

Reference: 22.628r05v01

8 May 2024

Royal Motor Yacht Club Broken Bay
c/- Planning Ingenuity
PO Box 715
MIRANDA NSW 1490

Attention: Jayson McDonald, CEO

**Re: 46 Prince Alfred Parade, Newport
Alterations and additions to the Royal Motor Club Broken Bay (DA2023/0951)
Updated Parking Assessment**

Dear Jayson,

TRAFFIX has been commissioned by Royal Motor Yacht Club (RMYC) Broken Bay to undertake additional parking surveys over a wider span of hours (over the operational hours) along with an updated parking demand assessment based on the proposed development and informed by the updated parking survey as requested under item (f) and (g) in the 'Deferral for further consideration of development application' in the minutes of Northern Beaches Local Planning Panel Meeting on 17 April 2024.

The period of the updated parking survey was further confirmed with Council Officer in their email dated 29 April 2024 to cover Friday and Saturday consistent with the Court appeal in 2016.

This assessment has been prepared to supplement and read in conjunction with the Traffic Impact Assessment (TIA) report, which accompanied the Development Application (TRAFFIX Ref: 22.628r01v01 dated 1 February 2023) as well as two subsequent RFI responses (TRAFFIX Ref: 22.628r03v02 and 22.628r04v02).

The findings of our assessment are documented below.

➤ Survey Methodology

The additional parking surveys were undertaken on Friday, 3 May 2024 and Saturday, 4 May 2024 between the hours of 8:00am (opening time) to 10:00pm (closing time) to satisfy Council's request. At the time of the surveys, a total supply of 282 parking spaces were reported by the surveyor which are provided for club members, marina members and visitors, consistent with the previous parking surveys in the TIA.

Existing Parking Utilisation

The results of the survey are summarised in **Figure 1** and **Figure 2**. The following data trends were observed for each day:

- Friday – parking demand increases gradually from the opening time of the club at 8:00 before levelling off at 109 occupied parking spaces from 15:00 to 19:00, and then gradually tapers off to the closing time of the club at 22:00.
- Saturday – parking demand increases gradually from the opening time of the club at 8:00 before levelling off at 113 occupied parking spaces from 11:00 and peaking at 131 occupied parking spaces at 15:00, and then gradually tapers off to the closing time of the club at 22:00.

In summary, the results indicate that:

- On the Friday, parking availability was at its lowest at 15:00 with 109 occupied spaces representing 39% occupancy which corresponds to 173 vacant spaces.
- On the Saturday, parking availability was also at its lowest at 15:00 with 131 occupied spaces representing 46% occupancy which corresponds to 151 vacant spaces.
- The updated parking surveys covering the full operational period of the club to satisfy Council's request reaffirms that the surveys undertaken as part of the TIA is well-planned and targeted being conscious of the financial and resource intensity when we budget for these types of surveys, which had already captured the peak parking demand of the club.

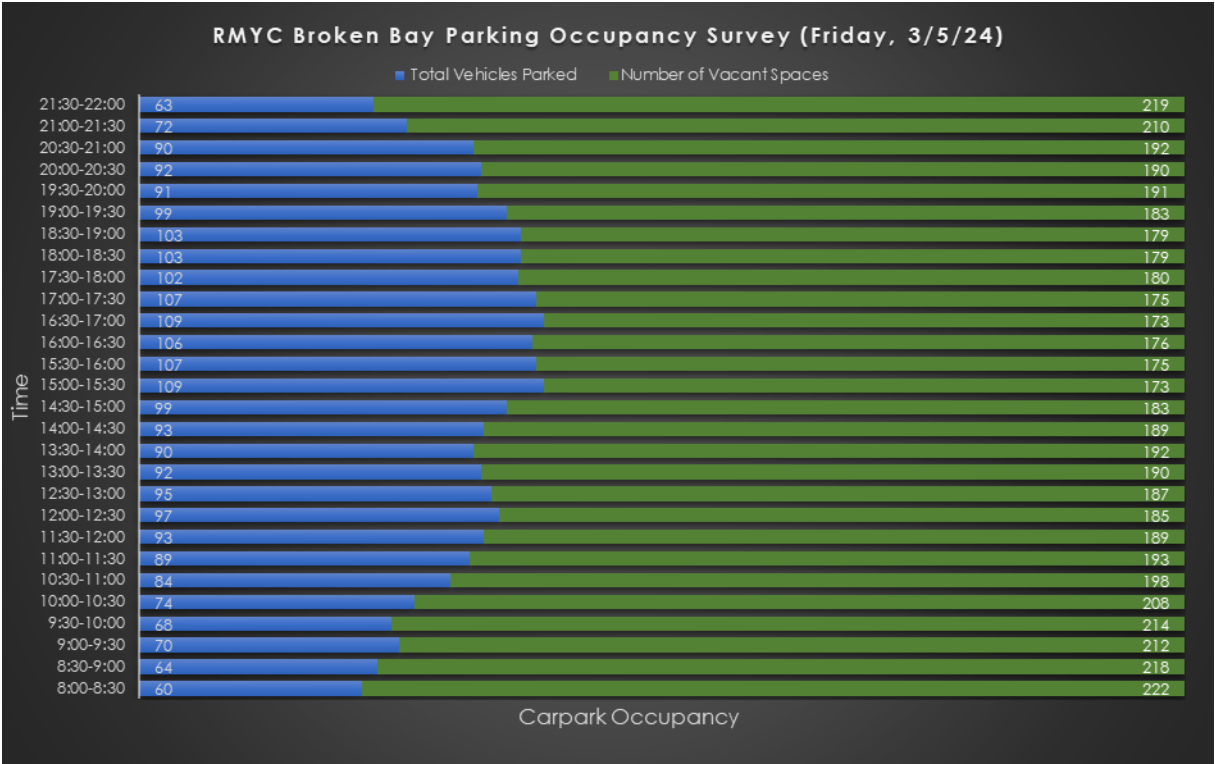


Figure 1: Parking Occupancy Survey Results – Friday 3rd May 2024

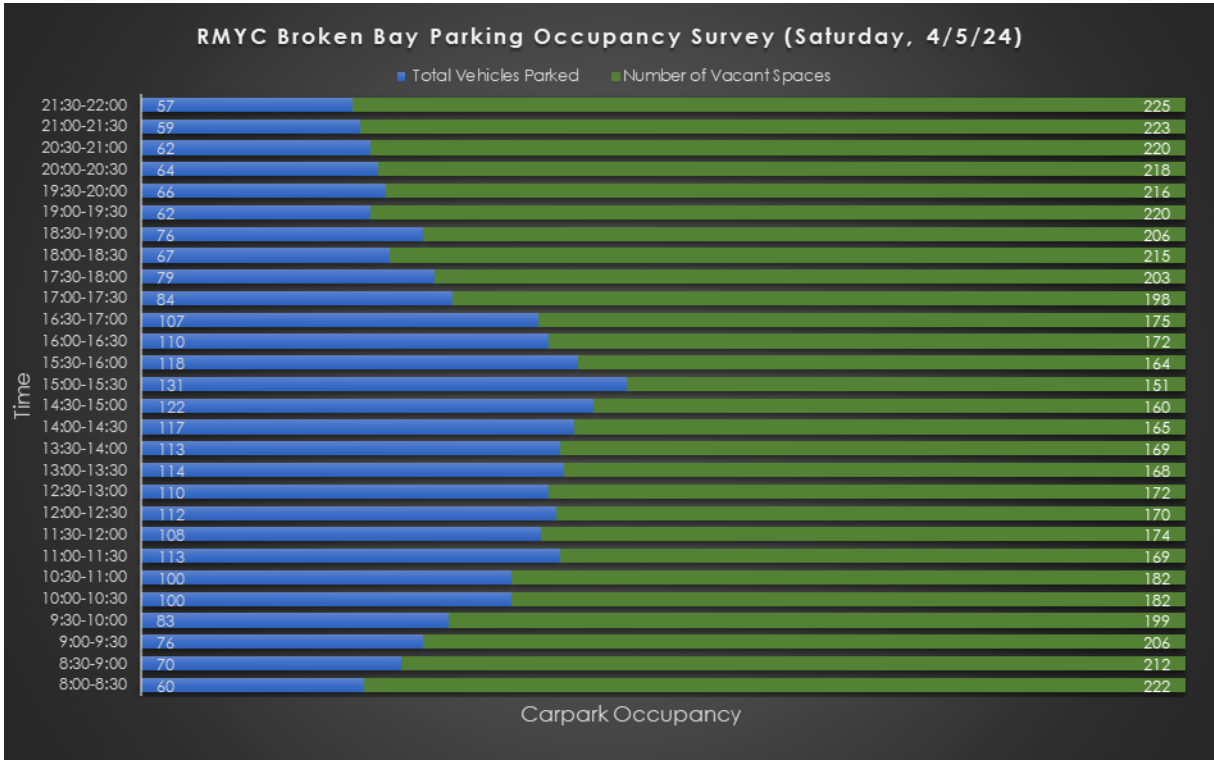


Figure 2: Parking Occupancy Survey Results – Saturday 4th May 2024

➤ Seasonal Factors

The parking occupancy surveys undertaken as part of the TIA in the warmer month of January 2023 revealed an average maximum parking demand of 68% over two days, compared to the recent May 2024 surveys which revealed a maximum parking demand of 43%. This is generally consistent with the findings in the traffic study prepared by Ason Group dated February 2016 that accompanied the former development approval.

Having regard for the above and appreciating that average occupancy is higher during the summer months, it is conservatively assumed that the parking demand during the summer periods would be 25% higher than that recorded during the additional parking surveys.

Accordingly, **Figure 3** and **Figure 4** present the forecasted parking occupancy during summer months for the respective surveyed periods based on the application of seasonal factors.

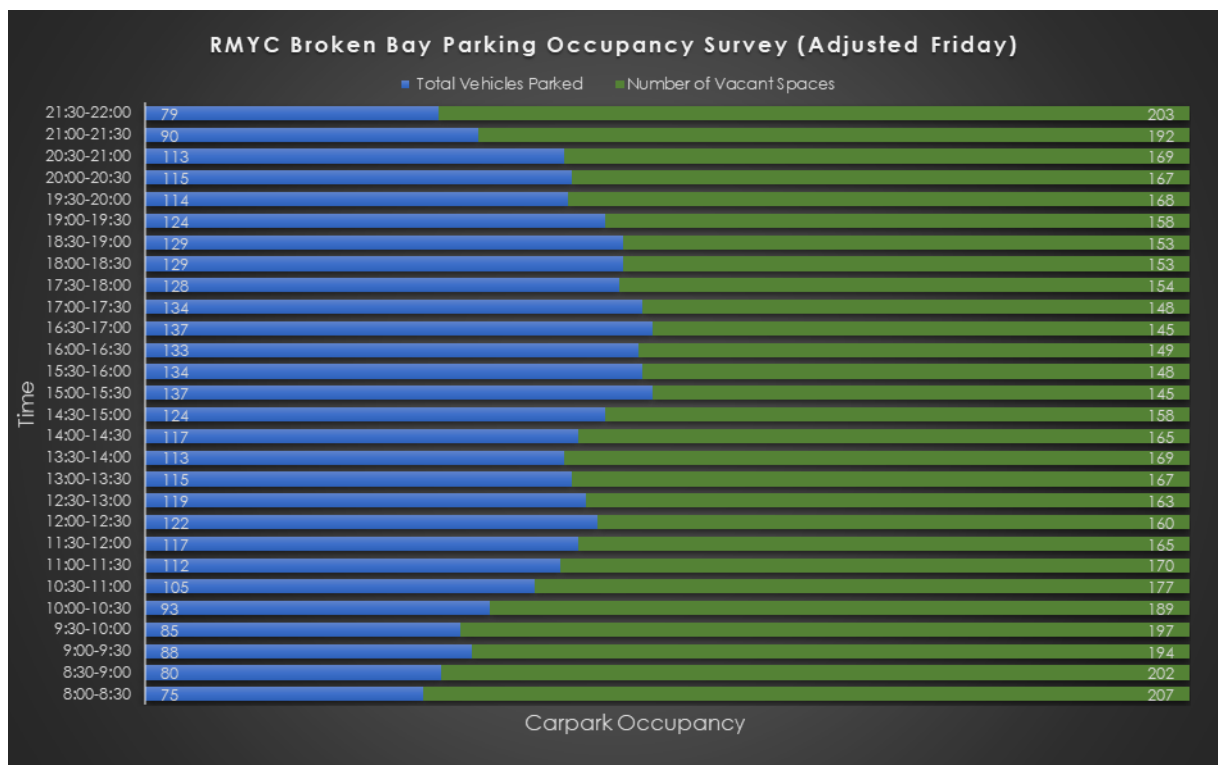


Figure 3: Parking Occupancy Survey Results – Friday (Seasonally Adjusted)

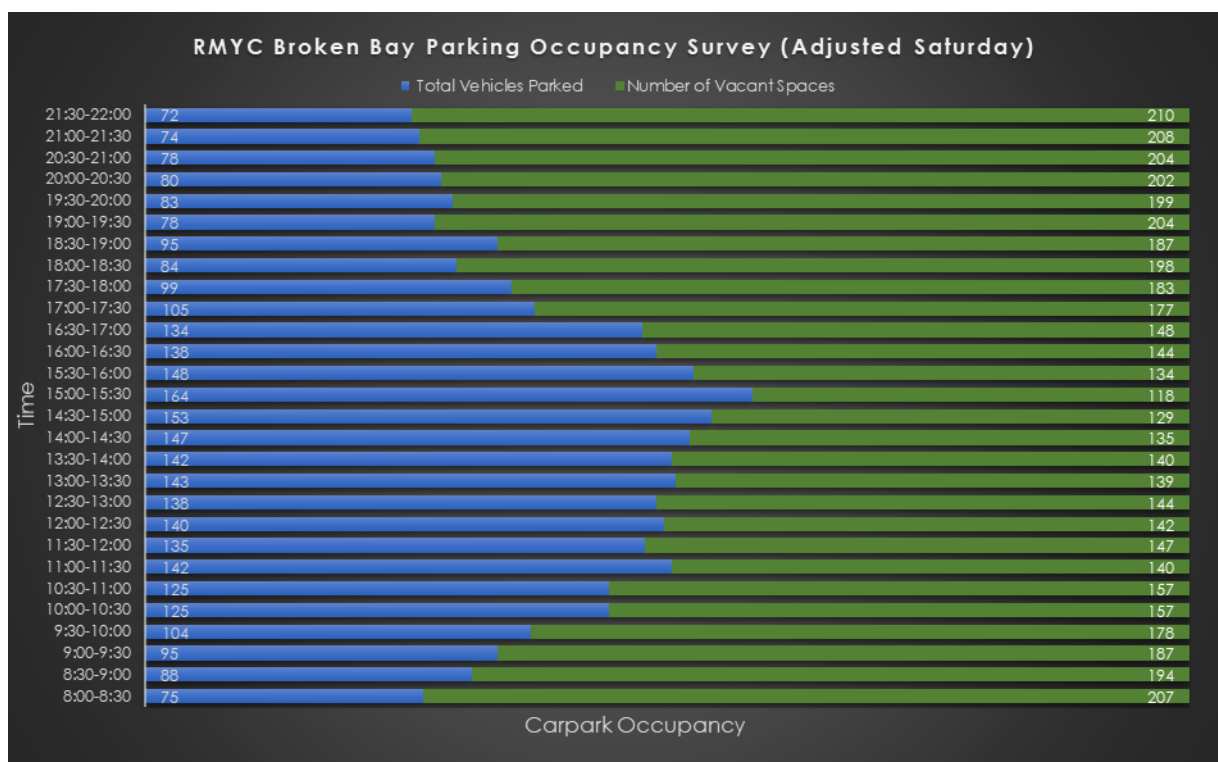


Figure 4: Parking Occupancy Survey Results – Saturday (Seasonally Adjusted)

The seasonally adjusted parking demands indicate that:

- On the Friday, forecast parking availability would be at its lowest at 15:00 with 124 occupied spaces representing 44% occupancy which corresponds to 158 vacant spaces.
- On the Saturday, forecast parking availability would be at its lowest at 15:00 with 153 occupied spaces representing 54% occupancy which corresponds to 129 vacant spaces.

➤ Summary

It is again noted that the proposed works are intended to improve the experience and assist with the retention of existing RMYC members and club patrons. It is emphasised that the proposal does not seek to change the maximum permissible patronage limit stipulated under RMYC Broken Bay's existing development consent.

In addition, RMYC Broken Bay will commit to update the car park management plan on an annual basis and commit staff to monitor and guide cars to appropriate parking areas during major events.

Accordingly, the updated parking assessment continues to demonstrate that even under a 'worst case' scenario – whereby the updated car parking surveys are seasonally adjusted to represent the busier summer months – the existing car park is more than sufficient to satisfactorily accommodate RMYC Broken Bay's operational car parking demands.

In the circumstances, the existing off-street car parking provision will continue to satisfy RMYC's operational requirements and will be satisfactorily managed by RMYC.

I trust the advice provided in this letter satisfies your requirements and request that you contact the undersigned should you have any queries or require any further information. In the event that any concerns remain, we request an opportunity to discuss these with the consent authorities prior to any determination being made.

Yours faithfully,

Traffix



Thomas Yang
Executive Engineer

Encl: Attachment 1 – Updated Car Park Occupancy Surveys May 2024

ATTACHMENT 1

Updated Car Park Occupancy Surveys May 2024

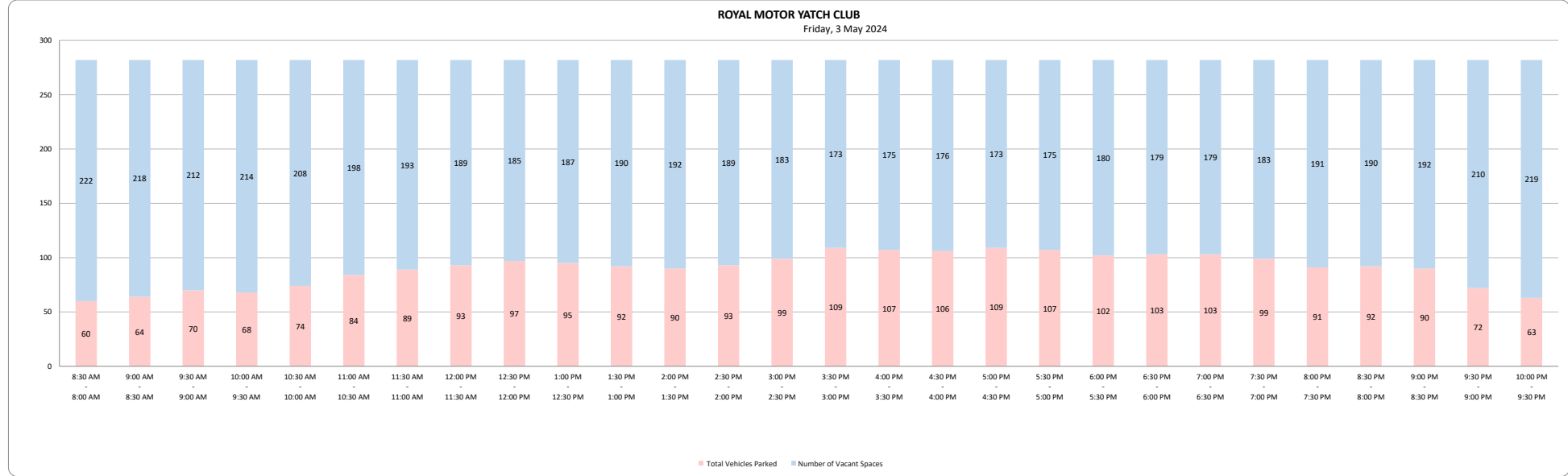


ROYAL YATCH CLUB

ZONE	UID	Street Name	Parking Restrictions	No. of Spaces			
A	A1	Royal Motor Yatch Club Carpark	No Restriction	25	Bays	8.87%	of Total Capacity
A	A2	Royal Motor Yatch Club Carpark	Disable Parking	2	Bays	0.71%	of Total Capacity
A	A3	Royal Motor Yatch Club Carpark	Valet Parking (BUS)	1	Bays	0.35%	of Total Capacity
A	A4	Royal Motor Yatch Club Carpark	Staff Parking	13	Bays	4.61%	of Total Capacity
B	B1	Royal Motor Yatch Club Carpark	No Restriction	70	Bays	24.82%	of Total Capacity
C	C1	Royal Motor Yatch Club Carpark	No Restriction	130	Bays	46.10%	of Total Capacity
C	C2	Royal Motor Yatch Club Carpark	Disable Parking	4	Bays	1.42%	of Total Capacity
C	C3	Royal Motor Yatch Club Carpark	Valet Parking (BUS)	1	Bays	0.35%	of Total Capacity
C	C4	Royal Motor Yatch Club Carpark	Trailer Parking	7	Bays	2.48%	of Total Capacity
D	D1	Royal Motor Yatch Club Carpark	No Restriction	29	Bays	10.28%	of Total Capacity
Total Capacity				282	Bays	100.00%	of Total Capacity

Location	ROYAL MOTOR YATCH CLUB
Suburb	NEWPORT
Client	Traffix
Job No/Name	24097
Survey Duration	14
Day/Date	Friday, 3 May 2024

Zone	UID	Street Name	Parking Restriction	Capacity	8:00 AM - 8:30 AM	8:30 AM - 9:00 AM	9:00 AM - 9:30 AM	9:30 AM - 10:00 AM	10:00 AM - 10:30 AM	10:30 AM - 11:00 AM	11:00 AM - 11:30 AM	11:30 AM - 12:00 PM	12:00 PM - 12:30 PM	12:30 PM - 1:00 PM	1:00 PM - 1:30 PM	1:30 PM - 2:00 PM	2:00 PM - 2:30 PM	2:30 PM - 3:00 PM	3:00 PM - 3:30 PM	3:30 PM - 4:00 PM	4:00 PM - 4:30 PM	4:30 PM - 5:00 PM	5:00 PM - 5:30 PM	5:30 PM - 6:00 PM	6:00 PM - 6:30 PM	6:30 PM - 7:00 PM	7:00 PM - 7:30 PM	7:30 PM - 8:00 PM	8:00 PM - 8:30 PM	8:30 PM - 9:00 PM	9:00 PM - 9:30 PM	9:30 PM - 10:00 PM
A	A1	Royal Motor Yatch Club Carpark	No Restriction	25	4	4	5	5	6	8	8	9	11	9	9	10	11	16	18	17	19	19	19	19	21	21	18	14	12	10	9	7
A	A2	Royal Motor Yatch Club Carpark	Disable Parking	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A	A3	Royal Motor Yatch Club Carpark	Valet Parking (BUS)	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A	A4	Royal Motor Yatch Club Carpark	Staff Parking	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B	B1	Royal Motor Yatch Club Carpark	No Restriction	70	18	18	21	21	24	28	29	31	31	31	30	28	31	30	33	37	38	39	39	39	39	39	35	34	29	28	18	12
C	C1	Royal Motor Yatch Club Carpark	No Restriction	130	34	37	39	37	39	43	48	49	51	52	50	49	48	50	55	50	46	48	46	41	40	40	43	40	48	49	42	41
C	C2	Royal Motor Yatch Club Carpark	Disable Parking	4	1	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C	C3	Royal Motor Yatch Club Carpark	Valet Parking (BUS)	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C	C4	Royal Motor Yatch Club Carpark	Trailer Parking	7	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
D	D1	Royal Motor Yatch Club Carpark	No Restriction	29	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Total Vehicles Parked		282	60	64	70	68	74	84	89	93	97	95	92	90	93	99	109	107	106	109	107	102	103	103	99	91	92	90	72	63
		Number of Vacant Spaces		222	218	212	214	208	198	193	189	185	187	190	192	189	183	173	175	176	173	175	180	179	179	183	191	190	192	210	219	
		% of Capacity Used			21.3%	22.7%	24.8%	24.1%	26.2%	29.8%	31.6%	33.0%	34.4%	33.7%	32.6%	31.9%	33.0%	35.1%	38.7%	37.9%	37.6%	38.7%	37.9%	36.2%	36.5%	36.5%	35.1%	32.3%	32.6%	31.9%	25.5%	22.3%



Location	ROYAL MOTOR YATCH CLUB
Suburb	NEWPORT
Client	Traffix
Job No/Name	24097
Survey Duration	14 Hours
Day/Date	Saturday, 4 May 2024

Zone	UID	Street Name	Parking Restriction	Capacity	8:00 AM - 8:30 AM	8:30 AM - 9:00 AM	9:00 AM - 9:30 AM	9:30 AM - 10:00 AM	10:00 AM - 10:30 AM	10:30 AM - 11:00 AM	11:00 AM - 11:30 AM	11:30 AM - 12:00 PM	12:00 PM - 12:30 PM	12:30 PM - 1:00 PM	1:00 PM - 1:30 PM	1:30 PM - 2:00 PM	2:00 PM - 2:30 PM	2:30 PM - 3:00 PM	3:00 PM - 3:30 PM	3:30 PM - 4:00 PM	4:00 PM - 4:30 PM	4:30 PM - 5:00 PM	5:00 PM - 5:30 PM	5:30 PM - 6:00 PM	6:00 PM - 6:30 PM	6:30 PM - 7:00 PM	7:00 PM - 7:30 PM	7:30 PM - 8:00 PM	8:00 PM - 8:30 PM	8:30 PM - 9:00 PM	9:00 PM - 9:30 PM	9:30 PM - 10:00 PM
A	A1	Royal Motor Yatch Club Carpark	No Restriction	25	6	8	4	6	8	12	13	16	17	19	23	24	24	22	24	21	19	19	14	13	14	14	/5	10	10	8	8	9
A	A2	Royal Motor Yatch Club Carpark	Disable Parking	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A	A3	Royal Motor Yatch Club Carpark	Valet Parking (BUS)	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A	A4	Royal Motor Yatch Club Carpark	Staff Parking	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B	B1	Royal Motor Yatch Club Carpark	No Restriction	70	10	13	14	18	22	19	23	26	27	28	30	31	35	44	47	37	32	26	18	16	15	14	17	12	11	10	7	5
C	C1	Royal Motor Yatch Club Carpark	No Restriction	130	38	43	52	54	64	64	71	60	62	57	54	52	52	50	53	53	54	56	46	44	46	42	39	38	38	38	38	37
C	C2	Royal Motor Yatch Club Carpark	Disable Parking	4	2	2	2	2	2	2	2	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
C	C3	Royal Motor Yatch Club Carpark	Valet Parking (BUS)	1	1	1	1	0	1	0	1	1	0	1	1	0	1	0	1	1	0	1	1	1	1	1	1	1	0	1	1	1
C	C4	Royal Motor Yatch Club Carpark	Trailer Parking	7	3	3	3	3	3	3	3	3	3	3	3	3	4	4	4	3	3	3	3	3	3	3	3	3	3	3	3	3
D	D1	Royal Motor Yatch Club Carpark	No Restriction	29	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Total Vehicles Parked		282	60	70	76	83	100	100	113	108	112	110	114	113	117	122	131	118	110	107	84	79	67	76	62	66	64	62	59	57
		Number of Vacant Spaces			222	212	206	199	182	182	169	174	170	172	168	169	165	160	151	164	172	175	198	203	215	206	220	216	218	220	223	225
		% of Capacity Used			21.3%	24.8%	27.0%	29.4%	35.5%	35.5%	40.1%	38.3%	39.7%	39.0%	40.4%	40.1%	41.5%	43.3%	46.5%	41.8%	39.0%	37.9%	29.8%	28.0%	23.8%	27.0%	22.0%	23.4%	22.7%	22.0%	20.9%	20.2%

ROYAL MOTOR YATCH CLUB

Saturday, 4 May 2024

