

**Report No. 7.1 DA10.2021.827.1 - Byron Bay Markets
(Proposed Road Closures for Monthly
Sunday Market)**

File No: I2022/1020

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SUMMARY

This report seeks approval for the temporary road closure of Jonson St next to Railway Park, between Marvell and Byron Streets for Byron Community Market held once and month and fortnightly in December and January.

- 10 Development application (DA) 10.2021.827.1 seeks approval to relocate the Byron Community Market from Main Beach foreshore to within the railway corridor, Railway Park, and Jonson Street Road Reserve, Byron Bay.

- 15 The proposal includes a temporary road closure of Jonson St next to Railway Park, between Marvell and Byron Streets, to vehicles on monthly market days and the use of the western section of the Butler Street Reserve for stall holder parking.

The markets will operate between 8am and 3pm, with bump-in and bump-out movements occurring before and after this time. The market holds up to 300 stalls, associated market management and facilities.

- 20 A review of the supporting documentations of the DA concludes that the relocation of the Market and the temporary road closure of Jonson St next to Railway Park, between Marvell and Byron Streets will produce minor impact to Traffic and Parking in the surrounds.

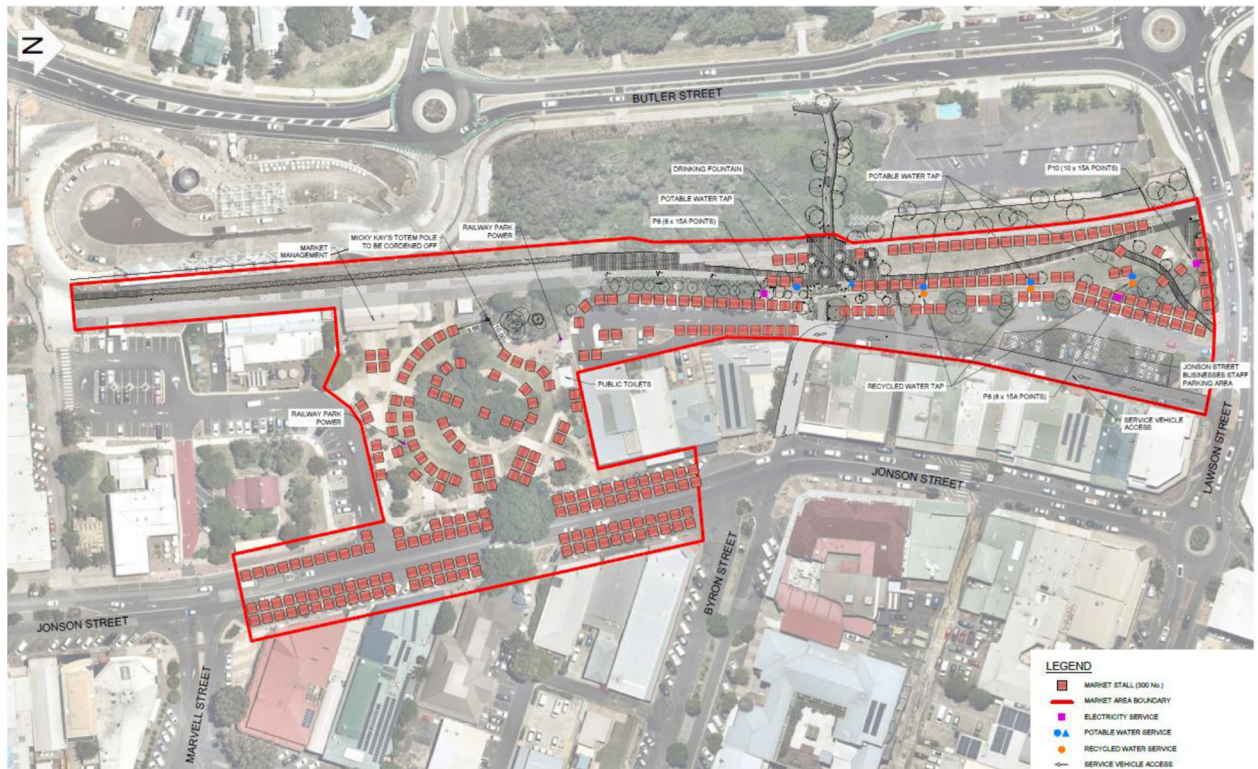
OFFICER RECOMMENDATION

- 25 That Council approves the temporary road closure of Jonson St next to Railway Park, between Marvell and Byron Streets between 5am and 5pm.

BACKGROUND

- 30 Byron markets are currently held on the 1st Sunday of every month, using the Denning Park Reserve as a temporary location. The markets are also held every 3rd Sunday from December through January. During the temporary relocation, the market reduced in size to a maximum of 290 stalls.

The development application seeks to increase in size to 300 stalls upon relocation to the Railway Precinct. The markets operate between 8am and 3pm, with bump-in and bump-out movements occurring before and after this time.



Site Plan

Parking

- 5 The proposal requires 750 parking spaces to cater for 300 market stalls based on Council's DCP 2014 parking rates at 1 parking space per 2.5 stalls.

The existing market is located in Denning Park Reserve and utilises the existing road and parking infrastructures in the surrounds.

The new site is located approximately 400m southwest of the existing site and proposes to utilise the existing parking infrastructures in the surrounds.

- 10 A parking survey was conducted by Planit Consulting to verify the availability and utilisation of parking within the surrounds during a Market Sunday and a non-Market Sunday to offset parking requirement of the DA. The peak period surveyed ranged from 8:00-11:00am to all carparks within 800m radius. See table 1 and table 2 for the tabulated results of the survey.

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LOCAL TRAFFIC COMMITTEE MEETING

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Location	Byron Bay, NSW, 2481	Date	5/06/2022	Weather	Sunny Day
		Occupied Carparks			
Carpark Location	Existing Car Spaces	8:00am	9:00am	10:00am	11:00am
Main beach Carpark	85	44	64	80	82
Lawson Street (North-Carpark)	116	21	44	67	92
Byron Street Carpark	48	28	35	35	41
Middleton Carpark	44	38	43	44	44
Railway Carpark	50	18	17	22	35
Bay-Street	86	77	78	84	81
Lawson Street	166	97	59	31	26
Fletcher Street	84	43	43	43	43
Jonson Street	142	65	59	95	112
Somerset Street	58	26	19	31	28
Shirley Street	80	48	48	48	48
Wordsworth & Burns Street	30	4	8	9	8
Lawson Street (South-Carpark)	100	18	22	47	65
Subtotal	1089	527	539	636	705

Table 1 - Market Sunday

Location	Byron Bay, NSW, 2481	Date	19/06/2022	Weather	Cloudy Day
		Occupied Carparks			
Carpark Location	Existing Car Spaces	8:00am	9:00am	10:00am	11:00am
Main beach Carpark	85	40	44	50	70
Lawson Street (North-Carpark)	116	80	77	65	47
Byron Street Carpark	48	22	28	23	33
Middleton Carpark	44	23	25	26	35
Railway Carpark	50	12	15	26	33
Bay-Street	86	81	83	77	80
Lawson Street	166	68	66	75	82
Fletcher Street	84	45	68	71	79
Jonson Street	142	75	82	96	90
Somerset Street	58	18	19	24	30
Shirley Street	80	25	21	24	26
Wordsworth & Burns Street	30	6	7	9	12
Lawson Street (South-Carpark)	100	16	25	34	49
Subtotal	1089	511	560	600	666

Table 2 – non-Market Sunday

- 5 The survey results in Table 1 and Table 2 found that there is less than a 10% fluctuation in parking demand between market Sunday and non-market Sunday and the total parking spaces available were not all utilised, rather the typical demand for parking was approximately 60%, leaving availability of approximately 40%, which is sufficient for day-to-day operation of a CBD as an occupancy of approximately 85% or below is ideal.
- 10 The car parking locations in the survey were assessed to verify practicality for market patrons to walk between the parking areas and the Market. The assessment found that Lawson St carpark with 166 parking spaces is approximately 1 km away, Lawson St (South Carpark) with 100 spaces is utilised by market stalls and the Jonson St parking with 142 spaces only have 50% parking spaces available as 50% is utilised by market stalls.
- 15 These parking areas were discounted with a total reduction of 337 spaces.

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The revised available parking in the surrounds is 752 spaces. This equates to 380 spaces utilised at 8AM, 429 spaces at 9am, 511 spaces at 10AM and 558 spaces at 11AM.

The revised parking supply complies with the parking supply requirement in Council's DCP.

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Traffic

10 The parking demand is directly proportional to the traffic generated by the Markets. The recorded parking utilization increase between a Market and non-market Sunday is 10% and the current parking demand is lesser than the available parking spaces. The traffic generated by the Markets generates will generally merge into the existing traffic stream with minimal impact to the surrounding road infrastructure network.

Traffic Management Plan

15 The traffic management plan plays an integral part of the proposal to manage pedestrian & vehicular traffic and market operations.

The following recommendations are proposed:

- The provision of additional entries to the markets is advised. The more entry points, the less congestion at a single entry point
- 20 • Waiting bays are advised close to the markets to be used for overflow vehicles and for those ready to enter the site but without a parking space
- Stall holders should load in at different times. Staggering the stall holder arrivals reduces congestion
- 25 • Stall holders should park off-site where possible, with allocated parking for the stall holders to be made available nearby such as at the western end of Butler Street Reserve.
- During peak times of the market, traffic should be directed to take a longer route to access the site, resulting in less congestion closer to the site

30 In addition to the above, it is proposed to prepare a pedestrian access management plan (PAMP) specific to the proposed market site. The PAMP is to be supported with Guidance Scheme designed in accordance with Transport for New South Wales

Development Application Conditions

35 A Traffic Management Plan (TMP) and associated Traffic Guidance Scheme (TGS) in accordance with the requirements of the current version of the Transport for NSW *Traffic Control at Work Sites Technical Manual* for traffic control for the temporary road closure and PAMP will be conditions recommended for the development consent for approval pursuant to Section 138 of the Roads Act 1993 prior to each event. Attachment 1

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(E2021/149504) is a copy of a TGS for the road closure. The TMP will be reported back to the LTC once lodged.

LTC Advice Required

- 5 The LTC is requested to provide comment on whether the TMP & TGS required as conditions of development consent must be submitted to LTC prior to each event for endorsement.

10 **RECOMMENDATION:**

That Council approves the temporary road closure of Jonson St next to Railway Park (between Marvell and Byron Streets), to facilitate Byron Community Market on Sundays between 5am and 5pm, monthly, except between December and January which will be fortnightly

15 **Attachments:**

- 1 Attachment 1 - TGS, E2021/149504