



APPENDIX G

RTA Trip and Parking Assessment



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RTA Trip and Parking Assessment

Upper Floor Area Calculation (GLFA)			Input cells	Examples of Tenant Type	Shopping Centre Code
Area	Required	Shown			
Majors					
Major 01	3600	3627		e.g.: Clive Anthonys, Good Guys, Spotlight, Anaconda, Officeworks, Trade Secrets, Toys R'Us, Freedom	A(S)
Major 02	3500	3501			
Major 03	2800	2820			
Major 04	3500	3538			
Total Majors	13400	13486			
Mini Majors					
Mini Major 01	2200	2211		e.g.: JB HiFi, Pharmacy (discount) Oz Design, Gymnasium, Nick Scali	A(F)
Mini Major 02	1200	1565			
Mini Major 03	1000	1112			
Mini Major 04	1700	1801			
Mini Major 05	1000	2107			
Total Mini Major	7100	8796			
Specialty Retail					
LFR 01	5850	5896		e.g.: bedding, manchester, homewares, décor, baby goods, toys, automotive accessories etc...	A(SS)
LFR 02	6000	4136			
LFR 03	2000	2003			
Specialty Retail	3000	2906			
Total LFR	16850	14941			
TOTAL GLFA	37350	37223	86% of GFA		
TOTAL GFA		43089			
Loading Dock		4183			

Ground Floor Area Calculation (GLFA)			Input cells		
Area	Required	Shown			
Majors					
Major 05	6000	6036		Super Amart	A(S)
TOTAL GLFA	6000	6036			
GFA Retail		6145	98% of GFA		
GFA car park		47646			
Total car spaces	1600	1528			
TOTAL GLFA		43259	88% of GFA		
TOTAL GFA		49234			

Shopping Centre Peak Period Traffic Generation RTA Guide to Traffic Generating Developments

Shopping Centre	Shown GLFA/ 1,000	
A(S)	19,522	Slow Trade GLFA e.g.: David Jones, Furniture, electrical and whitegoods stores
A(F)	8,796	Faster Trade GLFA e.g.: Discount department stores: K-Mart, Target
A(SM)		Supermarkets GLFA e.g.: Coles, Woolworths, fruit markets
A(SS)	14,941	Specialty shops secondary retail GLFA (not primary attractors)
A(OM)		Office, medical GLFA e.g.: medical centres and general business offices

Total 43,259

Friday (with late night shopping)

V(P) = 20 A(S) + 51 A(F) + 155 A(SM) + 46 A(SS) + 22 A(OM) vehicle trips per 1,000 m²

therefore V(P) = 1,526 Equivalent Peak Hour Generation Rate (vehicles per 100m² GLFA) = 3.5 RTA Average 4.6

Friday (without late night shopping)

V(P) = 11 A(S) + 23 A(F) + 138 A(SM) + 56 A(SS) + 5 A(OM) vehicle trips per 1,000 m²

therefore V(P) = 1,254 Equivalent Peak Hour Generation Rate (vehicles per 100m² GLFA) = 2.9 RTA Average 3.7

Saturday

PVT = 38 A(S) + 13 A(F) + 147 A(SM) + 107 A(SS) vehicle trips per 1,000 m²

therefore PVT = 2,455 Equivalent Peak Hour Generation Rate (vehicles per 100m² GLFA) = 5.7 RTA Average 6.1

Friday Daily (with late night shopping)

PVT = 314 A(S) + 528 A(F) + 1475 A(SM) + 555 A(SS) + 51 A(OM) vehicle trips per 1,000 m²

therefore PVT = 19,066 RTA Average 50

Equivalent Car Park Assessment

RTA Assessment

A(S)	19,522
A(F)	8,796
A(SM)	0
A(SS)	14,941
A(OM)	0

Peak Parking = 24 * A(S) + 40 * A(F) + 42 * A(SM) + 45 * A(SS) + 9 * A(OM) (per 1,000 m²)

Peak parking = 1493

Total GLFA (100m²) 432.59

Spaces per 100m² 3.5 (Less than minimum recommended level of 4.1)

Recommended RTA Minimum spaces required for peak parking (based on 4.1 spaces per 100m²) =

1774

Comment

Assessment indicates an absolute minimum of 1,493 spaces required with a recommended minimum of 1,774 spaces. The 'absolute minimum' in this instance is considered an appropriate number to use for the same reasons raised in the trip generation assessment (i.e. high component of Bulky Goods stores and consistent with studies of other similar sites).

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