

RTA Guide to Traffic Generating Developments
Delivery and Service Vehicle Parking < 20,000m2

Commercial Premises 1/4000m2 (50% for trucks)

Shops & Restaurants 1/400m2 (100% for trucks)

Other 1/2000m2 (50% for Trucks)

Use	Area	No Spaces
Commercial	2000	0.5
Shops & Restaurants	2000	5
Other	2000	1
TOTAL		6.5

Provided 3 spaces + 1 large loading bay with timed loading bay useage

Alteration to % areas by removing outdoor storage

Building	Level	m2 GFA	Land Use	m2	% GFA of Site
Western	Ground	1335	A Marine	517	8.3%
			B Yacht Club	367	5.9%
			D Provedore	451	7.3%
	First Floor	1565	B Yacht Club	1565	25.2%
Eastern	Ground	1650	A Marine	1167	18.8%
			C Restaurant/bar	483	7.8%
	First Floor	1650	A Marine	1167	18.8%
			C Restaurant/bar	483	7.8%
TOTAL		6200		6200	99.9%
			A Marine	2851	46.0%
			B Yacht Club	1932	31.2%
			C restaurant/bar	966	15.6%
			D Provedore	451	7.3%
					100.00%

Leichhardt DCP Car Parking Numbers section A8.0

Land Use	SSYM m2 (est)	Staff Min /100m2 GFA	Visitor Min /100m2 GFA	No. Required parks (ratio x m2/100)
Clubs (1)	1932			
Lounge & Bar	1200		5	
Dining/Auditorium	732		4	
SSYM				89.28
Commercial Premises (2)			1.5	
SSYM	2851			42.77
Restaurants		0.44		
Indoor			5	
Outdoor			2.5	
SSYM				
Indoor	966			48.3
Outdoor (3)	465			11.63
Staff numbers (4)	45	19.8		
Shops/Retail Provided			1.5	
SSYM	451			6.765
TOTAL SSYM		19.80		198.74
Marina Car Parks (5)	24			
Total Min Carparks	243			
Notes				
(1) Division of lounge/bar and dining in Club is weighted towards the higher parking requirement of lounge and bar				
(2) Commercial combines staff and visitor parking minimum as 1.5/100m2				
(3) Outdoor restaurant areas = 3 balconies & 3 decks on eastern bldg and 1/2 deck of western bldg Does not include any terraces				
(4) Staff min for commercial & retail is no./100m2. Staff min for Restaurants is spaces/staff (figure from bike calcs - Table 11 note 1 of PPR)				
(5) Assumes car parks for marina DA 088-05-08 (2008) is amended from 50 to 24				

Car parking requirements during different stages at different times of the week

Stages	Uses	Area	%	Min parking Reqts	Parks available	Daytime	Evening/Night	Day Weekends	
5									
	Club	782.5	40.50%	36.2		21.7	36.2	36.2	Factor of use
	Commercial & Retail	301	10.56%	4.5		4.5		2.7	0.6
	Provedore	301	66.74%	4.5		4.5		4.5	1
	TOTAL			45.2	141				
4									
	Club	1149.5	59.50%	53.1		31.9	53.1	53.1	
	Commercial & Retail	216	7.58%	3.2		3.2		1.9	
	Provedore	150	33.26%	2.3		2.3		2.3	
	TOTAL			58.6	141				
3									
	Commercial & Retail	1100	38.58%	16.5		16.5		9.9	
	TOTAL			16.5	215-229				
2									
	Commercial & Retail	778	27.29%	11.7		11.7		7.0	
	Restaurants	322	33.33%	26.6		15.9	26.6	26.6	
	TOTAL			38.2	215-229				
1									
	Commercial & Retail	456	15.99%	6.8		6.8		4.1	
	Restaurants	644	66.67%	53.2		31.9	53.2	53.2	
	TOTAL			60.0	215-229				
Marina									
	marina			24	141	24.0	24.0	24.0	
	TOTAL	6200		242.5	229	174.9	193.0	225.4	

Car parking requirements during different stages at different times of the week

General Notes

Areas based on areas included in the PPR but excludes carpark storage (now removed)

Minimum carpark requirements calculated based on percentage of area for each use multiplied by Leichhardt Council
DCP min requirement from sheet 2

141 car spaces are the existing car parking spaces on the site.

Column F (215-229) indicates for stage 3-5, if stage 4 & 5 have not been built 11 car parks around the western building would be unavailable

Carparking demand at different times

80 car spaces have been allocated to restaurants for potential peak periods of evening and weekends.

There must be 8 car spaces per 100sqm of restaurant (indoor and outdoor) designated to restaurants and the total number of car spaces designated to restaurants must not exceed 80 car spaces in total

During daytime on weekends it is assumed that the club, restaurants, provedore and marina will require maximum number of car spaces, 60% the commercial & retail useage is assumed.

During the evening and night time it is assumed that only the restaurants, club and marina will be predominantly operating

During the day it is assumed that all activities will require the maximum number of car spaces except the restaurants and club which will only require 60% the number.

Even though restaurants are ancillary car parks will be specifically allocated to them for complying development purposes

Carparking at various stages

There is sufficient carparking on site to build stages 4 & 5 (west building) and Stage 3 of eastern building or to build eastern building first.

The carpark must be built following construction of stages 4 & 5 (western building) and Stage 3 or prior to construction of the eastern building

Contingencies

Community bus for the club

enter arrangement with RMS to use their carpark evenings and weekends

Provide staff with public transport allowance and prohibit staff carparking (reduce the number of space by approximately 20 carspaces)