Porter
Consulting Engineers

PARKING ASSESSMENT

FATHOM BREWING, SHOALWATER

Porter

REPORT PREPARED FOR

FATHOM BREWING

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1.0 INTRODUCTION

Fathom Brewing is a recently established hospitality venue located at 181 Safety Bay Road, Shoalwater. The venue incorporates a brewery and associated customer areas, including indoor seating, an outdoor deck, a grassed beer garden and bar food menu. The venue currently operates from Thursday to Sunday between 12:00 pm and 8:00 pm.

The venue is expected to generate parking demand primarily associated with customers and staff, with demand likely to be concentrated during the afternoon and evening periods and on weekends. This Parking Assessment considers the parking demand of the existing Fathom Brewing operation and the availability and utilisation of parking within the site and surrounding area with a view of the potential to increase patronage.



Figure 1.1: Fathom Brewery Site

2.0 PARKING ASSESSMENT

2.1 Parking Supply

Fathom Brewing has provision for 15 vehicles on site for both staff and patrons. Patrons are permitted to use 9 bays accessed from Safety Bay Road whilst staff are instructed to use the area accessed from McLarty Road, where it is understood that up to 6 vehicles (in tandem bays) can be accommodated.

There is also on-street parking available on the surrounding roads near Fathom Brewing. These spaces provide additional parking for customers and staff, particularly during periods when the on-site parking is well utilised. Table 2.1 summarises the available parking supply within a short walk of up to 300m as shown in Figure 2.1. There are approximately 103 marked parking bays on street within the surrounds along Safety Bay Road and Watts Road with 18 unmarked bays along the nearby side street of Scott Road.

Table 2.1: Existing Parking Supply Surrounding the Site

Zone	Location	Number of Bays
	Fathom Brewery On Site	***15***
1	Safety Bay Road customer carpark	9
2	McLarty Road staff carpark	6
	On Street Bays - Marked	***103***
3	Safety Bay Road, Scott Rd to Royal Rd – west side	15
4	Safety Bay Road, Scott Rd to Royal Rd – east side	10
5	Safety Bay Road, Royal Rd to Radford Pl – west side	14
5	Safety Bay Road, Royal Rd to Radford Pl – east side	8
8	Watts Road, angled bays, west side (opposite Rockingham Bridge Club)	14
11	Watts Road, perpendicular bays, east side (opposite Chorus/Wilson Park)	42
	On Street Bays – Unmarked	***18***[1)]
6	Scott Road, Safety Bay Rd to Catherine St	9[1)]
7	Scott Road, Catherine St to Thomas St	9[1)]
	Other Off Street Parking	***34***
10	Library Carpark	10
9	Early Learning Centre (Private)	24

1) Number of vehicles accommodated based on parking on one side only given 6m pavement does not permit parking on both sides unless staggered.

2.2 Parking Utilisation Survey

A parking utilisation survey was undertaken to quantify existing parking demand and identify peak occupancy periods both within the Site and the surrounding streets. The results provide an evidence base to assess whether current parking supply is adequate and to inform forecasts of future demand associated with potential increased patronage at the Brewery.



Figure 2.1: Parking Supply Surrounding Site

There are a number of parking areas surrounding Fathom Brewing as shown in the aerial imagery in **Figure 2.1** which includes a 150m and 250m radius highlighting those parking facilities closest. It is acknowledged that these parking areas, particularly the on-street bays are not for the exclusive use of Fathom Brewing and therefore patrons from other nearby facilities such as the Rockingham Bridge Club, Wilson Park and Safety Bay Library may also be using these parking areas.

The objective of the parking utilisation survey is to gain an understanding of potential spare capacity of these nearby parking areas during the peak times of Fathom Brewing.

The parking utilisation surveys were undertaken during Fathom Brewing peak days and times as follows:

- 3.00pm - 5.00pm Friday, 2nd October 2026
- 1.00pm - 5.00pm Saturday, 3rd October 2026; and
- 1.00pm - 5.00pm Sunday, 4th October 2026.

Parking bay occupancy counts were undertaken every 30 minutes. The results are included in Tables 2.2 to 2.4. Fathom Brewing advised that during these times the venue did reach the venues current capacity of 60 persons.

On the days of the survey there were 4-5 staff members using a range of travel modes including car, bicycle and uber/rideshare hence not all staff member required a parking bay.

The Fathom Brewery customer carpark with 9 bays (includes 1 universal access bay) reached a maximum capacity of 8 bays during the survey period highlighting that this is likely the preferred carpark of patrons and is likely to be occupied first.

The parking occupancy surveys indicate that there is spare parking capacity within the existing on-street parking supply to accommodate increased parking demand, although the parking demand did vary between the surveyed days and individual parking areas. On Friday afternoon, occupancy of the 103 marked on-street bays ranged from 34 to 42 vehicles, leaving approximately 61-69 bays vacant. On Saturday afternoon, demand for marked on-street parking was relatively low, peaking at 27 occupied bays out of 103 at 3:30 pm, leaving 76 bays available. On Sunday afternoon on-street occupancy peaked at 16 vehicles out of 103 at 2.30pm, leaving approximately 87 bays vacant.

Table 2.1: Parking Occupancy on Friday, 2nd October 2026

		No of bays	No of Bays Occupied							
			1.00pm	1.30pm	2.00pm	2.30pm	3.00pm	3.30pm	4.00pm	4.30pm
Friday, 2nd October, 2026										
Fathom Brewing Bays		*15*					*8*	*10*	*10*	*10*
1	Main Customer Carpark	9					6	8	8	8
2	Staff Carpark	6					2	2	2	2
On Street – Marked Bays		*103*					*35*	*36*	*42*	*34*
3	Safety Bay Road, Scott Rd to Royal Rd– west side	15					5	7	10	11
4	Safety Bay Road, Scott Rd to Royal Rd – east side	10					3	5	8	7
5	Safety Bay Road, Royal Rd to Radford Pl – both sides	22					7	7	6	5
8	Watts Road, angled bays, west side (opposite Rockingham Bridge Club)	14					8	8	6	5
11	Watts Road, perpendicular bays, east side (opposite Chorus/Wilson Pk)	42					7	4	5	5
Off Street Carparks		*34*					*17*	*17*	*14*	*10*
10	Library Carpark	10					9	9	8	5
9	Early Learning Centre (Private)	24					8	8	6	5
On Street – Unmarked Bays		*18 (approx.)*								
6	Scott Rd, Safety Bay Rd to Catherine St – On Street	9					0	0	0	0
6	Scott Rd, Safety Bay Rd to Catherine St – Verge	-					2	3	3	4
7	Scott Rd, Catherine St to Thomas St– On Street	9					0	0	0	0
7	Scott Rd, Catherine St to Thomas St – Verge	-					0	0	0	0
Vacant Bays - On Street – Marked Bays							68	67	61	69

Table 2.2: Parking Occupancy on Saturday, 3rd October 2026

		Total Bays	No of Bays Occupied							
			1.00pm	1.30pm	2.00pm	2.30pm	3.00pm	3.30pm	4.00pm	4.30pm
Fathom Brewing Bays		*15*	*8*	*7*	*6*	*10*	*10*	*10*	*10*	*8*
1	Main Customer Carpark	9	6	5	4	8	8	8	8	6
2	Staff Carpark	6	2	2	2	2	2	2	2	2
On Street – Marked Bays		*103*	*15*	*12*	*11*	*17*	*20*	*27*	*25*	*19*
3	Safety Bay Road, Scott Rd to Royal Rd– west side	15	8	6	5	7	9	9	7	5
4	Safety Bay Road, Scott Rd to Royal Rd – east side	10	0	0	0	2	8	8	9	5
5	Safety Bay Road, Royal Rd to Radford Pl – both sides	22	0	0	0	0	0	0	0	0
8	Watts Road, angled bays, west side (opposite Rockingham Bridge Club)	14	2	2	2	3	3	8	9	9
11	Watts Road, perpendicular bays, east side (opposite Chorus/Wilson Pk)	42	5	4	4	5	0	2	0	0
Off Street Carparks		*34*	*0*	*0*	*0*	*2*	*1*	*1*	*2*	*2*
10	Library Carpark	10	0	0	0	2	1	0	1	0
9	Early Learning Centre (Private)	24	0	0	0	0	0	1	1	2
On Street – Unmarked Bays		18 (approx.)								
6	Scott Rd, Safety Bay Rd to Catherine St – On Street	9	0	0	0	0	0	0	0	0
6	Scott Rd, Safety Bay Rd to Catherine St – Verge	-	1	1	1	2	2	2	2	3
7	Scott Rd, Catherine St to Thomas St– On Street	8	0	0	0	0	0	0	0	0
7	Scott Rd, Catherine St to Thomas St – Verge	-	0	0	0	0	0	0	0	0
Vacant Bays - On Street – Marked Bays			88	91	92	86	83	76	78	84

Table 2.3: Parking Occupancy on Sunday, 4th October 2026

		Total Bays Supply	No of Bays Occupied							
			1.00pm	1.30pm	2.00pm	2.30pm	3.00pm	3.30pm	4.00pm	4.30pm
Fathom Brewing Bays		*15*	*10*	*11*	*12*	*10*	*12*	*12*	*12*	*12*
1	Main Customer Carpark	9	6	7	8	6	8	8	8	8
2	Staff Carpark	6	4	4	4	4	4	4	4	4
On Street – Marked Bays		*103*	*9*	*12*	*13*	*16*	*14*	*15*	*12*	*10*
3	Safety Bay Road, Scott Rd to Royal Rd– west side	15	5	7	7	7	4	6	6	5
4	Safety Bay Road, Scott Rd to Royal Rd – east side	10	1	2	3	4	6	6	3	3
5	Safety Bay Road, Royal Rd to Radford Pl – both sides	22	0	0	0	0	0	0	0	0
8	Watts Road, angled bays, west side (opposite Rockingham Bridge Club)	14	2	2	3	4	3	3	2	1
11	Watts Road, perpendicular bays, east side (opposite Chorus/Wilson Pk)	42	1	1	0	1	1	0	1	1
Off Street Carparks		*34*	*0*	*0*	*1*	*0*	*0*	*0*	*0*	*0*
10	Library Carpark	10	0	0	1	0	0	0	0	0
9	Early Learning Centre (Private)	24	0	0	0	0	0	0	0	0
On Street – Unmarked Bays		18 (approx.)								
6	Scott Rd, Safety Bay Rd to Catherine St – On Street	9	0	0	0	0	0	0	0	0
6	Scott Rd, Safety Bay Rd to Catherine St – Verge	-	1	0	0	0	0	1	1	2
7	Scott Rd, Catherine St to Thomas St– On Street	8	0	0	0	0	0	0	0	0
7	Scott Rd, Catherine St to Thomas St – Verge	-	0	0	1	0	0	0	0	0
Vacant Bays - On Street – Marked Bays			94	91	90	87	89	88	91	93

Generally, patrons will naturally seek the closest available parking bays. The number of bays within 150m of the Site include:

- Safety Bay Road from the Site to Royal Rd – 20 marked bays
- Watts Road, on the western side – 14 marked bays
- Scott Road – 9 unmarked spaces

The peak occupancy of these 43 bays within approximately 150m varies over the 3 day survey period. On Friday afternoon, parking occupancy ranged from 21-31 vehicles, leaving approximately 12-22 bays vacant. On Saturday afternoon on-street occupancy peaked at 25 vehicles out of 43 at 3.30pm, leaving approximately 18 bays vacant. On Sunday afternoon, demand for marked on-street parking was typically lower, peaking at 15 occupied bays out of 43 at 3:30 pm, leaving 28 bays available.

During the parking survey it was noted that parking on the verge also occurred along Scott Road although it is not known whether this parking was related to the venue or not. If verge parking is occurring from venue patrons this may become a nuisance to local residents. It is recommended that the City investigate the reasons for the verge parking along Scott Road and if deemed inappropriate then install signage to prohibit verge parking to those that are not *the owner or occupier of the premises adjacent to that verge or is a person authorised by the occupier of those premises"* as outlined in the City of Rockingham Parking Local Law 2018.

Two off-street carparks were surveyed, being the Safety Bay Public Library carpark and the private Early Learning Centre carpark. The surveys investigated the potential for reciprocal parking arrangements, given that their operating hours differ from those of Fathom Brewery, as summarised below:

- Fathom Brewing, Thursday to Sunday, 12-8pm.
- Safety Bay Library, Monday, Wednesday 9am-5.30pm, Tuesday, Thursday 9am-7pm, Friday 9am-5pm, Saturday 9am-12pm.
- Discovery at Play, Early Learning Centre, Monday to Friday, 6.30am-6pm.

The survey identified 1–2 vehicles in the Safety Bay Public Library carpark at 2:30 pm, 3:00 pm and 4:00 pm on Saturday when the Safety Bay Public Library was closed. Similarly, 1–2 vehicles were observed in the Early Learning Centre carpark on Saturday, despite the facility being closed on weekends. These vehicles may be associated with other nearby land uses. The low occupancy suggests potential spare capacity for reciprocal parking, subject to confirmation of availability and agreement with the respective operators however it is likely to be unnecessary given the available spare capacity within the surrounding on-street parking supply.

2.3 Travel Mode Survey

During the days of the parking survey an informal travel mode survey was undertaken of patrons in the venue to provide an indication of the travel modes used by patrons. Over

the 3 survey days the data indicated that approximately 71% of patrons surveyed used a private vehicle to travel to the venue either as the driver or passenger and parking the vehicle either on-site or within the surrounds. The remaining patrons, 29% used alternative travel modes such as cycling, walking, public transport and rideshares.

2.4 Parking Requirements

Parking requirements applied by Local Governments are generally defined through local planning schemes and local planning policies. In this instance the City of Rockingham Scheme Text No.2 does provide parking rates for various land uses. For a restaurant use the parking rate is based on the persons the venue is designed to accommodate i.e. 1 bay per 4 persons. It is understood that the venue currently is permitted to accommodate 60 persons. With increased patronage of 90-100 persons notionally an additional 8-10 bays are required.

The on-street parking minimum spare capacity within 150m from the Site over the survey period, was 12 bays with a further 49 bays provided up to 300m from the Site. On this basis the additional parking demand to be generated with increased venue patronage can readily be accommodated within the existing on-street parking supply.

3.0 SUMMARY AND CONCLUSION

Porter Consulting Engineers was commissioned by Fathom Brewing to assess whether the existing parking supply can accommodate an increase in venue patronage. The venue has provision for 15 vehicles on-site, comprising nine customer bays accessed from Safety Bay Road and a staff area accessed from McLarty Road accommodating up to 6 vehicles. The surrounding area also provides approximately 103 marked on-street bays, 18 unmarked on-street spaces and 34 bays in nearby off-street carparks.

Parking utilisation surveys undertaken on Friday 2 October, Saturday 3 October and Sunday 4 October 2026 found substantial spare capacity within the surrounding marked on-street parking supply. Peak on-street occupancy (within marked bays) was 42 out of 103 bays on Friday, 27 bays on Saturday and 16 bays on Sunday, leaving at least 61, 76 and 87 marked bays vacant respectively. Within approximately 150m of the site, the minimum observed spare capacity was 12 bays. The survey also identified low occupancy in the nearby Safety Bay Public Library and private Early Learning Centre carparks outside their principal operating periods, although reciprocal parking arrangements are unlikely to be required given the available spare on-street capacity.

Under the City of Rockingham Scheme Text No.2 the restaurant parking rate of one bay per four persons; increasing the venue capacity from 60 persons to 90–100 persons would generate a notional requirement for approximately 8–10 additional bays. Based on the survey results, the additional parking demand associated with the proposed increase in patronage can be readily accommodated by the existing spare on-street parking supply. Even during the busiest surveyed period, the 12 vacant bays available within approximately 150m of the site exceeded the notional additional requirement, with a further 49 bays available within some 150m to 300m.

Accordingly, no additional dedicated off-street parking is considered necessary to support an increased patronage of 90–100 persons. It is recommended that Fathom Brewing encourage patrons to use marked parking nearby and not to park on verges. The City should also investigate verge parking observed along Scott Road and, if appropriate, install signage to prohibit nuisance verge parking. Subject to these measures, the proposed increase in patronage is not expected to result in any unacceptable parking impact on the surrounding road network.

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