

### Plenty of parking and little traffic, with new hotel

The proposed hotel has been designed to mitigate traffic impact, ensure adequate parking and provide additional transport services, all backed by expert analysis and planning.

The results of a detailed traffic survey were analysed by traffic engineers (MRCagney and Traffic Transport Plus) and reviewed by traffic engineers engaged by Noosa Council. A summary of the key findings, and modelled impacts of the hotel, include:

- The traffic impact will be much less than what has been modelled by the traffic engineers as the hotel has been reduced from 112 to 69 rooms.
- The modelling forecasts a morning peak of 17 vehicles per hour visiting the hotel, and 14 vehicles per hour leaving; and an afternoon peak of 15 vehicles an hour in, and 12 vehicles out - or roughly one vehicle entering and leaving the hotel every four minutes.
- Additional traffic generated by the hotel will be significantly less than 5% of the base volumes on the external road network. No changes to the roads or roundabouts are required.
- Any concern that the hotel will generate traffic congestion on the external road network is unfounded and not supported by the assessment of traffic engineers.

Delivery vehicles and waste collection trucks will use Resort Drive in a similar intensity as those currently servicing the needs of the Noosa Springs operations, which includes short-stay accommodation. Anybody fearing increased traffic on Resort Drive should consider:

- Access to the hotel entrance and guest parking will be via Links Drive only (existing entrance to the clubhouse), so hotel guests will not use Resort Drive.
- Even though the quantity of goods delivered, and waste taken away, will increase, the frequency of vehicles will not differ significantly. The loads will just be bigger.
- Except for laundry, the clubhouse loading dock will receive all goods and be the collection point for waste. Hotel supplies and waste will be transferred between the hotel loading dock and the clubhouse loading dock using an electric vehicle and trailer.

Noosa Springs will continue to encourage clients of its fitness centre to use the clubhouse carpark, and not park on Resort Drive, which is a public road under the control of Noosa Council. Noosa Springs will encourage the Council to regulate and monitor parking to avoid adverse impacts.

The table below summarises the existing car parking at Noosa Springs and the parking and transport alternatives that would become available with the proposed hotel:

	<b>Existing</b>	<b>Proposed</b>
<i>Uncovered carparks</i>	219	69
<i>Undercover carparks</i>	1	188
<i>Overflow carparks</i>	Nil	38
<b>Total</b>	220	295

<i>EV charging spaces</i>	Nil	4
<i>Motorcycle parks</i>	Nil	8
<i>Shuttle bus</i>	No	Yes
<i>Electric bicycles</i>	No	Available to rent

A thorough analysis by traffic engineers, supported by a peer review by Council's traffic engineers, confirms the parking provisions are sufficient to meet the expected demand.

- Two surveys of current car park usage were conducted to assess parking demand, factoring in daily and seasonal variations. The needs of clients using the clubhouse, spa and fitness centre - including employees - were added to the forecast demand from the proposed hotel. The peak parking demand for the combined operations was previously assessed to be 229 spaces. But will be much lower as the hotel is now proposed to have 43 less hotel rooms.
- The car park design provides for 257 spaces, with a further 38 overflow spaces available for exceptional, infrequent circumstances.
- At those exceptional occasions, the management strategy is for employees to park in the overflow areas in the following order:
  1. the overflow parking area near the hotel loading dock (19 car parks);
  2. the overflow parking area to the north of the hotel (19 car parks);
  3. at the maintenance facility (10-15 car parks).

The proposed car parking is therefore sufficient for the regular demand and designed to handle rare, exceptional circumstances.

The hotel will provide a shuttle bus service to popular local destinations and the Sunshine Coast airport. The service will be free for guests, and available for use by Noosa Springs and Parkridge residents for a reasonable fee.