

L K A D V I S O R Y

Urban & Regional Planning | Strategy | Policy | Governance | Performance

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Locked Bag 1
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Attention: Cathrine Temple & Nick Bertone

By email: Cathrine.Temple@wanneroo.wa.gov.au
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Dear Mark,

Mindarie Marina Parking Analysis

This Parking Analysis has been prepared in support of two development applications lodged with the City of Wanneroo for a Proposed Outdoor Bar, Dining and Children's Entertainment Area (DA2017/1291) and Proposed Boat Storage Facility (DA2018/1237) at Mindarie Marina. This analysis should be read as a supplement to the documentation previously submitted by the proponent in respect of these applications.

Approach

Parking in the vicinity of Mindarie Marina comprises substantial off-street parking for cars and boat trailers within Mindarie Marina landholdings, together with public on-street parking serving the surrounding residential area and the Marina. With the exception of bays designated for Mindarie Marina Hotel guests, all of this parking is unrestricted and publicly available. Accordingly, this parking analysis considers the two development applications in the context of all unrestricted, publicly available off and on-street parking within a short walk from the Marina.

Figure 1 depicts (with a broken red line) the survey area adopted for this parking analysis. This area comprises all parking on Mindarie Marina landholdings and public on-street parking located no further than approximately 280m from the Mindarie Marina Hotel. The total bays available within this area are as follows:

- 544 car bays;
- 9 disabled parking bays;
- 11 car bays designated for the exclusive use of Mindarie Marina Hotel guests;
- 4 motorbike bays; and
- 157 boat trailer parking bays (equal to 314 car bays)

In total, this equates to 564 car bays, 4 motorbike bays and 157 boat trailer bays (or a total of 858 car bays if all boat trailer parking bays are used as car bays).

For the purpose of this analysis, Nearmap aerial imagery for the past 12 months was examined to determine the number of bays occupied across the study area on the following dates – Saturday 22

December 2018; Saturday 27 October 2018; Saturday 15 September 2018; Sunday 17 June 2018; Sunday 15 April 2018; and Sunday 11 February 2018.

The results of this analysis for each of these dates is depicted on **Figures 1 – 6**, respectively.

In addition to this review of historical Nearthmap imagery, CASA-licenced drone operators, Drone Image WA, were commissioned to produce current, equivalent aerial images of the survey area on Saturday 12 January 2019 at 8.00am, 10.00am, 12.00pm and 4.00pm. This Saturday was deliberately selected due to:

- > Fine forecast weather conditions on the day;
- > The fact that the day fell within the Summer school holidays mid-way between the Christmas/New Year and Australia Day Public Holidays; and
- > A prominent entertainment event was being held at the Marina on that day ('The Big Easy').

The times selected for drone imagery coincide with peak periods of activity observed through site inspections by LK Advisory and verified by Mindarie Marina Management, represented by boat ramp usage, boat fuel sales, and hospitality venue patron numbers.

The Drone Image WA aerial footage is provided in **Figures 7 – 10**.

Fig. 1 – Nearmap Aerial Image (Saturday 22 December 2018) showing extent of Parking Survey Area



Summary Table:

Type of Bay	Total Bays Available	Bays Occupied	Bays Unoccupied
Car bay	544	199	345
Disabled bay	9	2	7
Hotel Guest bays	11	10	1
Motorbike bays	4	-	4
Boat Trailer bays	157	116	41*
Total Free Bays:			398

* Equivalent to 82 car bays.

Fig. 2 – Nearmap Aerial Image (Saturday 27 October 2018)



Summary Table:

Type of Bay	Total Bays Available	Bays Occupied	Bays Unoccupied
Car bay	544	280	264
Disabled bay	9	3	6
Hotel Guest bays	11	10	1
Motorbike bays	4	-	4
Boat Trailer bays	157	68	89*
Total Free Bays:			364

* Equivalent to 178 car bays.

Fig. 3 – Nearmap Aerial Image (Saturday 15 September 2018)



Summary Table:

Type of Bay	Total Bays Available	Bays Occupied	Bays Unoccupied
Car bay	544	258	286
Disabled bay	9	3	6
Hotel Guest bays	11	11	-
Motorbike bays	4	-	4
Boat Trailer bays	157	31	126*
Total Free Bays:			422

* Equivalent to 252 car bays.

Fig. 4 – Nearmap Aerial Image (Sunday 17 June 2018)



Summary Table:

Type of Bay	Total Bays Available	Bays Occupied	Bays Unoccupied
Car bay	544	310	234
Disabled bay	9	-	9
Hotel Guest bays	11	4	7
Motorbike bays	4	-	4
Boat Trailer bays	157	2	155*
Total Free Bays:			409

* Equivalent to 310 car bays.

Fig. 5 – Nearmap Aerial Image (Sunday 15 April 2018) – first Sunday of the Easter School Holidays



Summary Table:

Type of Bay	Total Bays Available	Bays Occupied	Bays Unoccupied
Car bay	544	355	189
Disabled bay	9	4	5
Hotel Guest bays	11	9	2
Motorbike bays	4	2*	2
Boat Trailer bays	157	25	132**
		Total Free Bays:	334

* One car illegally parked across 2 motorbike bays.

** Equivalent to 264 car bays.

Fig. 6 – Nearmap Aerial Image (Sunday 11 February 2018)



Summary Table:

Type of Bay	Total Bays Available	Bays Occupied	Bays Unoccupied
Car bay	544	297	247
Disabled bay	9	2	7
Hotel Guest bays	11	7	4
Motorbike bays	4	-	4
Boat Trailer bays	157	1	156*
Total Free Bays:			418

* Equivalent to 312 car bays.

Fig. 7 – Drone Image WA: Aerial Image (Saturday 12 January 2019, 8.00am)

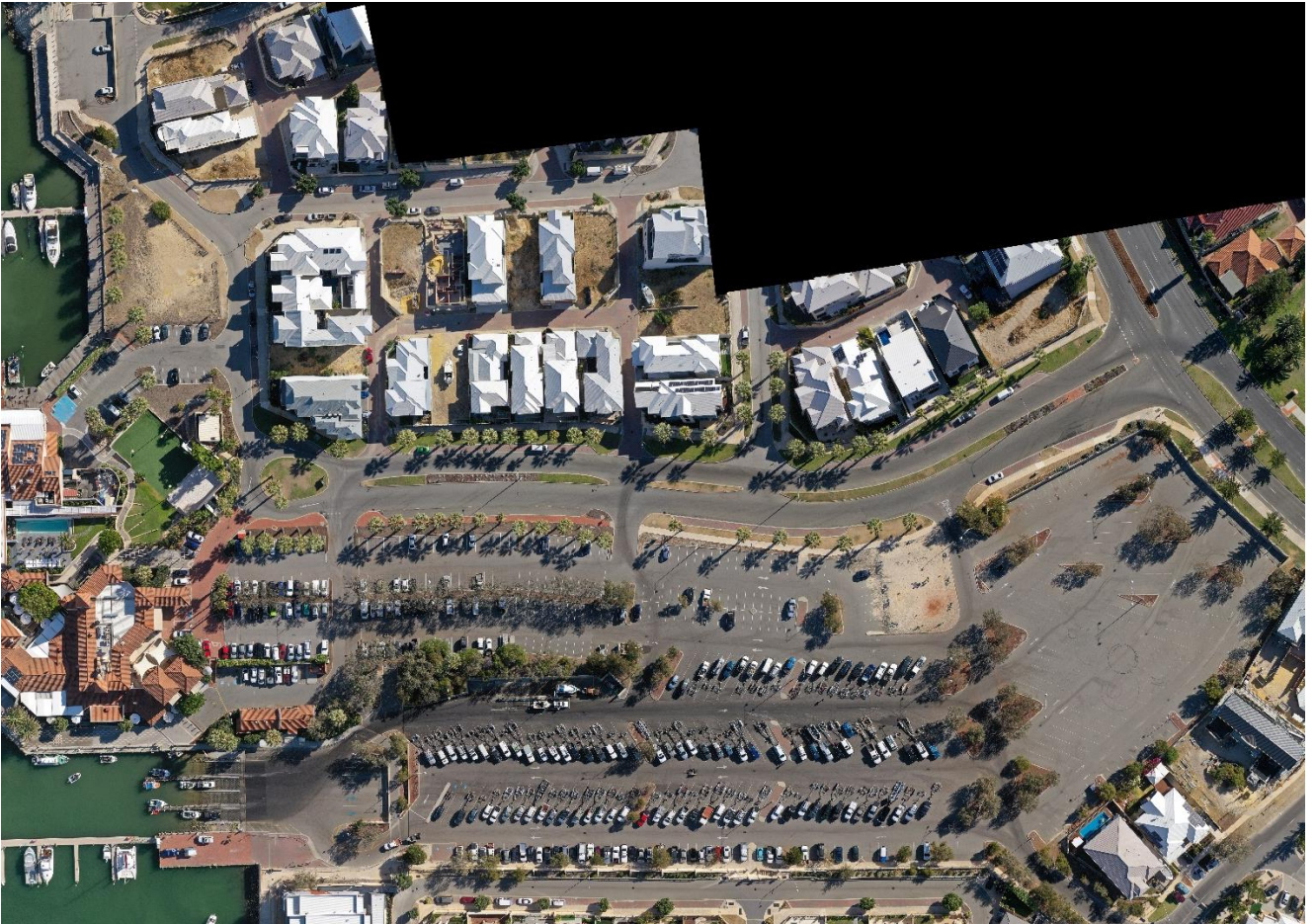


Fig. 8 – Drone Image WA: Aerial Image (Saturday 12 January 2019, 10.00am)

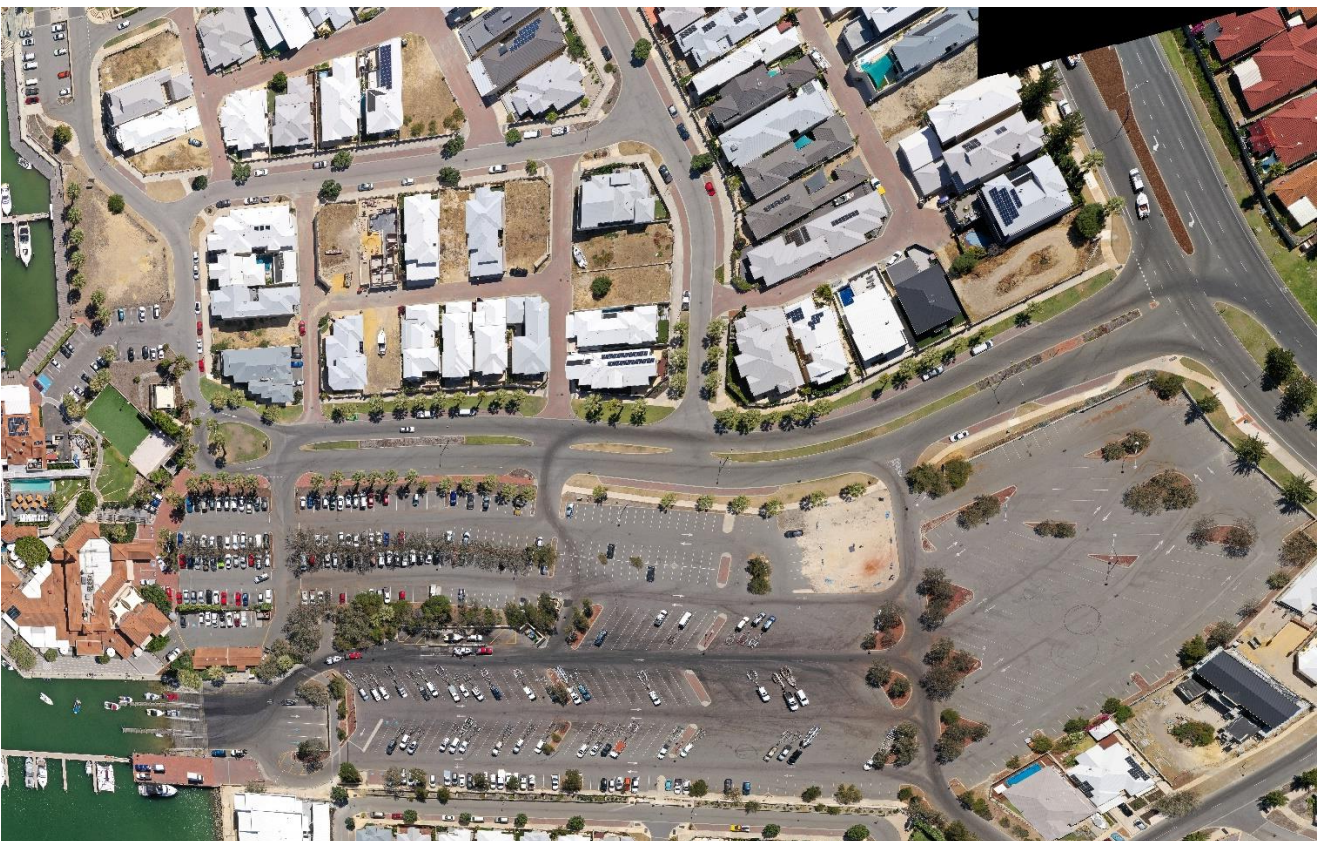


Fig. 9 – Drone Image WA: Aerial Image (Saturday 12 January, 12.00pm)



Fig. 10 – Drone Image WA: Aerial Image (Saturday 12 January, 4.00pm)



Conclusion

The preceding analysis of historical Nearmap aerial imagery (**Figures 1 – 6**) is supported by the drone imagery captured on Saturday 12 January 2019 (**Figures 7 – 10**). Coupled with site visits by LK Advisory and feedback from Mindarie Marina Management, this parking analysis reveals that:

- > Peak period demand for boat trailer parking bays occurs on Summer weekend mornings around 8.00am, when the ocean is calm;
- > The number of boat trailers parked on site reduces significantly by mid-morning to midday, typically when Perth's prevailing Summer morning easterly winds tend to westerly/south-westerly winds, making for blustery boating conditions;
- > Demand for car parking bays on site is highest on weekends and begins to increase from around 10.00am. Parking demand then remains relatively constant for the remainder of the day as a result of parking churn, with demand increasing in the late afternoon;
- > Peak demand for car parking tends to occur from around 4.00pm, as patron numbers increase for the Marina's various hospitality venues, particularly in Summer leading into sunset. By this time however, the boat trailer parking area has all but been vacated, with the capacity to accommodate two cars per every one trailer bay;
- > Overall there is an abundance of both off-street (at the Marina) and on-street parking within less than a 300m radius of the Mindarie Marina Hotel, which can comfortably cater for parking demand generated by existing (and currently proposed) Marina activities;
- > The Marina's eastern-most car parking area, incorporating the site of the proposed boat storage facility typically remains vacant, even on busy days at the Marina. This may be attributable to the perceived remoteness of this parking area from the Marina itself and a desire by patrons to park closer to the Marina venues they are visiting; and
- > The parking behaviour of some motorists is likely to create a false perception of insufficient parking being available at the Marina, as vehicles can be seen illegally parking around Boston Quays on weekend afternoons, possibly for the convenience of a reduced walking distance to the Marina or nearby dwellings. This is despite hundreds of formal car parking bays being available in the Marina car park at that time (see Figure 10). This behaviour can be monitored and addressed by the City of Wanneroo through the installation of appropriate signage and enforcement of parking restrictions.

It is therefore apparent that any calculated or presumed parking shortfall associated with development applications DA2017/1291 and DA2018/1237 is not supported by evidence and does not manifest in any actual undersupply of car parking, either on the Mindarie Marina landholdings or within a broader 300m catchment of the Marina Hotel.

Yours sincerely,



LEN KOSOVA
Managing Director