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# Colston Budd Rogers & Kafes Pty Ltd

as Trustee for C & B Unit Trust  
ABN 27 623 918 759

Our Ref: JH/11363/jj

Transport Planning

3 February, 2022

Traffic Studies

Parking Studies

Harbord Hotel Holdings Pty Ltd  
c/- Alexander & Co.  
Alexander House  
63 Brisbane Street  
BONDI JUNCTION NSW 2022

**Attention: Sophie Harris and Glenn Piper**  
**Email: [sophie@alexanderand.co](mailto:sophie@alexanderand.co)**

Dear Madam and Sir,

**RE: JANUARY 2022 PATRONAGE SURVEYS FOR HARBORD HOTEL**

1. As requested, we are writing regarding the following information requested by the planning panel in relation to the above development:

*Undertake at least four surveys in the month of January 2022 which document patronage that typifies peak and non-peak patronage of the hotel and the uses that are occurring e.g. live music, functions etc.*

*Undertake at least one traffic and parking survey on an evening where there is an event or function being held. The survey shall include the travel modes of the patrons attending.*

2. We have previously prepared a letter, dated 20 April 2021, which was submitted in association with the development application for the proposed hotel refurbishment. That letter included results of surveys undertaken in February 2020. A copy of that letter is attached.
3. We have undertaken additional surveys on the following days:
  - 1 January 2022 (when a New Year's Day event was held at the hotel);
  - 18 January 2022;
  - 26 January 2022 (Australia Day); and
  - 31 January 2022.
4. The surveys counted the number of patrons in the hotel on these days. The New Year's Day survey also included travel mode surveys.

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5. The number of patrons in the hotel on the four survey days is summarised in Table 1.

<b>Table 1: Number of patrons in hotel</b>				
<b>Time</b>	<b>Date</b>			
	1 January	18 January	26 January	31 January
1:00 pm	87	16	339	56
3:00	158	14	320	7
5:00	305	23	216	42
7:00	274	59	228	63
9:00	199			

6. An event was held on New Year's Day. Hotel management advised that the peak numbers of some 305 and 340 people on 1 and 26 January respectively were less than other years due to COVID-19 factors.
7. By comparison, previous surveys undertaken by ourselves in February 2020 found some 550 patrons in the hotel.
8. The hotel patron travel mode survey results for 1 January are summarized in Table 2, which also includes our previous surveys in 2020.

<b>Table 2: Travel modes of hotel patrons</b>			
<b>Travel mode</b>	<b>Date</b>		
	28 February 2020	1 January 2022	29 February 2020
Car	47%	34%	12%
Walk	39%	29%	49%
Taxi/ride share	10%	27%	33%
Bus	2%	3%	1%
Dropped off/other	2%	7%	5%
Peak patronage	120	305	549

9. Table 1 shows that on 1 January 2022, some 34 per cent of people came to the hotel by car, 29 per cent walked and some 37 per cent came by taxi, ride share, bus or other mode.
10. Table 2 also includes the peak patronage on each survey day. As patronage numbers increase, the proportion of people travelling by car reduces, and the proportion of people walking or using taxis/ride share/public transport increases.
11. The surveys also found average car occupancies of 1.53, 1.98 and 2.07 people on 28 and 29 February 2020 and 1 January 2022 respectively.
12. Hotel staff survey results are summarized in Table 3. The higher number of employees on 1 January 2022 reflects a higher attendance had been expected. As noted above, actual numbers were lower due to COVID.

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<b>Table 3: Travel modes of hotel staff</b>			
<b>Travel mode</b>	<b>Date</b>		
	28 February 2020	29 February 2020	1 January 2022
Car	54%	61%	20%
Walk	33%	29%	39%
Dropped off/other	13%	10%	41%
Number of staff	24	38	41

13. Based on the travel mode surveys, the number of cars associated with the hotel were some 50 (37 patron and 13 employees), 56 (33 patron and 23 employees) and 58 (50 patron and eight employees) on the 28 and 29 February 2020 and 1 January 2022 respectively.
14. Larger events at the hotel result in more people walking or using public transport or taxi/ride share. This means that parking demands at the hotel do not substantially change for larger events. Parking demands are similar for the range of different patronages at the hotel.
15. As noted in our previous letter submitted with the development application (copy attached), eight additional parking spaces are proposed to be provided on the site, to cater for the small increase in potential parking demands. A mini-bus service is also proposed which will result in reduced hotel parking demands. On-street hotel parking demands would therefore be similar to today.
16. We trust the above provides the information you require. Finally, if you should have any queries, please do not hesitate to contact us.

Yours faithfully,  
COLSTON BUDD ROGERS & KAFES PTY LTD



J Hollis  
Director