

Our Ref CE008678

Contact John McCormack



18 February 2009

Attention: Mr Ian Pert
GMP Management
Level 5
91 Scarborough Street
Southport Qld 4215

Dear Sir,

**TWIN TOWNS SERVICES CLUB EXPANSION
RESPONSE TO DEPARTMENT OF PLANNING**

Reference is made to the Department of Planning's *Environmental Assessment Adequacy Review* received 9 January 2009 regarding the proposed expansions to the Twin Towns Services Club at Tweed Heads. This letter documents additional information to supplement our preliminary evaluation of the car parking layout, operation and revised parking demands for the expanded club (dated 18 November 2008) and submitted at Annexure 8 as part of an Environmental Assessment lodged on 18 December 2008.

In particular, this response addresses the following issues raised by State and Local Governments Agencies as follows;

- Department of Planning – Environmental Adequacy Review – Attachment 1, Point 6 -Traffic and Vehicular Access
- Tweed Shire Council – Test of Adequacy for the Twin Town Environmental Assessment – Access and Car Parking

It should be noted that the preliminary evaluation (18 November 2008) and the additional information provided herein adopt the same assessment methodology documented in reporting dated 30 October 2006 and 30 May 2007 by this firm. The methodology involves a first principles approach based upon expected maximum patron occupancy (provided by the club) and information on arrival mode and vehicle occupancy identified by previous surveys for the existing club facilities.

Development Proposal

The proposed development incorporates the demolition of part of the existing Twin Towns Services Club and the construction of a new building section in its place. The proposed expansions to the services club are understood to also include refurbishment of existing club areas and some increased ancillary facilities including foyers, stairwells and external terraces. Bayden Goddard Design Architects drawings for Stages 1-3

Cardno Eppell Olsen Pty Ltd
ABN 82 095 614 154

**Transportation and
Traffic Specialists**

74 Riverview Rd
PO Box 391
Nerang Queensland 4211
Australia
Telephone: 07 5502 1585
Facsimile: 07 5502 1586
International: +61 7 5502 1585
eop@eo.com.au
www.cardno.com.au

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Brisbane
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(dated 30 January 2009) describe the following development yield increases applied to the expected increase in parking demand:

- new cinemas and meeting rooms – 280 seat capacity;
- new function centre – 400 seats and 10 staff;
- club (level 2 expansion):
 - lounge – 226sq.m;
 - auditorium – 600sq.m.

The new cinemas and meeting rooms are proposed generally to attract patrons from the nearby local catchment. The proposed function centre is designed to meet the demand of larger events with a much higher patronage; catering for up to 400 patrons. It is expected that the type of events held within the function centre could attract patrons from the broader area. The lounge area is expected to operate as general club facilities.

Parking Requirements

The additional car parking requirements for the proposed expansion have been calculated in accordance with criteria documented in *Tweed Shire Development Control Plan: Section A2 – Site Access and Parking Code* utilising the following car parking rates:

- cinema – 1 parking space/10 seats;
- function centre – 0.3 parking spaces/seat plus 0.5 parking spaces/staff;
- club
 - 1/4sqm bar area,
 - 1/7sqm lounge dining area; and
 - 1 per 15sqm auditorium.

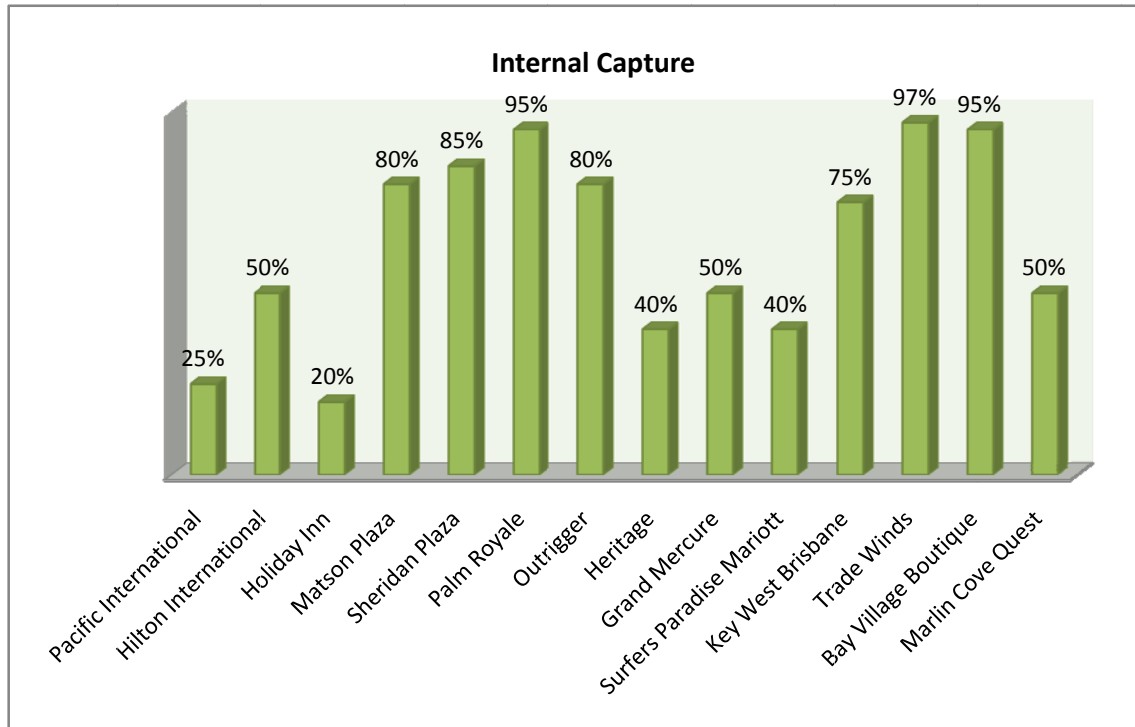
The external terraces have been assumed to be ancillary to both the function rooms and cinemas and will therefore not create any additional demand. However, to remain conservative, the main club room (Level 2) will include the external terraces as part of the expected parking demand for the club as it is expected these terraces will have a higher utilisation based on their location. Despite this higher utilisation, the external terraces will have a lower patronage density as compared to the main indoor club area since it will be mainly used as a breakout area. Therefore it is considered reasonable to apply a lower car parking rate for this particular area.

Given the location of the services club within the Tweed Heads CBD area, the proximity to surrounding accommodation opportunities and extensive promotion of accommodation packaging undertaken by Twin Towns, it is likely that a high proportion of patrons to the above uses will also be patrons of surrounding uses including particularly the Harbour and Ocean resort towers. The parking demand for the new uses is therefore likely to be significantly lower than the isolated rates documented in the DCP.

Section A2.4.8 of *Tweed Shire Development Control Plan: Section A2 – Site Access and Parking Code* allows for a reduction of up to 30% of parking requirements for land uses within the Tweed Heads CBD area. Further, Table 4.9 states that the requirements for reception and conference centres can be reduced where the facility is attached to a hotel.

In order to quantify the percentage of internal patrons for the proposed expansion, surveys of usage of hotel ancillary facilities undertaken by this firm have been interrogated. A summary of the survey results is presented on Figure 1. Attachment A provides the complete survey results for reference.

Figure 1 *Hotel Internal Capture Survey Summary*



The results presented in Figure 1 illustrate an average internal capture of around 63% for the ancillary facilities of the hotels.

On the basis of this information, it is considered reasonable to relax the requirements of the club facilities which are likely to be utilised in a manner similar to the hotel ancillary uses surveyed by 50%. The 50% reduction factor has been selected as opposed to the 63% average internalisation factor surveyed to add a level of conservatism to the car parking calculations. Figure 1 shows that only four of the fourteen sites surveyed experience internal capture rates below 50%.

The new function centre is proposed to meet the demand of larger type events with a much higher expected patronage; catering for up to 400 patrons. It is anticipated that the type of events held within the function centre could attract patrons from a broader national and international catchment. It should be noted that packages are generally offered in conjunction with the hotel facilities for patrons attending these functions. Therefore, it is considered reasonable that the car parking demand for the new conference centre and auditorium be reduced by a further 20% beyond the general 30% reduction identified in the DCP. This reduction is considered conservative for the conference room and club extensions as it is highly likely patrons of these facilities will choose to stay within the local precinct either at Twin Towns or nearby hotels. The resultant 50% reduction is considered conservative since this is still well below the average 63% internalisation surveyed.

The cinemas and meeting rooms are proposed generally for smaller type functions that are expected to attract patrons from the nearby local catchment. Therefore in order to remain conservative the car

parking demand for the cinema and meeting room facilities has not been reduced beyond the 30% envisaged in the DCP. Although the potential exists for internalisation between the hotel and these facilities, no further reduction is sought as there is a much higher potential for patrons to originate from off-site.

It should be noted that previous car parking assessments prepared by this firm have applied the 50% reduction factor to the calculated car parking demand of the new conference room and club extensions. This assumption has been reviewed based on more recent, detailed information received from the developer regarding the way in which the proposed land uses will operate. The following changes to the proposed reductions have been made as a result of this review:

- Function Centre:
 - Previous reduction of 50% for the staff car parking demand has been modified to a zero percent reduction.
- Lounge Area:
 - Previous reduction of 50% has been reduced to 30% as it is expected that the lounge area will operate in the same manner as the general club facilities.

Table 1 presents the calculations of the additional car parking demand expected following the proposed extension.

Table 1 **Car Parking Requirements (DCP2)**

Land Use	Development Yield	Base Parking Rate (DCP2)	Base Parking Demand	Parking Relaxation	Discounted Parking Demand
Cinema/Meeting Room	280 seats	1 space/10 seats	28	30%	19.6
Function Centre	400 seats	0.3 spaces/seat	120	50%	60
	10 staff	0.5 spaces/staff	5	0%	5
Lounge	226sq.m GFA	1 space/7sq.m GFA	32.3	30%	22.6
Auditorium	600sq.m GFA	1 space/15sq.m GFA	40	50%	20
Total			225.3 (226)		127.2 (128)

The information presented in Table 2 indicates that the expected car parking demand for the proposed expansion is 128 spaces. Therefore, the total parking demand envisaged for the club is **743 spaces** representing the sum of the previous demand calculations (615 spaces for the existing club facilities) and the requirements of the new uses in accordance with the DCP (128 spaces).

Parking Supply

The redevelopment proposes the construction of an at-grade parking layout similar to that already adopted on the subject site. Parking supply for the Twin Towns club is provided in three locations being:

- at ground level beneath the services club;
- within the basements of the Harbour and Ocean towers;
- on street within the area surrounding the club (e.g. Wharf and Boundary Streets).

Table 2 below presents the available supply located within the twin towns development lands. This table excludes any use of Council controlled land on the foreshore of the Jack Evans Boat Harbour which has to date been utilised for some car parking, and includes the number of spaces proposed on the service club site subsequent to the proposed modifications.

Table 2 *Twin Towns Development Parking Supply*

Site	Spaces available to the Services Club	Residential Spaces	Retail Spaces	Resort Spaces	Hotel Spaces	TOTAL
Ocean Tower	307	109	0	0	59	475
Harbour Tower	309	0	14	198	0	521
Services Club	128	0	0	0	0	128
TOTAL	744	109	14	198	59	1124

The above summary tabulation indicates that the parking supply exclusively available to the services club is 744 spaces. Based on the calculated car parking demand of 743 spaces, as indicated above, the club is expected to have a surplus of one car parking space.

Car Parking and Circulation Layout Design

Based on comments provided by Tweed Shire Council (received 9 January 2009) and further discussions with Paul Morgan (Tweed Shire Council) on Thursday 12 February 2009 additional information outlining the traffic movements and sight distances within the car park are presented below.

Attachment B (drawing DA1-10.21) outlines the internal layout which demonstrates that the general car park will be separated from the loading bay area by a median separator with a gated access. It is proposed to provide a gate at the south eastern aisle to allow some patron vehicles to exit (left out only) via Wharf Street when service vehicles are not present.

Servicing Manoeuvres

Discussions with key redevelopment stakeholders have identified that articulated vehicles (AV) service the site as part of large stage shows. Attachment C shows the conceptual drawing prepared by Cardno Eppell Olsen which illustrates the proposed access arrangements on Wharf Street. The loading dock crossover has been re-designed in accordance with the AV swept path requirement. The application proposes the reconfiguration of the existing service driveway such that it provides increased sight distance, road width and definition of movements. It is proposed to provide an alternative contrasting coloured pavement across the driveway frontage to ensure that it is clearly identifiable to pedestrians.

A speed hump is currently installed within the service vehicle area to ensure vehicles exiting via Wharf Street have a reduced speed in order to identify pedestrian movements prior to approaching the property boundary. The low speed nature at the driveway entrance and sufficient sight distance for pedestrians crossing the driveway will ensure that safety is maintained.

The concept design allows all servicing vehicles to enter and exit the site in a forward gear. In order to adequately accommodate service vehicles entering the development it is proposed to reconfigure the blister island/bituminous surface. Attachment C illustrates the extent of the blister islands reconfiguration. It should be noted the alterations required to the street scaping blister island are clear of the pedestrian crossing with no vehicle reversing from the site onto Wharf Street. It is recommended to provide a clear identifiable service vehicle crossover area which is separated from pedestrian traffic using the crossing directly north of the access. Signage and line marking associated with the existing pedestrian crossing are still clearly visible to oncoming motorists and sight lines to and from the crossing are also considered adequate with no significant obstructions present.

Servicing Hours of Operation

The vast majority of deliveries are undertaken via the Wharf Street access either prior to opening time or at times of the day when club patronage is very low. The loading dock closes at 3pm during weekdays and at 10am on Saturdays. It should be noted that the loading dock is not open on Sunday. Based on patronage occupancy surveys undertaken in 2006 by Cardno Eppell Olsen, peak patronage occurs after 5pm which is outside of scheduled servicing hours of operation. It is deemed that by having a permanent restriction on patronage movements within this space and a fulltime ban on egressing patron vehicles for activities which occur within limited times is a reduction on customer service that is believed to be excessive. It is proposed to install a closable gate which the staff would control to prevent patronage access to the area when a delivery is occurring. This will ensure safety within the area is maintained for all vehicles and pedestrians.

Internal Circulation

The proposed layout including patron vehicle egress via Wharf Street will alleviate congestion within the site by reducing the number of vehicles requiring to circulate back via the Boundary Street access. This will enable a reduction of on-site pedestrian and vehicle interaction especially when considering not just car park patrons and pedestrian movements via the boat harbour's footpath link. In addition, providing two egress locations will reduce on-site queuing during peak operational periods (when the service area is not in use) and therefore improving the overall operation of the development.

Impact on the surrounding road network

Based on previous SIDRA assessment undertaken by Cardno Eppell Olsen (dated 10 January 2007) the Wharf Street/Boundary Street roundabout is currently approaching capacity as a result of background traffic volumes. Only providing one vehicle egress from the site via Boundary Street will effectively increase the number of vehicle movements added to the Wharf St/ Boundary Street roundabout therefore increasing congestion.

Allowing vehicles to exit via Wharf Street access will effectively reduce the impact upon the operation of Wharf St/ Boundary St roundabout. Permitting vehicles to turn left out at Wharf Street will also alleviate traffic congestion onto Boundary Street and reduce on-site vehicle manoeuvres.

Conclusions

This letter has been prepared for the proposed redevelopment of the existing Twin Towns Services Club. This letter addresses the following:

- breakdown of the car parking demand requirements expected by the service club;
- identification of suitable development servicing arrangements.

The following conclusions are made regarding traffic matters associated with the proposed development:

- the parking supply exclusively available to the services club exceeds the demand identified (119 spaces required for the expansion) by one space;
- the layout provides for safe and efficient access by pedestrians and vehicles
- the redevelopment of the Services Club proposes the reconfiguration of the existing crossover on Wharf Street which will enable improved pedestrian sight distances and service vehicle manoeuvring;
- the modified plans allow appropriate sight distances to, from and within the servicing area and along the pedestrian footpath on Wharf Street and are considered to comply with Australian Standards and Austroads Part 5 *Intersections at Grade*;
- the driveway access via Wharf Street is in accordance with Tweed Shire Development Control Plan: Section A2 – Site Access and Parking Code and Australian Standards 2890.1 and 2890.2.

Please call should you have any queries in relation to this matter.



Senior Traffic Engineer
for **Cardno Eppell Olsen**

Attachment A

Hotel Surveys

2821 Working File



Cairns Parking Survey Study

Eppell Olsen & Partners has been commissioned by Cairns City Council to undertake parking surveys at accommodation developments in the Cairns area. (Survey Period Thurs 15 July to Wed 21 July)



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Interview Questionnaire

CONFIDENTIAL

The objective of this interview is to understand the facilities available at your establishment so that the parking patterns surveyed can be understood.

Any information obtained for the purposes of completing this interview or any other element of the parking survey study regarding individual operators will be treated as confidential.

Establishment

Hilton Cairns

Please indicate the number of accommodation units at your establishment:-

Hotel rooms/one bedroom units

265

Two bedroom self contained units

Three bedroom self contained units

Other (please specify)

Please indicate which of the following uses you provide and details:-

☐ Restaurant:-

restaurant #1 Breezes

restaurant #2 Mondo

No. of seats

141

No. of seats

150

☐ Bar:- Estimated floor area

☐ Other (please specify)

If your business includes a restaurant or bar, what are the operating hours?

Breezes 0630 - 1100
1800 - 2300

Mondo 1100 - 2300
Palm Court Bar 1700 - 2400

What proportion of restaurant and bar patrons are external users?

50%



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Establishment HOLIDAY INN CAIRNS

Please indicate the number of accommodation units at your establishment:-

Hotel rooms/one bedroom units	<u>232</u>
Two bedroom self contained units	<u>N/A</u>
Three bedroom self contained units	<u>N/A</u>
Other (please specify)	<u>N/A</u>

Please indicate which of the following uses you provide and details:-

☒ Restaurant:-	restaurant #1	restaurant #2
No. of seats	<u>135</u>	No. of seats <u>N/A</u>
☐ Bar:- Estimated floor area	<u>140 Sqm</u>	
☐ Other (please specify)	<u>N/A</u>	

If your business includes a restaurant or bar, what are the operating hours? 6am - 11.00 pm

What proportion of restaurant and bar patrons are external users?

BREAKFAST - NIL
LUNCH - 90%
DINNER - 70%



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Establishment

MATSON PLAZA HOTEL

Please indicate the number of accommodation units at your establishment:-

Hotel rooms/one bedroom units	<u>242</u>
Two bedroom self contained units	<u>56</u>
Three bedroom self contained units	<u>4</u>
Other (please specify) Four Bedroom	<u>2</u>

Please indicate which of the following uses you provide and details:-

☒ Restaurant:-

restaurant #1

restaurant #2

No. of seats

120

No. of seats

40

☒ Bar:-

Estimated floor area #1 120 sq mtr

#2 100 sq mtr

☐ Other (please specify)

If your business includes a restaurant or bar, what are the operating hours? 0600-1200 hrs #1
1800-2200 hrs Restaurant #2 1000-2200 Bar #1 1800-2400 Bar #2

What proportion of restaurant and bar patrons are external users?

15-20%



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Attn: Fabian Marsh



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Establishment

Sheridan Plaza Hotel

Please indicate the number of accommodation units at your establishment:-

Hotel rooms/one bedroom units	<u>74</u>
Two bedroom self contained units	<u>—</u>
Three bedroom self contained units	<u>—</u>
Other (please specify)	<u>—</u>

Please indicate which of the following uses you provide and details:-

☒ Restaurant:-	restaurant #1	restaurant #2
<i>Combined</i>	No. of seats <u>45</u>	No. of seats <u>X</u>
☒ Bar:-	Estimated floor area <u> </u>	
☒ Other (please specify)	<u>3 FUNCTION ROOMS</u>	

If your business includes a restaurant or bar, what are the operating hours? 6.30am - 11.30pm

What proportion of restaurant and bar patrons are external users? 15%



Cairns Parking Survey Study

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Establishment

Palm Royale Cairns

Please indicate the number of accommodation units at your establishment:-

Hotel rooms/one bedroom units

150

Two bedroom self contained units

Three bedroom self contained units

Other (please specify)

Please indicate which of the following uses you provide and details:-

☒ Restaurant:-

restaurant #1

CAFE

restaurant #2

No. of seats

70

No. of seats

50

☐ Bar:- Estimated floor area

same as restaurant + cafe.

☐ Other (please specify)

RESTAURANT : 6:00 AM - 10:00 AM BREAKFAST

If your business includes a restaurant or bar, what are the operating hours? 6:00 PM - 10:00 PM DINNER

CAFE : 10:00 AM - 10:00 PM

What proportion of restaurant and bar patrons are external users?

5%



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Establishment

PACIFIC INTERNATIONAL CAIRNS

Please indicate the number of accommodation units at your establishment:-

Hotel rooms/one bedroom units
Two bedroom self contained units
Three bedroom self contained units
Other (please specify)

176

Please indicate which of the following uses you provide and details:-

☒ Restaurant:-

restaurant #1

No. of seats

120

restaurant #2

No. of seats

130

#3

140

☒ Bar- Estimated floor area

150 M²

☐ Other (please specify)

If your business includes a restaurant or bar, what are the operating hours? 7 DAYS
6.00 AM - MIDNIGHT

What proportion of restaurant and bar patrons are external users?

75%



Cairns Parking Survey Study

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Establishment

COUNTRY COMFORT OUTRIGGER

Please indicate the number of accommodation units at your establishment:-

Hotel rooms/one bedroom units
Two bedroom self contained units
Three bedroom self contained units
Other (please specify)

90
N/A
N/A
N/A

Please indicate which of the following uses you provide and details:-

☒ Restaurant:- restaurant #1

No. of seats

restaurant #2

No. of seats

☒ Bar:- Estimated floor area

☐ Other (please specify)

70

If your business includes a restaurant or bar, what are the operating hours?

6:30am → 9:30am
4:30pm → 11:00pm

What proportion of restaurant and bar patrons are external users?

20%

Damon Olsen

104101122001
Fax 384636112821 Working
File

Cairns Parking Survey Study

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Establishment

Trade winds Esplanade

Please indicate the number of accommodation units at your establishment:-

Hotel rooms one bedroom units

247

Two bedroom self contained units

Three bedroom self contained units

Other (please specify)

Please indicate which of the following uses you provide and details:-

☐ Restaurant:-

restaurant #1

restaurant #2

No. of seats

160

No. of seats

80

☐ Bar:- Estimated floor area

32m²

☐ Other (please specify)

If your business includes a restaurant or bar, what are the operating hours? 6am to 10pm

What proportion of restaurant and bar patrons are external users?

3%



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Establishment BAY VILLAGE BOUTIQUE HOTEL PLC

Please indicate the number of accommodation units at your establishment:-

Hotel rooms/one bedroom units
Two bedroom self contained units
Three bedroom self contained units
Other (please specify)

55
8

Please indicate which of the following uses you provide and details:-

☒ Restaurant:-

restaurant #1

restaurant #2

No. of seats

50

No. of seats

☒ Bar:- Estimated floor area

12 sqm

☒ Other (please specify)

LARGE

If your business includes a restaurant or bar, what are the operating hours? 24 HRS

What proportion of restaurant and bar patrons are external users? 5%

0738463611



Cairns Parking Survey Study

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Establishment

Marlin Cove Quest Resort

Please indicate the number of accommodation units at your establishment:-

Hotel rooms/one bedroom units
Two bedroom self contained units
Three bedroom self contained units
Other (please specify)

23
69
7

Please indicate which of the following uses you provide and details:-

☒ Restaurant:- restaurant #1 restaurant #2
No. of seats 50 No. of seats _____
☐ Bar:- Estimated floor area _____
☐ Other (please specify) _____

If your business includes a restaurant or bar, what are the operating hours? 7:30 - 10:30

What proportion of restaurant and bar patrons are external users?

17:30 - 21:30
50%

the Heritage Hotel

2821 Workday File

Please indicate the number of accommodation units at your establishment:-

Hotel rooms/one bedroom units

252

Two bedroom self contained units

Three bedroom self contained units

Other (please specify)

Please indicate which of the following uses you provide and details:-

☒ Restaurant:-

restaurant #1

restaurant #2

No. of seats

190

No. of seats

80☒ Bar:-

Estimated floor area

800m☒ Other (please specify)

RESTAURANT #3 = 50

If your business includes a restaurant or bar, what are the operating hours? 6AM - 12MIDNIGHT

What proportion of restaurant and bar patrons are external users?

60%

What are your accommodation check in and check out times?

Check in

14.00

Check out

11.00

Do you operate a shuttle service to public transport facilities (i.e. airport, railway station, bus terminal) for guests?

☒ No☐ Yes (please specify)

Do you provide package flight/accommodation deals?

☐ No☒ Yes

Grand Mercur

Please indicate the number of accommodation units at your establishment:-

Hotel rooms/one bedroom units 208

Two bedroom self contained units _____

Three bedroom self contained units _____

Other (please specify) _____

Please indicate which of the following uses you provide and details:-

☒ Restaurant:-

restaurant #1

No. of seats

200

restaurant #2

No. of seats

90☒ Bar:- Estimated floor area _____☐ Other (please specify) _____

If your business includes a restaurant or bar, what are the operating hours? 6am till late

What proportion of restaurant and bar patrons are external users? 50%

What are your accommodation check in and check out times?

Check in

11.00 AM

Check out

2.00 PM

Do you operate a shuttle service to public transport facilities (i.e. airport, railway station, bus terminal) for guests?

☒ No☐ Yes (please specify) _____

Do you provide package flight/accommodation deals?

☐ No☒ Yes

Surfers Paradise Marriott Resort.

Please indicate the number of accommodation units at your establishment:-

Hotel rooms/~~one bedroom~~ units
Two bedroom self contained units
Three bedroom self contained units
Other (please specify)

300
N/A
N/A
—

Please indicate which of the following uses you provide and details:-

☒ Restaurant:- restaurant #1 LA600 restaurant #2 BENIHANA
No. of seats 300 No. of seats 170
☐ Bar:- Estimated floor area —
☐ Other (please specify) —

If your business includes a restaurant or bar, what are the operating hours? 11am - 2am bar
6am - 11pm Rest. La600
5pm - 11pm Benihana
60%

What proportion of restaurant and bar patrons are external users?

What are your accommodation check in and check out times?

Check in 2:00pm
Check out 11:00am

Do you operate a shuttle service to public transport facilities (i.e. airport, railway station, bus terminal) for guests?

☐ No
☒ Yes (please specify) airport RETURN

Do you provide package flight/accommodation deals?

☐ No
☒ Yes

Please indicate the number of accommodation units at your establishment:

$$\begin{array}{r} 68 \\ 26 \\ \hline 2 \end{array}$$

Please indicate which of the following uses you provide and details:-

If your business includes a restaurant or bar, what are the operating hours? 0630 → 2330

What proportion of restaurant and bar patrons are external users?

What are your accommodation check in and check out times?

$$\begin{array}{r} 1400 \\ \hline 1100 \end{array}$$

Do you operate a shuttle service to public transport facilities (i.e. airport, railway station, bus terminal) for guests?

☒ No☐ Yes (please specify)

Do you provide package flight/accommodation deals?

☒ No☐ Yes

Attachment B
Development Plans

LEGEND

Existing Club - Refer DA-10-11 for extent of Refurbishments / Demolition. 2838 sqm approx.

Proposed New Building Works Major Project Application. 454 sqm approx.

Proposed New Building Works - External Terraces / Paths with feature ceiling over

Landscape Extent Refer Landscape Architects Details.

Refurbished Wharf Street Entry Area to new Atrium

Guest Circulation

Vehicle circulation

Traffic control devices Road Hump & signage (W5-10B)

1. Wharf Street Pedestrian Entry
2. Entry Lobby
3. New Atrium
4. New Glass Lift
5. Existing RSL Club & BOH areas
6. Services & Store Zone
7. Administration
8. Services Corridor
9. Access to Jack Evans Boat Harbour
10. Fire Stairs
11. Existing Loading Dock - Refurbished
12. Boundary Road - Vehicle Access
13. Wharf Road - Vehicle Access
14. Landscaping Zone
15. Existing Lifts
16. Millenium Stair & Lift Core
17. Carparking 128 Cars Total
18. Median separator for traffic control
19. Access gate & signage



PROPOSED PLAN - LEVEL 0 (GROUND)
SCALE -1:500

JACK EVANS BOAT HARBOUR FORESHORE



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PROJECT: TWIN TOWNS MAJOR PROJECT APPLICATION stage1 PROJECT No.: JOB # 335
DRAWING TITLE: PROPOSED PLAN - LEVEL 0 (GROUND) DATE: 06.11.08
CLIENT: TWIN TOWNS SERVICES CLUB DA1-10.21 REV. B

BAYDEN GODDARD DESIGN
LEVEL 3, 16 QUEENSLAND AVENUE,
BROADBEACH, QUEENSLAND 4218
TELEPHONE +61 7 55926 188
FACSIMILE +61 7 55926 133
EMAIL BGD@bgdarchitects.com
WEBSITE www.bgdarchitects.com

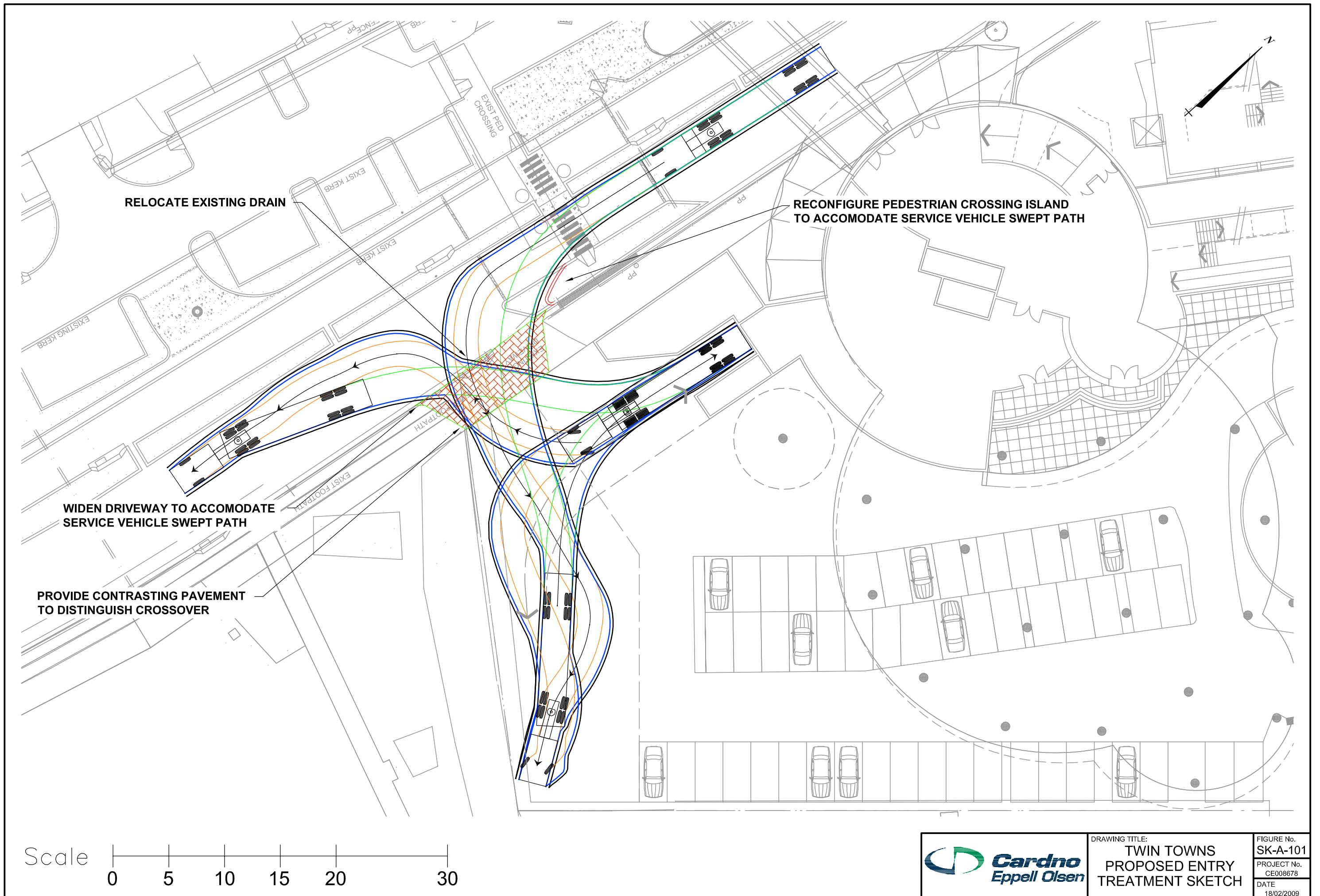


QLD Reg 3430 NSW Reg 7065 Nominated Architect - Bayden Foster Goddard

ABN 71 05 566 040

Attachment C

Entry Treatment Sketch



Scale 0 5 10 15 20 30



DRAWING TITLE:
**TWIN TOWNS
PROPOSED ENTRY
TREATMENT SKETCH**

FIGURE No.
SK-A-101
PROJECT No.
CE008678
DATE
18/02/2009