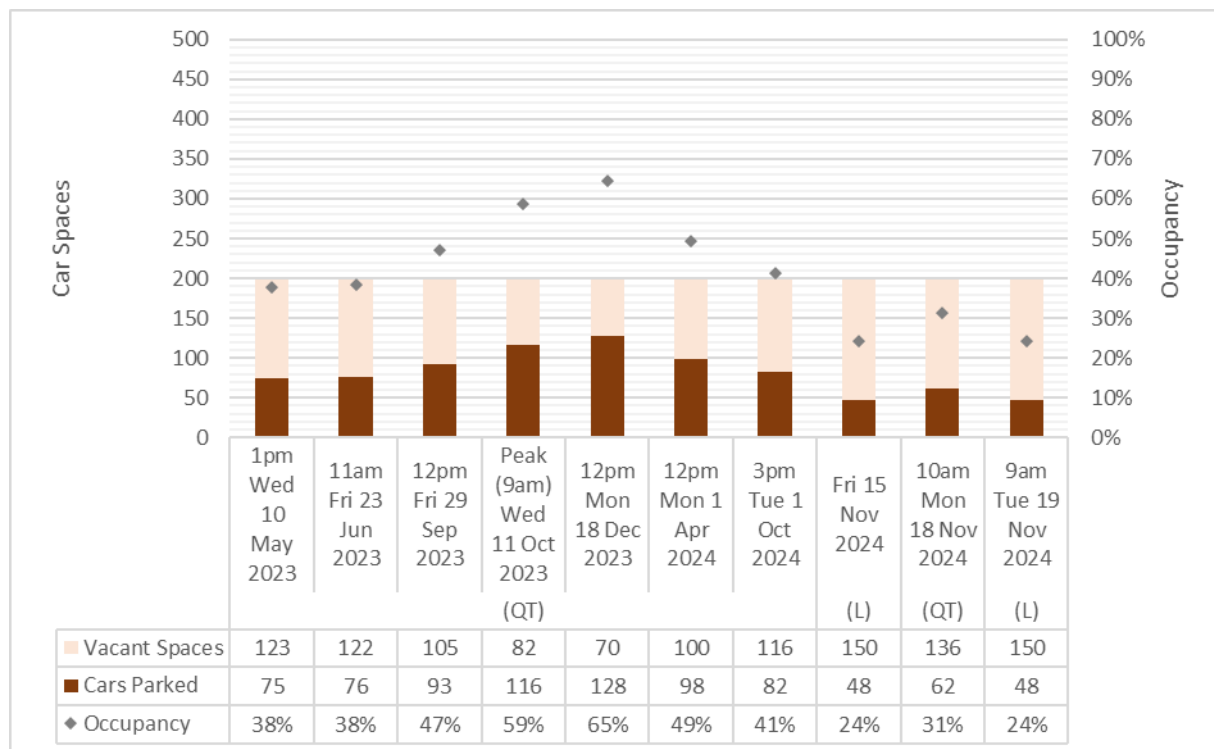


Figure 4: Existing Car Parking Conditions – Subject Site

Similarly, the additional surveys indicate that the very-low car parking occupancy observed within the Collett Carpark is also typical of the past 18-months, as shown at Figure 5 below.

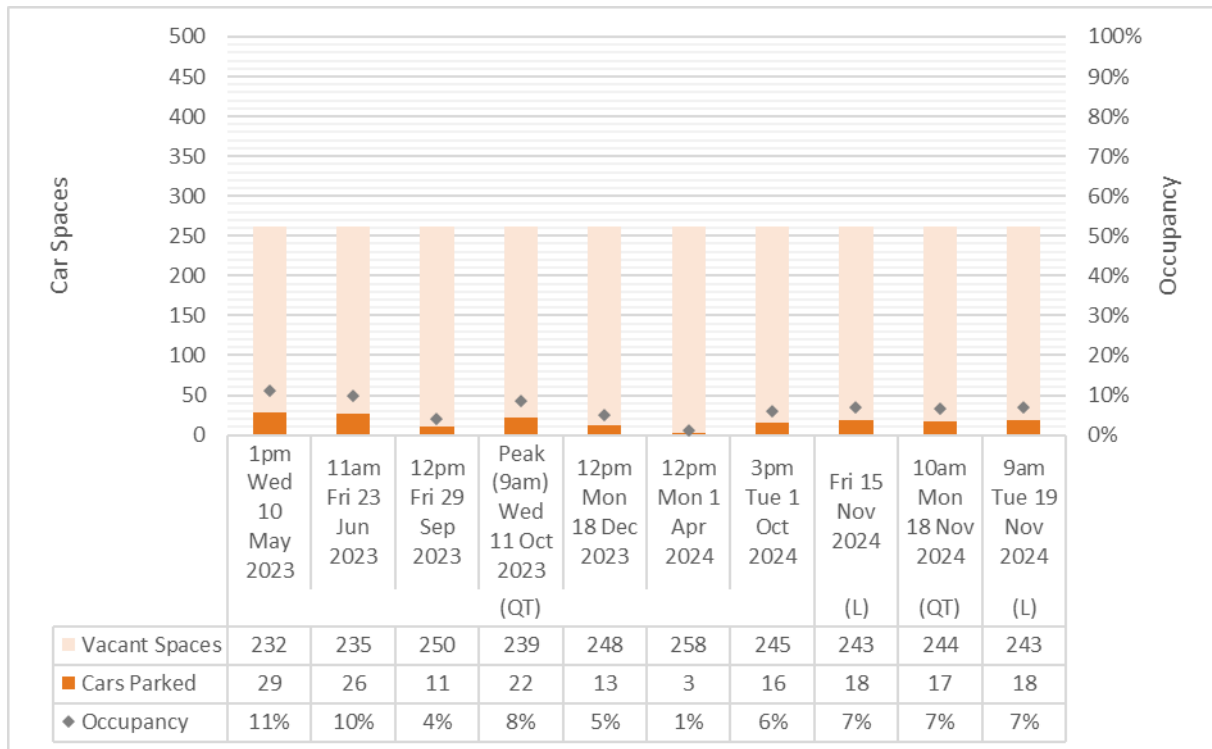


Figure 5: Existing Car Parking Conditions – Collett Carpark

## Impact of Proposed Development

The previous DA for the site (DA 950033) required no less than 196 car parking spaces on the subject site, with the final configuration providing a total of 198 public car parking spaces. DA. 2023.0602 proposes to remove all public car parking spaces from the subject site to accommodate the development of 160 residential units, eight (8) commercial tenancies and 212 on-site car parking spaces (which support the development).

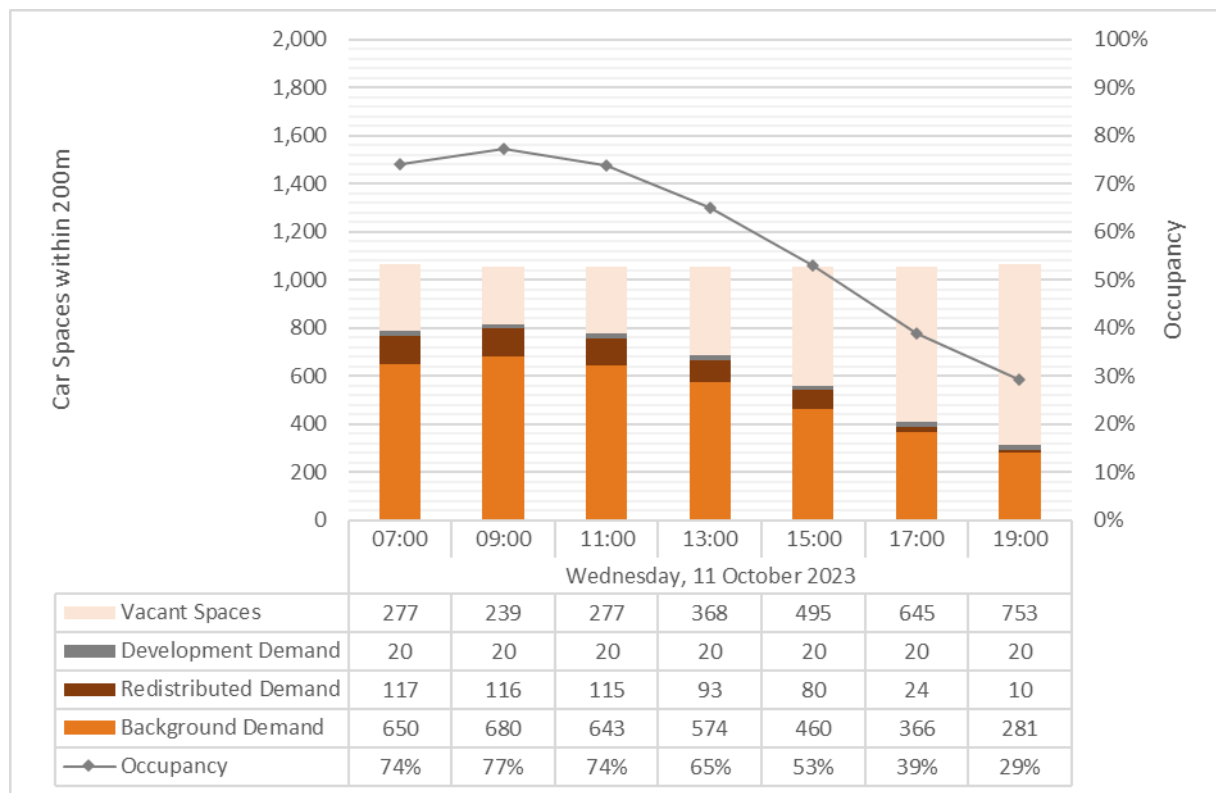
This analysis conservatively assumes that the removal of the public car parking spaces from the subject site will result in the static (i.e. 100%) redistribution of the existing car parking demands accommodated by these spaces, to the surrounding area.

This analysis also includes conservative consideration for the visitor car parking demands which may not be accommodated within the proposed development.

On the basis of the above, the proposed development would be expected to increase the car parking occupancy, within approximately 200m walking distance of the subject site, to vary between 77% at 9am and 29% at 7pm, as shown at Figure 6 below. This peak car parking occupancy (77%) would remain less than the typical target car parking occupancy (85%) which is considered to balance the impacts of cars circulating while searching for a vacant car parking space, with the spatial, financial and environmental costs of providing excess car parking capacity. This analysis indicates that, throughout



a typical weekday, the car parking occupancy is expected to approach, but not exceed, this occupancy target.



*Figure 6: Post-Development Car Parking Conditions – Within 200m Walking Distance*

## Conclusion

Quantum Traffic have undertaken a review of the public car parking located within close proximity of the proposed mixed-use development at 50 Morisset Street in Queanbeyan. This review found that the loss of the public car parking spaces from the subject site to accommodate the proposed development, would not be expected to result in car parking demands exceeding the practical supply of public car parking within approximately 200m walking distance of the subject site.

If you require any further assistance, please do not hesitate to contact us on 1300 757 016.

Yours sincerely,



**David Beaton** Director – Quantum Traffic

# Attachment 1:

*Car Parking Survey Data –  
11 October 2023 (Quantum Traffic)*

## 2022-0106: 50 Morisset Street, Queanbeyan

### Existing Conditions Car Parking Data



Street	Side	Section	Walking Distance Zone	Restriction	Capacity	Cars Parked						
						Wednesday, 11 October 2023						
						07:00	09:00	11:00	13:00	15:00	17:00	19:00
Morisset Street	Northwest	Lowe Street to Crawford Street	200m-400m	No Stopping	-	0	0	0	0	0	0	0
			200m-400m	2P 8:30am-6pm Mon-Fri, 8:30am-12:30pm Sat	5	3	3	2	2	3	4	2
			200m-400m	No Stopping	-	0	0	0	0	0	0	0
			200m-400m	2P 8:30am-6pm Mon-Fri, 8:30am-12:30pm Sat	5	3	3	2	3	3	2	3
			200m-400m	No Stopping	-	0	0	0	0	0	0	0
			200m-400m	2P 8:30am-6pm Mon-Fri, 8:30am-12:30pm Sat	3	2	2	1	2	1	2	3
			200m-400m	No Stopping	-	0	0	0	0	0	0	0
			200m-400m	2P 8:30am-6pm Mon-Fri, 8:30am-12:30pm Sat	2	1	1	1	1	1	1	1
			100m-200m	No Stopping	-	0	0	0	0	0	0	0
		Crawford Street to Collett Street	100m-200m	No Stopping	-	0	0	0	0	0	0	0
			100m-200m	1P 8:30am-6pm Mon-Fri, 8:30am-12:30pm Sat	4	3	4	4	3	4	3	2
			<100m	Taxi Zone	6	0	0	0	0	0	0	0
			<100m	No Stopping	-	0	0	0	0	0	0	0
			<100m	Bus Zone	1	0	0	0	0	0	0	0
			<100m	1P 8:30am-6pm Mon-Fri, 8:30am-12:30pm Sat	2	1	0	0	1	2	1	0
			<100m	No Stopping	-	0	0	0	0	0	0	0
		Collett Street to Carinya Street	<100m	No Stopping	-	0	0	0	0	0	0	0
			<100m	Unrestricted	7	2	4	5	2	2	3	1
			100m-200m	No Stopping	-	0	0	0	0	0	0	0
	Southeast	Opp. Carinya Street to Collett Street	100m-200m	No Stopping	-	0	0	0	0	0	0	0
			100m-200m	2P	8	2	4	1	3	1	2	2
			100m-200m	Unrestricted (Parents with Prams)	2	0	0	0	0	0	0	0
			<100m	P Disabled Only	2	0	0	0	0	0	0	0
			<100m	No Stopping	-	0	0	0	0	0	0	0
		Collett Street to Crawford Street	<100m	No Stopping	-	0	0	0	0	0	0	0
			<100m	1P 8:30am-6pm Mon-Fri, 8:30am-12:30pm Sat	1	1	0	0	1	1	1	0
			<100m	No Stopping	-	0	0	0	0	0	0	0
			<100m	Bus Zone	2	0	0	0	0	0	0	0
			100m-200m	No Stopping	-	0	0	0	0	0	0	0
			100m-200m	1P 8:30am-6pm Mon-Fri, 8:30am-12:30pm Sat	1	0	0	0	1	1	1	0
			100m-200m	No Stopping	-	0	0	0	0	0	0	0
		Crawford Street to Lowe Street	200m-400m	No Stopping	-	0	0	0	0	0	0	0
			200m-400m	Bus Zone	2	0	0	0	0	0	0	0
			200m-400m	No Stopping	-	0	0	0	0	0	0	0
			200m-400m	1P 8:30am-6pm Mon-Fri, 8:30am-12:30pm Sat	14	7	7	6	4	3	4	2
			200m-400m	No Stopping	-	0	0	0	0	0	0	0
			200m-400m	1P 8:30am-6pm Mon-Fri, 8:30am-12:30pm Sat	2	0	1	0	1	1	2	2
			200m-400m	No Stopping	-	0	0	0	0	0	0	0



## 2022-0106: 50 Morisset Street, Queanbeyan

### Existing Conditions Car Parking Data



Street	Side	Section	Walking Distance Zone	Restriction	Capacity	Cars Parked						
						Wednesday, 11 October 2023						
						07:00	09:00	11:00	13:00	15:00	17:00	19:00
Antill Street	Northwest	Crawford Street to Collett Street	200m-400m	No Stopping	-	0	0	0	0	0	0	0
			200m-400m	1/2P 8:30am-6pm Mon-Fri, 8:30am-12:30pm Sat	9	9	8	8	6	9	5	4
			200m-400m	No Stopping	-	0	0	0	0	0	0	0
			200m-400m	Bus Zone	1	0	0	0	0	0	0	0
		Collett Street to Carinya Street	100m-200m	No Stopping	-	0	0	0	0	0	0	0
			200m-400m	No Stopping	-	0	0	0	0	0	0	0
	Southeast	Carinya Street to Collett Street	200m-400m	No Stopping	-	0	0	0	0	0	0	0
			200m-400m	Unrestricted	25	5	8	8	5	6	8	3
			100m-200m	No Stopping	-	0	0	0	0	0	0	0
		Collett Street to Crawford Street	100m-200m	No Stopping	-	0	0	0	0	0	0	0
			200m-400m	1/4P 8:30am-6pm Mon-Fri, 8:30am-12:30pm Sat	1	1	1	1	1	1	0	0
			200m-400m	P Disabled Only	2	1	1	1	2	1	2	2
Crawford Street	Northeast	Antill Street to Morisset Street	200m-400m	No Stopping	-	0	0	0	0	0	0	0
			200m-400m	1/4P 8:30am-6pm Mon-Fri, 8:30am-12:30pm Sat	2	2	2	2	1	2	1	0
			200m-400m	No Parking	2	0	0	0	0	0	0	0
			200m-400m	No Stopping	-	0	0	0	0	0	0	0
			200m-400m	Bus Zone	1	0	0	0	0	0	0	0
			200m-400m	2P 8:30am-6pm Mon-Fri, 8:30am-12:30pm Sat	3	2	3	3	2	2	2	0
			200m-400m	No Stopping	-	0	0	0	0	0	0	0
			200m-400m	2P 8:30am-6pm Mon-Fri, 8:30am-12:30pm Sat	9	4	6	7	4	5	6	2
			100m-200m	No Stopping	-	0	0	0	0	0	0	0
		Morisset Street to Monaro Street	100m-200m	No Stopping	-	0	0	0	0	0	0	0
			200m-400m	1P 8:30am-6pm Mon-Fri, 8:30am-12:30pm Sat	2	2	2	2	2	2	2	2
			200m-400m	No Stopping	-	0	0	0	0	0	0	0
			200m-400m	1P 8:30am-6pm Mon-Fri, 8:30am-12:30pm Sat	6	5	5	4	6	5	4	6
			200m-400m	No Stopping	-	0	0	0	0	0	0	0
			200m-400m	1P 8:30am-6pm Mon-Fri, 8:30am-12:30pm Sat	3	3	3	2	3	2	3	3
			200m-400m	No Stopping	-	0	0	0	0	0	0	0
			200m-400m	No Stopping	-	0	0	0	0	0	0	0
			200m-400m	1P 8:30am-6pm Mon-Fri, 8:30am-12:30pm Sat	6	5	5	4	5	4	5	6
	Southwest	Monaro Street to Morisset Street	200m-400m	No Stopping	-	0	0	0	0	0	0	0
			200m-400m	P Disabled Only	1	1	1	1	1	1	1	1
			200m-400m	1P 8:30am-6pm Mon-Fri, 8:30am-12:30pm Sat	4	4	4	3	4	3	4	4
			200m-400m	No Stopping	-	0	0	0	0	0	0	0
			200m-400m	1P 8:30am-6pm Mon-Fri, 8:30am-12:30pm Sat	8	7	6	5	7	6	7	4
			200m-400m	P Disabled Only	1	1	1	1	1	1	0	0
			200m-400m	No Stopping	-	0	0	0	0	0	0	0
		Morisset Street to Antill Street	100m-200m	No Stopping	-	0	0	0	0	0	0	0
			100m-200m	2P 8:30am-6pm Mon-Fri, 8:30am-12:30pm Sat	6	3	5	3	5	4	3	3
			200m-400m	No Stopping	-	0	0	0	0	0	0	0
			200m-400m	2P 8:30am-6pm Mon-Fri, 8:30am-12:30pm Sat	5	5	4	4	2	3	3	0
			200m-400m	No Stopping	-	0	0	0	0	0	0	0

## 2022-0106: 50 Morisset Street, Queanbeyan

### Existing Conditions Car Parking Data



Street	Side	Section	Walking Distance Zone	Restriction	Capacity	Cars Parked						
						Wednesday, 11 October 2023						
						07:00	09:00	11:00	13:00	15:00	17:00	19:00
Collett Street	Northeast	Erin Street to Antill Street	200m-400m	No Stopping	-	0	0	0	0	0	0	0
			200m-400m	Unrestricted	4	4	4	4	4	3	1	
			200m-400m	No Stopping	-	0	0	0	0	0	0	0
			200m-400m	Unrestricted	12	3	4	4	7	5	6	4
			100m-200m	No Stopping	-	0	0	0	0	0	0	0
		Antill Street to Morisset Street	100m-200m	No Stopping	-	0	0	0	0	0	0	0
			<100m	No Parking 8:30am-6pm Mon-Fri, 8:30am-12:30pm Sat	9	0	0	0	0	0	0	0
			<100m	No Stopping	-	0	0	0	0	0	0	0
			<100m	No Stopping	-	0	0	0	0	0	0	0
			100m-200m	2P 7am-6pm Mon-Sun	6	2	3	4	2	3	1	0
		Morisset Street to Monaro Street	100m-200m	No Stopping	-	0	0	0	0	0	0	0
			100m-200m	2P 7am-6pm Mon-Sun	3	3	3	2	3	1	2	1
			200m-400m	No Stopping	-	0	0	0	0	0	0	0
			100m-200m	No Stopping	-	0	0	0	0	0	0	0
	Southwest	Monaro Street to Morisset Street	100m-200m	No Stopping	-	0	0	0	0	0	0	0
			<100m	2P 7am-6pm Mon-Sun	2	0	0	1	1	0	0	0
			<100m	No Stopping	-	0	0	0	0	0	0	0
			<100m	No Stopping	-	0	0	0	0	0	0	0
			<100m	Unrestricted	11	8	5	6	6	7	9	10
		Antill Street to Erin Street	100m-200m	No Stopping	-	0	0	0	0	0	0	0
			100m-200m	No Stopping	-	0	0	0	0	0	0	0
			200m-400m	Unrestricted	16	16	16	16	16	14	9	4
			200m-400m	No Stopping	-	0	0	0	0	0	0	0
			200m-400m	Unrestricted	4	4	4	4	3	4	2	1
			200m-400m	Bus Zone	1	0	0	0	0	0	0	0
			200m-400m	Unrestricted	2	2	2	1	1	2	1	1
			200m-400m	P Disabled Only	1	1	1	0	1	1	0	0
			200m-400m	Unrestricted	2	1	1	1	1	1	1	0
			200m-400m	No Stopping	-	0	0	0	0	0	0	0
Woolworths Carpark			<100m	Unrestricted (Private)	303	240	260	263	230	204	180	140
Riverside Plaza North Carpark (Subject Site)			On-Site	Unrestricted (Private)	198	117	116	115	93	80	24	10
Collett Carpark			100m-200m	Unrestricted	261	21	22	19	18	17	14	10
Riverside Plaza South Carpark		Ground Level	<100m	Unrestricted (Private)	136	124	120	110	98	63	26	12
		Underground	100m-200m	Unrestricted (Private)	300	240	250	225	200	150	120	100
<200m	Capacity					1,262	1,253	1,253	1,253	1,253	1,253	1,262
	Cars Parked					767	796	758	667	540	390	291
	Vacant Spaces					495	457	495	586	713	863	971
	Occupancy					61%	64%	60%	53%	43%	31%	23%

# Attachment 2:

## *Car Parking Survey Data – Additional Survey Data (Lockbridge)*

		19/11/2024		15/11/2024
		9am	9am <200m	
Morisset Street	Lowe to Crawford	9	0	
	Crawford Street to Collett Street	5	5	
	Collett Street to Carinya Street	4	4	
	Opp. Carinya Street to Collett Street	4	4	
	Collett Street to Crawford Street	1	1	
	Crawford Street to Lowe Street	11	0	
Antill Street	Crawford Street to Collett Street	7	0	
	Collett Street to Carinya Street	0	0	
	Carinya Street to Collett Street	9	0	
	Collett Street to Crawford Street	2	0	
Crawford Street	Antill Street to Morisset Street	9	0	
	Morisset Street to Monaro Street	11	0	
	Monaro Street to Morisset Street	18	0	
	Morisset Street to Antill Street	10	7	
Collett Street	Erin Street to Antill Street	12	0	
	Antill Street to Morisset Street	0	0	
	Morisset Street to Monaro Street	5	5	
	Monaro Street to Morisset Street	0	0	
	Morisset Street to Antill Street	7	7	
	Antill Street to Erin Street	22	0	
Woolworths Carpark		264	264	
Riverside Plaza North Carpark (Subject Site)		49	49	48
Collett Carpark		28	28	18
Riverside Plaza South Carpark	Ground Level	104	104	
	Underground	230	230	
		821	708	

# Attachment 3:

## *Car Parking Survey Data – Additional Survey Data (Quantum Traffic)*

**2022-0106: 50 Morisset Street, Queanbeyan**

Additional Car Parking Data



Date	10/05/2023	23/06/2023	29/09/2023	11/10/2023	18/12/2023	1/04/2024	1/10/2024	15/11/2024	18/11/2024	19/11/2024
Time	13:00	11:27	12:19	9:00	12:00	11:33	15:01		9:31	9:00
<b>Subject Site</b>										
Capacity	198	198	198	198	198	198	198	198	198	198
Cars Parked	75	76	93	116	128	98	82	48	62	48
Vacant Spaces	123	122	105	82	70	100	116	150	136	150
Occupancy	38%	38%	47%	59%	65%	49%	41%	24%	31%	24%
<b>Collett Carpark</b>										
Capacity	261	261	261	261	261	261	261	261	261	261
Cars Parked	29	26	11	22	13	3	16	18	17	18
Vacant Spaces	232	235	250	239	248	258	245	243	244	243
Occupancy	11%	10%	4%	8%	5%	1%	6%	7%	7%	7%



