

Technical Memorandum



Schedule 2: Baseline Parking Capacity

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Project	Northshore Hamilton – Riverfront Update for The Yard Car Park	Reviewed By	Alice Shi, RPEQ 22028

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2025/1698
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1 Background

Urbis has been commissioned by Economic Development Queensland (EDQ) to undertake a parking capacity assessment of the Riverfront Land Use Area at Northshore Hamilton, located at the eastern end of the Priority Development Area (PDA).

The purpose of this document is to outline the following:

- An overall summary of the fixed land use car parking demand and available capacity during the AM and PM periods on weekdays and weekends, based on the transitional / approved uses within the Land Use Area Plan.
- Illustrate during these periods where car parking is to be allocated to, noting the following car parks are to be utilised:
 - Dock C (479 spaces available): Including 24 car park spaces allocated to The Forefront.
 - Dock D: This assessment is predicated on the location of Blueys World Northern Northshore Pavilion being on the northern side of Dock D. Consequently, this development will reduce the capacity of available parking spaces on Dock D to 280 spaces.
 - Dock B at Bincote Street (168 spaces available)
 - The Yard: New constructed carpark (913 car spaces, 64 motorcycle spaces) on north side of MacArthur Ave in response to closure of Dock A.

This will be used to inform the amount of parking available for future activation sites at the Land Use Plan Area to determine whether the site will have sufficient car parking.

1.1 Dock D Changes

As part of the new plan for the Northshore Hamilton precinct, the Northshore Pavilion construction was delivered on the front part of the current location of the Dock D car park. This houses the operation of Bluey's World in the Northern section of Dock D which is therefore unavailable for parking. Bluey's World installation commenced in April 2024 to October 2024, opening to the public in November 2024. Operation is expected to conclude in December 2026.

Based on the estimated footprint of the venue, as advised by EDQ, it was estimated that approximately 280 parking spaces remain available on Dock D.

1.2 Dock A Changes

The parking areas in Dock A (North of MacArthur, 60 and 92 Macarthur Avenue) have been removed in preparation for delivery of significant roadworks and enhancement programme. To alleviate roadworks interruption on MacArthur Avenue, the southern section of Dock A will accommodate construction of a road connection, (indicated south of MacArthur Avenue on Figure 1). The road will extend from Wharf Close at the western edge of the site to Bincote Street and serve as a route diversion for vehicles passing west to east through the precinct.

The riverfront loop section from Wharf St to the Superordinary site will be constructed as the ultimate road design, with a temporary connection linking to Bincote Street. The Dock A car park (both north and south of MacArthur Avenue) will be closed at the construction of the connecting road. Thus, the parking capacity of this area has been removed from this assessment.

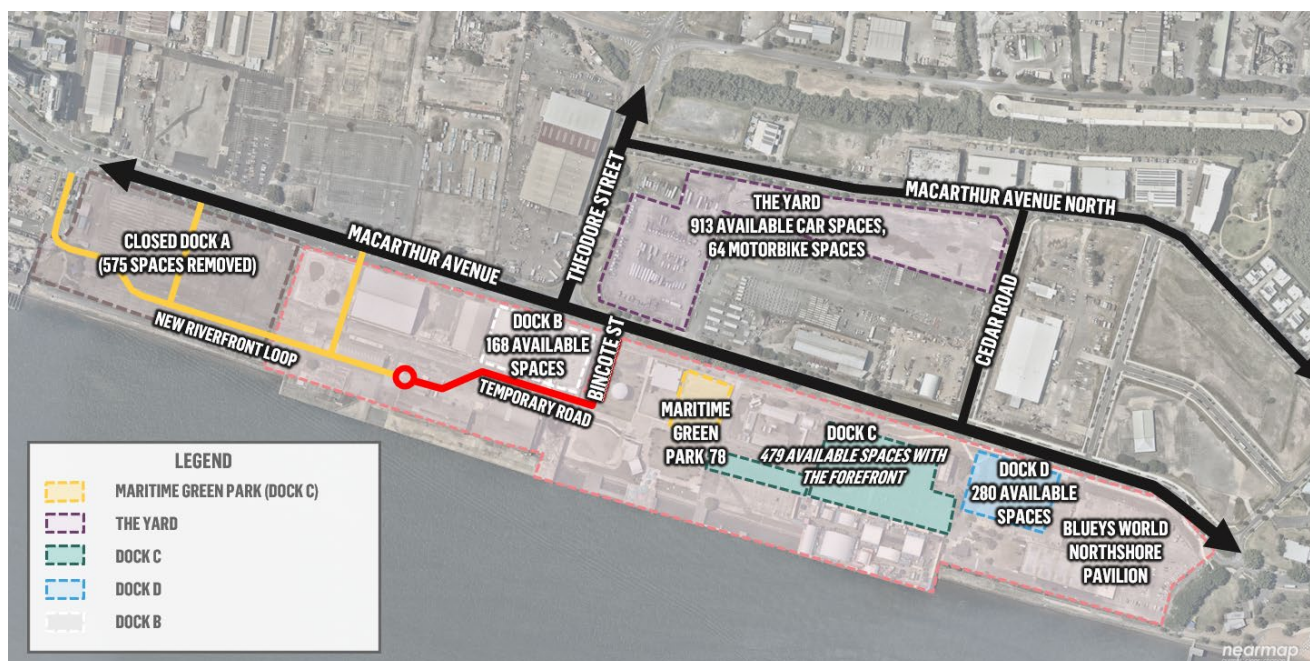
1.3 The Yard Carpark

In compensation for the closure of the Dock A carpark, a new carpark is to be constructed on land bounding MacArthur Avenue, MacArthur Avenue North, Cedar Road and Theodore Street. The carpark has been designed to AS2890.1 design standards. Its location on the opposite side of MacArthur Avenue to the temporary attractions has required additional infrastructure to improve pedestrian connections. Footpath extensions on Cedar Road and a zebra crossing across Macarthur Avenue provide safe and convenient routes for the carpark to be accessed and internal pedestrian paths allow safer circulation through the aisles. Heavy vehicle access has been incorporated into design to allow for servicing of the adjacent building by increasing the width of some parking aisles.

1.4 Car Park Availability Assessment

Based on the changes relating to the parking supply available at Docks B, C, D and The Yard, as described above, the final parking assessment has been developed to understand the parking demands and supply across the precinct (Figure 1).

Figure 1 – Riverfront Land Use Area Parking Locations



Source: Nearmap

2 Land Use Events

A summary of the existing land use events, as well as the future land use events approved for the Waterfront Land Use Plan Area at Northshore Hamilton, is illustrated on Figure 2 and summarised below.

2.1 Existing Land Use Events

- Eat Street Markets
- Workshops and Maker Spaces
- Shed
- Tennis Australia (Until 31 December 2026)
- Maritime Green Park
- Flipside Circus
- The Forefront (Co-working space)
- Pink Flamingo
- Northshore Pavilion (Blueys World)
- Superordinary

2.2 Future Approved Land Use Events

Figure 2 – Existing and Proposed Land Uses in Riverfront Land Use Plan



Source: Nearmap

EDQ has provided a preliminary schedule for various future activation sites to better inform users of the varying parking demands at different times throughout an operational week.

Maritime Green Park (Lawn, Activation A and B) land uses provide publicly available spaces for residents and visitors to Northshore Hamilton to gather. Acting as recreational and leisure uses, these spaces are generally used as ancillary public spaces (however pop-up events could be scheduled in these spaces and subject to Traffic Management Plans as required, these could require additional parking needs but have not been assessed in this note due to the lack of clarity on what could occur in these areas).

The Forefront co-working spaces will be comprised of office / commercial building (approximately 1,172 sq.m GFA) which has begun construction in Dock C. The Forefront building reduced the capacity of Dock C car park by 114 car spaces. Therefore, a reduction of 114 spaces have been applied for the Dock C car park.

The Northshore Hamilton Priority Development Area Development Scheme outlines that sites with an office land use should have a maximum parking demand of 2 spaces / 100 sq.m GFA. Therefore, the parking demand associated with The Forefront is 24 spaces. This is in line with the overall precinct strategy to shift towards sustainable travel modes. Being an office use, where the majority of people will be employees commuting, reliance on non-private vehicle modes will be a reasonable expectation.

The **Pink Flamingo** site is situated along the riverfront in Dock B south of Bincote Street. This site encompasses an Entertainment Venue / Commercial tenant use and is utilised for hosting temporary events of up to 270 attendees and 145 staff.

To estimate the parking demand for patrons visiting at Pink Flamingo in lieu of recorded travel data for attendees and staff, precinct-based travel data has been adopted. The mode share splits associated with the Eat Street Markets has been used as a reference for estimating the mode share at Pink Flamingo. The splits have been adjusted to account for Pink Flamingo catering to an over 18s audience, with an estimated 50% reduction in travel by car as driver to account for a shift to taxi / rideshare. This equates to 65 vehicles on site for attendees and 145 vehicles for staff (assuming worst case scenario of one staff per car), resulting in a total parking demand of 210 spaces.

Northshore Pavilion / Bluey's World venue is located within Dock D Car Park, that will serve both as an Entertainment Venue / Commercial tenant use, spanning approximately GFA of 1,875 sq.m. Blueys World is the current tenant/activation until the end of 2026, with operating hours from 8am to 8pm seven days a week. Blueys World will accommodate up to 500 attendees at any one time.

The Point 8 traffic report, prepared for the Blueys World operators, advised a conservative assessment for the parking demand of Bluey's World by assuming a vehicle occupancy of 1.5. This equates to a predicted peak parking demand of 460 spaces with an estimated 2-hour dwell time, illustrating the worst-case scenario for the facility which aligns with the weekend periods. This includes 60 spaces provided for all staff travelling independently by private vehicle, given infrequent and indirect public transport options. Whilst this is the estimated peak period for the facility, its operation does not generally align with the peak periods of other facilities that operate into the evening. For a conservative assessment, this weekend peak demand has been applied to all periods of the week to represent the worst-case scenario across the precinct. It is noted however that this peak is unlikely to be consistently reached through the week.

The **Superordinary** venue is in L Shed in Dock B. This space is an arts collective and also serves as a venue. Tenant space spans approximately 3,600 sq.m GFA. The current tenants on site are both community and SME, providing artists with a studio space as well as art exhibitions and events. Operating hours for Superordinary have been set from 8am to 11pm seven days a week.

For events at this space, it is anticipated that up to 600 attendees could be accommodated. In the evenings, it is largely an under-18 audience, where a higher proportion of taxi / rideshare will be expected. Adopting the same assumptions as Pink Flamingo, it is estimated that for a 600-person event, up to 144 parking spaces will be demanded. Events occur during weekend evenings. Large events may occur on a monthly basis (they are not regular occurrences).

New tenants at the **Workshop and Maker Spaces** site have been included in this assessment based on advice from EDQ:

- **Thermal Armour:** a research and technology facility which will hold free educational opportunities for health care workforce. The use will operate weekdays 8am to 6pm and have advised that the parking demand will reach 10 vehicles at most.
- **Brisbane Tool Library:** a community facility which allows members to borrow hand and power tools and other equipment like camping and sport gear. This use is expected to operate four days a week during the day (2pm to 6:30pm) with monthly Saturday morning workshops (10am to 2pm). The tenant has advised that generally up to five people will attend the Library at any one time. For the workshops, it has been advised that up to 30 people will attend. The parking assessment has assumed that this equates to five vehicles at most during the normal opening hours and up to 30 vehicles during workshops (Saturday mornings).
- **Outer Space:** a social enterprise community facility which provides an environment for Jagera and Turrbul artists to collaborate and create. As a novel enterprise, this use is intended to grow from operating during the day one weekday per week to five weekdays per week (8am to 6pm). The tenant has advised that up to two people will be in the space at any one time. The parking assessment has assumed that this equates to two vehicles at most during opening hours.
- **Damian Tatum:** a small commercial operator provides a studio space for independent theatre designers and makers. This use operates seven days a week, with activity expected to start before midday and occurring as late as 10pm. The tenant has advised that up to two people will work out of the space at any given time. The parking assessment has assumed that this equates to two vehicles at most during normal opening hours. Occasional events are also proposed with up to 50 people attending. These are expected to occur during weekday evenings. The conservative assumption that single vehicle occupancy will be generated has been applied for these events.

In addition to the new tenants, the existing **Men's Shed** tenancy will remain, which is a community facility with tools and workshop provisions for members. This use operates from Monday to Thursday mornings (8am to 12pm). The tenant has advised that generally up to 25 vehicles per day are observed. The parking assessment has assumed that this equates to a worst case of 25 vehicles at one time.

This assessment has been informed from information available at the time for each of the known fixed land uses on site. Parking demand has been estimated based on first principles assessment, EDQ provided information or application of parking rates. However, traffic management protocols will be required to assess parking demand rates.

As each use operates at different times throughout the week, the following broad time periods have been assessed:

- Monday to Friday AM
- Monday to Thursday PM
- Saturday to Sunday AM
- Friday to Sunday PM

Table 1 to Table 4 outline the parking demand for each of the existing land use events as well as the future accepted land use events. Table 5 provides a summary of the precinct wide parking demands and capacity.

3 Parking Demand and Capacity Assessment

Table 1 – Northshore Hamilton Parking Availability – Monday to Friday AM

Land Use	Car Parking Demand	Car Park Utilised
Tennis Australia	13	Dock D
Workshops and Maker Spaces: Thermal Armour	10	Dock C
Workshops and Maker Spaces: Brisbane Tool Library	5	Dock C
Workshops and Maker Spaces Men's Shed	10	Dock C
Workshops and Maker Spaces: Outer Space	2	Dock C
Workshops and Maker Spaces: Damian Tatum	2	Dock C
Shed	6	Dock C
Flipside	22	Dock B
The Forefront	24	Dock C
Pink Flamingo	0	Dock B
Superordinary	10	Dock B
Bluey's World	460	Dock D
Total Demand	564	
	Dock C (Car Park) Available	227
	Dock D (Car Park) Available	0 [^]
	The Yard (Car Park) Available	913
	Dock B (Car Park) Available	136
	Maritime Green Park (Dock C Car Park) Available	78

Notes: *Superordinary* will host events, which implies an increased need for parking. However, this demand should be effectively managed through a parking management plan. *Bluey's World* demand estimated as peak operations, which is highly conservative for this period.

[^] Residual demand from over-demand parking areas spilling to next nearest car parks.'

Table 2 – Northshore Hamilton Parking Availability – Monday to Thursday PM

Land Use	Car Parking Demand	Car Park Utilised
Tennis Australia	13	Dock D
Workshops and Maker Spaces: Damian Tatum	50	Dock C
The Shade	6	Dock C
Flipside	22	Dock B
The Forefront	24	Dock C
Pink Flamingo	210	Dock B
Superordinary	10	Dock B
Bluey's World	460	Dock D
Total Demand	795	
	Dock C (Car Park) Available	206
	Dock D (Car Park) Available	0^
	The Yard (Car Park) Available	913
	Dock B (Car Park) Available	0^
	Maritime Green Park (Dock C Car Park) Available	4

Notes: **Superordinary** will host events, which implies an increased need for parking. However, this demand should be effectively managed through a parking management plan. **Bluey's World** demand estimated as peak operations, which is highly conservative for this period.

^ Residual demand from over-demand parking areas spilling to next nearest car parks.'

Table 3 – Northshore Hamilton Parking Availability – Saturday to Sunday AM

Land Use	Car Parking Demand	Car Park Utilised
Tennis Australia	13	Dock D
Workshops and Maker Spaces: Brisbane Tool Library	30	Dock C
Workshops and Maker Spaces: Damian Tatum	2	Dock C
Shed	30	Dock C
Flipside	22	Dock B
The Forefront	24	Dock C
Pink Flamingo	0	Dock B
Superordinary	50	Dock B
Bluey's World	460	Dock D
Total Demand	631	
	Dock C (Car Park) Available	200
	Dock D (Car Park) Available	0 [^]
	The Yard (Car Park) Available	913
	Dock B (Car Park) Available	96
	Maritime Green Park (Dock C Car Park) Available	78

Notes: **Superordinary** will host events, which implies an increased need for parking. However, this demand should be effectively managed through a parking management plan. **Bluey's World** demand estimated as peak operations, which is highly conservative for this period.

[^] Residual demand from over-demand parking areas spilling to next nearest car parks.'

Table 4 – Northshore Hamilton Parking Availability – Friday to Sunday PM

Land Use	Car Parking Demand	Car Park Utilised
Eat Street Markets	1,056	Dock C & D
Workshops and Maker Spaces: Damian Tatum	2	Dock C
Flipside	22	The Yard
Pink Flamingo	210	The Yard
Superordinary	50	Dock B
Bluey's World	460	Dock D
Total Demand	1,800	
	Dock C (Car Park) Available	0 [^]
	Dock D (Car Park) Available	0 [^]
	The Yard (Car Park) Available	118
	Dock B (Car Park) Available	0 [^]
	Maritime Green Park (Dock C Car Park) Available	0 [^]

Notes: **Superordinary** will host events, which implies an increased need for parking. However, this demand should be effectively managed through a parking management plan.

[^] Residual demand from over-demand parking areas spilling to next nearest car parks.'

4 Summary

Table 5 summarises the available parking capacity and peak parking demand for the fixed and future land uses over the four (4) peak periods.

Table 5 – Northshore Hamilton Parking Availability – Summary

Time Period	The Yard	Dock B	Dock C	Dock D	Dock C (Maritime Green Park)
	Capacity: 913 (Spaces)	Capacity: 168 (Spaces)	Capacity: 479 (Spaces)	Capacity: 280 (Spaces)	Capacity: 78 (Spaces)
Monday to Friday AM	913	136	227	0	78
Monday to Thursday PM	913	0	206	0	4
Saturday to Sunday AM	913	96	200	0	78
Friday to Sunday PM	118	0	0	0	0

Table 5 indicates that there will be sufficient parking to cater to estimated demands throughout the week including the few hours during the weekend (Friday to Sunday) PM period when Eat Street markets peak.

Docks B, C and Dock D carparks will provide adequate car parking for all peak periods, excluding the Friday to Sunday PM period. However, there is sufficient parking supply at Maritime Green Park (Dock C), and The Yard Car Park to accommodate the overflow parking requirements.

As outlined in Table 5, the fixed land uses will provide over 200 available spaces at Dock C Car Park outside of the Friday to Sunday PM peak period and will only rely on The Yard car park, Maritime Green, Dock B, and Dock D during the Friday to Sunday PM peak period for accommodating over-demand parking of Dock C.

The overall precinct parking demand during the peak period (weekend evenings) is 1,800 spaces. While all parking supplies provide 1,918 car spaces. Therefore, parking areas provide enough capacity to accommodate weekend evening demand from over-demand parking at the next nearest car park areas.

As a result, the current assessment indicates that, under normal circumstances, there is sufficient parking supply across the Northshore precinct to accommodate the existing and proposed uses.



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