

PARKING MANAGEMENT PLAN – PROPOSED CHILD CARE PREMISES AND SWIM SCHOOL

LOT 810 WENTWORTH PARADE, SUCCESS

1 INTRODUCTION AND SCOPE

This Parking Management Plan (**PMP**) has been prepared for the child care premises and swim school development proposed at Lot 810 Wentworth Parade, Success (**subject site**).

The purpose of this PMP is to demonstrate the parking arrangements for the proposed development will cater for the anticipated usage and demand for both uses, with due consideration to site context, operational characteristics, and any parking reduction factors.

2 SITE LOCATION AND CONTEXT

The subject site is located at the corner of Wentworth Parade and Malata Crescent in Success, forming part of the 'core area' of the Cockburn Centre Activity Centre Strategy. The site is:

- Adjacent to the Cockburn Gateway Shopping City to the north, which contains a major shopping precinct with complementary land uses, significant car parking, and stops on high frequency bus routes
- Within walking distance of bus stops on Wentworth Parade providing a transit link between Aubin Grove train station and Cockburn Central train station
- Within approximate 10 minute walking distance of Cockburn Central train station

Refer to **Figure 1** below which depicts the subject site and its surroundings:



Figure 1: aerial photo of subject site and surroundings.

PARKING MANAGEMENT PLAN – PROPOSED CHILD CARE PREMISES AND SWIM SCHOOL

LOT 810 WENTWORTH PARADE, SUCCESS

3 DETAILS OF PROPOSED DEVELOPMENT

The proposed development is comprised of a child care premises and swim school in separate buildings, which will be serviced by a car park of 58 parking spaces (includes two ACROD bays) gaining access from a full movement crossover to Malata Crescent. The car park includes a turnaround bay near the end of the driveway aisle.

The specifics of the uses is outlined below:

- The child care premises has a capacity of 96 children, 18 full-time 'room ratio' educators, a centre manager, a cook, and approximately four part-time support staff. The facility will operate 6:30am-6:30pm on weekdays.
- The swim school provides specialised swimming curriculum to babies and small children in a structured manner through pre-organised lessons. The facility operates 6:30am-8pm 7 days per week, with lessons delivered in two 'shifts' with no lessons provided between 12:30pm-2:30pm. Staffing at any one time is usually comprised of a manager, a customer service officer, 2 pool supervisors, and 6-8 swim teachers, which totals 10-12 staff in peak periods.

The site plan is provided at **Appendix 1** and extracted in **Figure 2** below for reference.

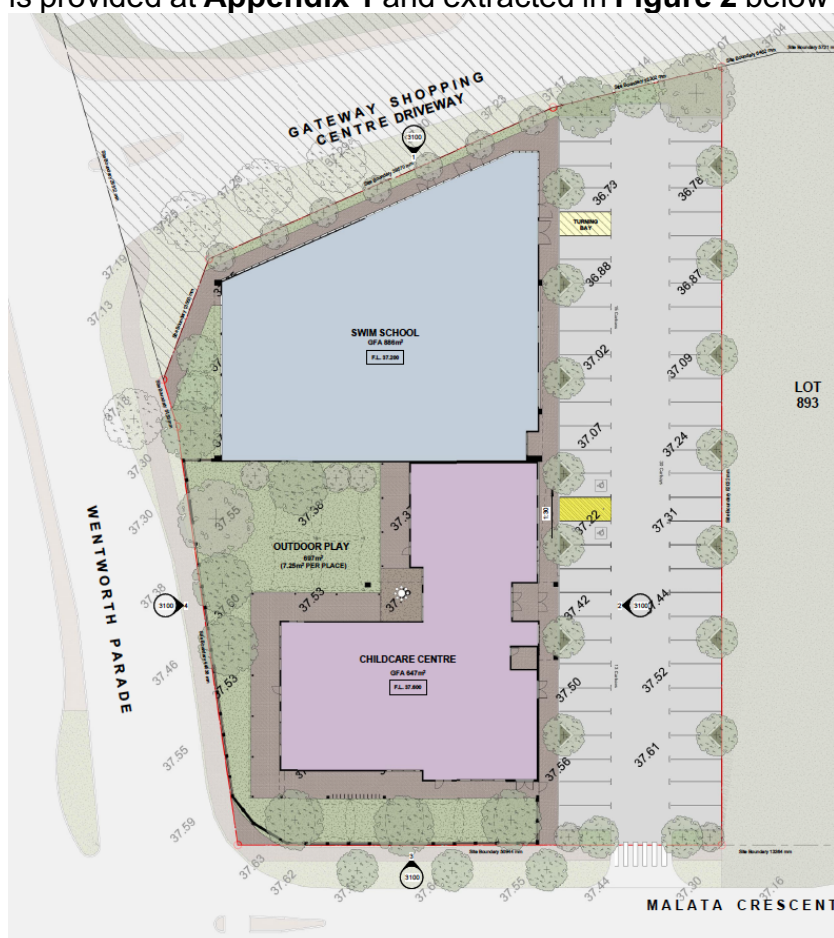


Figure 2: Site plan of proposed development.

PARKING MANAGEMENT PLAN – PROPOSED CHILD CARE PREMISES AND SWIM SCHOOL

LOT 810 WENTWORTH PARADE, SUCCESS

4 OPERATIONAL CHARACTERISTICS OF PROPOSED USES

The operational characteristics of the proposed uses which informs the practical parking demand is outlined below. The information has been sourced from the operators of both facilities, as well as the project traffic engineer who prepared a Transport Impact Statement in support of the subject development.

4.1 CHILD CARE PREMISES

The child care premises experiences its peak usage and parking demand as follows:

- Child drop off and pick up occurs over a spread out period in the morning and afternoon, based on the individual needs and schedules of parents. Drop offs occur from centre opening to 9:30am, with the greatest volume of drop offs occurring 8am-9am. Pick ups occur from 3pm until the centre closes, with the greatest volume occurring 4pm-5pm. This means very little to no parent parking activity occurs between 9:30am–3pm.
- The staffing of the child care centre is informed by the rate of drop off and pick up by parents, with staff attending and departing on a staggered basis based on the needs of the centre. An indicative staff schedule is below:

Time	Staff rostered	Total staff onsite
6:30am - 7:00am	2 staff commence shift	2
7:00am - 7:30am	3 staff commence shift	5
7:30am - 8:00am	3 staff + Centre Manager commence shift	9
8:00am - 8:30am	3 staff + Cook commence shift	13
8:30am - 9:00am	4 staff	17
9:00am - 9:30am	3 staff	20
11:30am - 2:30pm	4 staff (Lunch Cover) commence shift	24
1:00pm - 1:30pm	Cook end shift	23
2:30pm - 3:00pm	3 staff end shift (Lunch Cover)	19
3:00pm - 3:30 pm	3 Staff end shift	16
3:30pm - 4:00pm	3 Staff end shift	13
4:00pm - 4:30pm	3 Staff + Centre Manager end shift	9
4:30pm - 5:00pm	3 Staff end shift	6
5:00pm - 5:30pm	3 Staff end shift	3
5:30pm - 6:30pm	3 Staff end shift	0

- Based on observations by the operator at various other facilities, 10-20% of staff do not drive and attend through other means (ie car pool, drop off, walking, public transport). A rate of 15% is therefore applied, noting the site's location in the 'core area' of an activity centre and proximity to bus and train services.
- It is conservatively assumed all parents drive to the site and the maximum parking demand for drop offs and pick ups is taken as 10 bays, which is based on the City's parking rate of 1 bay / 10 children.

PARKING MANAGEMENT PLAN – PROPOSED CHILD CARE PREMISES AND SWIM SCHOOL

LOT 810 WENTWORTH PARADE, SUCCESS

4.2 SWIM SCHOOL

The swim school experiences its peak usage and parking demand as follows:

- The swim school offers pre-organised lessons during the periods of 6:30am-12:30pm (shift 1) and 2:30pm-8pm (shift 2), seven days per week. Each 'shift' provides 6-7 lessons and lessons can accommodate 25 kids during off-peak periods and 35 kids during peak periods.
- As children attending lessons vary between non-school age and school age, off-peak periods are shift 1 and shift 2 on weekdays, as non-school age kids attend during shift 1 and school ages kids attend during shift 2. Peak periods occur on weekends as all kids attend regardless of age.
- Staffing at any one time is usually comprised of 7-10 per 'shift' depending on peak vs off-peak, which includes a manager, customer service, pool supervisors, and swim teachers.
- It is conservatively assumed all parents drive to the premises with one child. For staff, a rate of 15% of non-car attendance is assumed similar to the child care premises.

5 CAR PARK USAGE AND AVAILABILITY (STAFF AND VISITORS)

Based on the overview provided in the previous sections, the peak parking demand and usage across the site is:

- Weekdays (AM): The child care premises could require a maximum of 27 bays at 9am (10 bays for parents and 17 bays for staff), when the swim school could require 27 bays (25 bays for parents and 7 bays for staff). The onsite provision of 58 bays is expected to be sufficient noting that from 9am, the peak of child care drop-offs reduces which means 10 bays would not be needed.
- Weekdays (lunch time): The child care premises is fully staffed with no drop off or pick up activity occurring, and the swim school is not offering lessons and will have minimal staff onsite. The onsite provision of 58 bays is ample.
- Weekdays (PM): The child care premises could require a maximum of 26 bays at 3pm (10 bays for parents and 16 bays for staff), when the swim school could require 27 bays (25 bays for parents and 7 bays for staff). The onsite provision of 58 bays is expected to be sufficient, and it is noted that staff of the child care premises continue to depart from the site through the course of the afternoon which frees up more parking.
- Weekends: The child care premises is closed and the swim school operates at peak, requiring 45 bays (35 bays for parents and 10 bays for staff).

Having regard for the above, the proposed parking arrangements will cater for the anticipated demand for both uses over the course of a typical day. It is further noted that the analysis conservatively assumes no shared usage between the facilities, when it is likely that some parents with multiple young children would use both facilities in a single trip.

PARKING MANAGEMENT PLAN – PROPOSED CHILD CARE PREMISES AND SWIM SCHOOL

LOT 810 WENTWORTH PARADE, SUCCESS

6 PARKING MANAGEMENT MEASURES

The proposed development will adhere to the following parking management measures, to be observed by the management and staff of both facilities during times of operation:

- At the time of induction, staff of both facilities will be briefed on the PMP and proper use of the car park.
- At the time of enrolment, parents of both facilities will be briefed on the PMP and proper use of the car park.
- Staff will be responsible for monitoring the use of the car park and ensuring orderly and proper use of the bays.
- Staff are encouraged to adopt alternate modes of transportation to reduce vehicle dependence, which may include car pooling, bus or train services (available in the immediate area), and cycling to work.
- Parents of the child care premises are encouraged to carry out drop off and pick up activity efficiently to ensure prompt turnover of bays.
- The managers of both facilities will regularly monitor and observe the use of the car park to ensure the PMP is implemented as intended, and communicate regularly to optimise parking usage.