

MEDLOW BATH

Description of the area surveyed

Medlow Bath study area includes the parking area to the east of the Railway Station, including Railway Parade.

In 2015-16 the study area was expanded to include the Great Western Highway adjacent to the Hydro Majestic hotel, which reopened in late 2014.

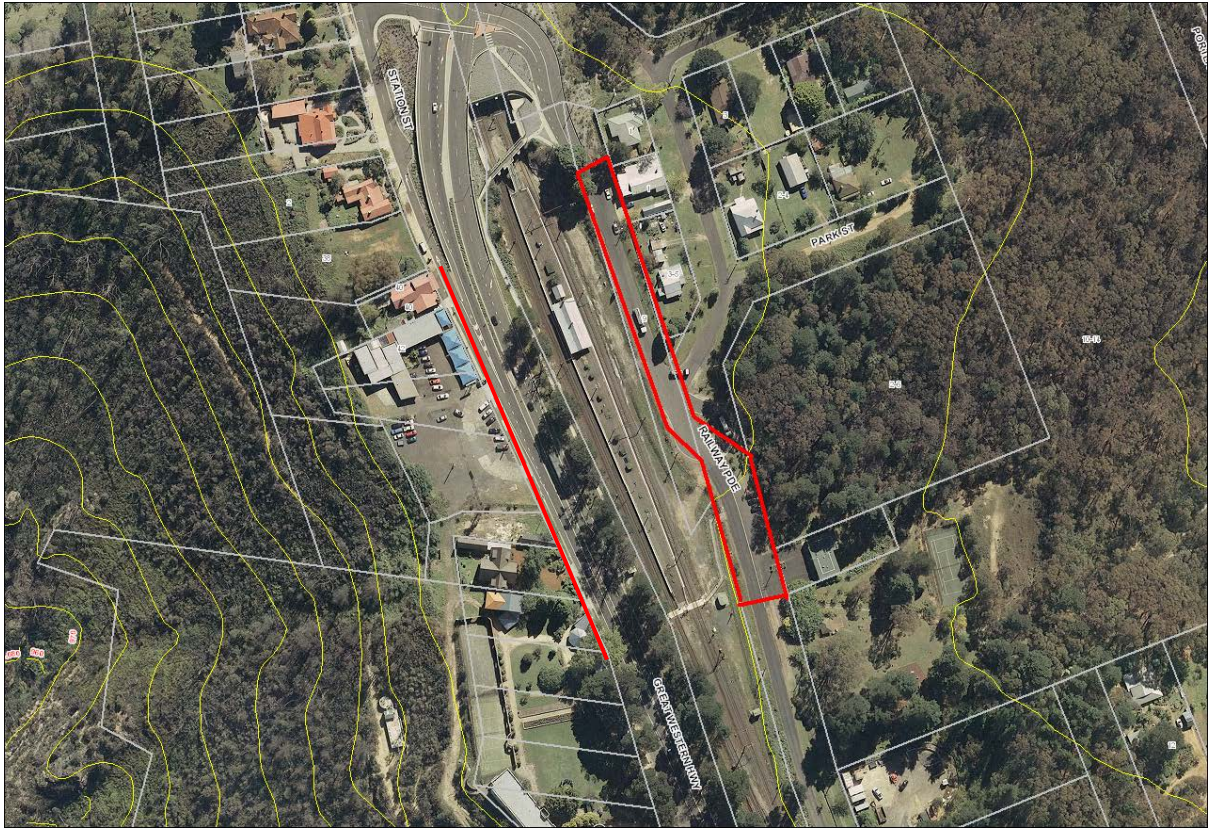


Fig. 1: Medlow Bath Study Area

Summary of parking in Medlow Bath

The on-street parking in Medlow Bath on Railway Parade is an informal commuter parking area. There is relatively low demand. Some additional off-street parking is provided at the café on Railway Parade.

Parking for visitors and guests is provided on-site at the Hydro Majestic hotel. Additional informal on-street parking is located along the west side of the Great Western Highway adjacent the Hydro Majestic. Cars also park on the eastern side of the Highway.

Adjoining and adjacent land uses

In addition to the Hydro Majestic Hotel there is a café/store located at the northern end of the study area. The Medlow Bath railway station adjoins the study area to the west, with the remainder of land being either residential or land with a community purpose such as the Rural Fire Service shed and a park.

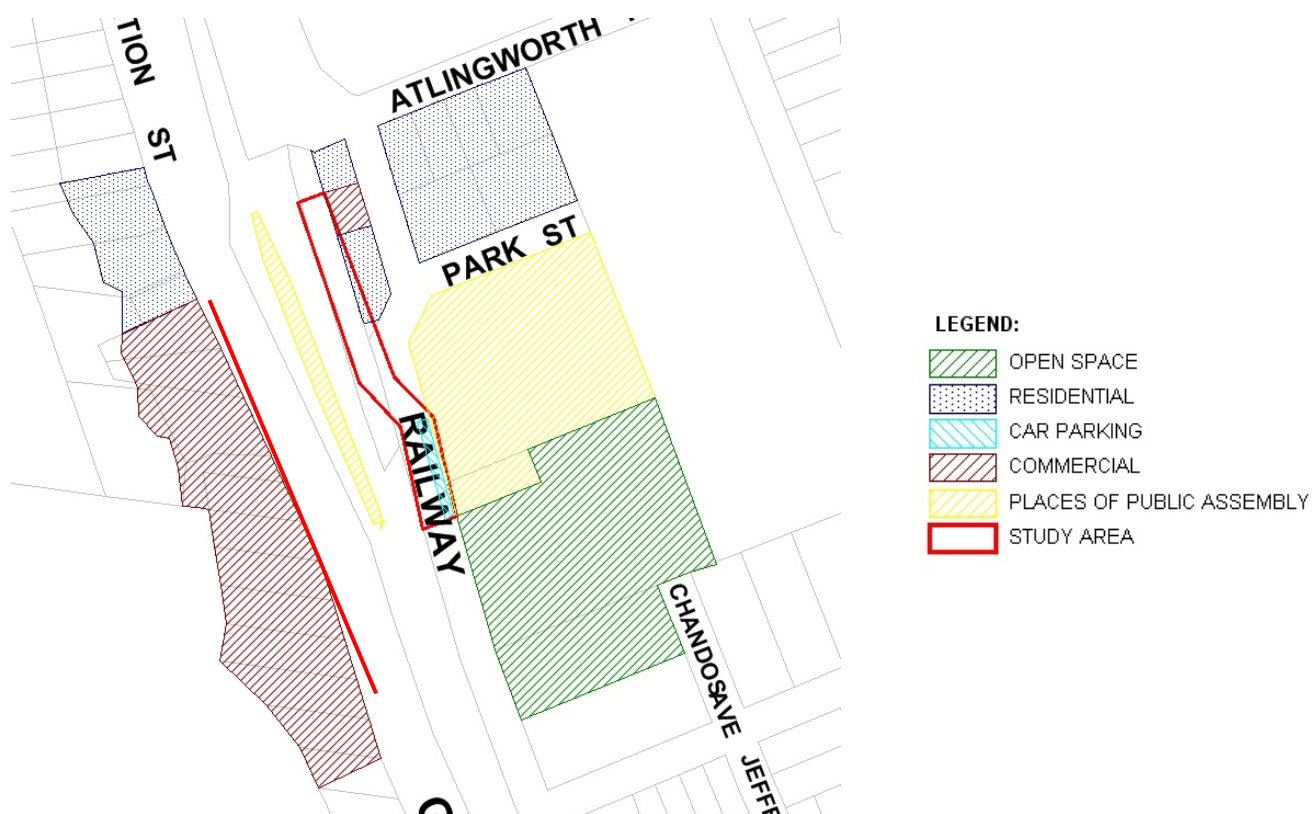


Fig. 2: Medlow Bath Study Area Land Uses

Characteristics

There is off-street parking for three cars at the café which is accessed directly off the road and similarly the informal parking area for the commuters is accessed directly off Railway Parade. Additional informal parking is available on-street.

There are no paved footpaths at this location, but the road verge is wide enough to accommodate pedestrian access along this area. There are no time restrictions at any of the parking spaces.

The completion of the Hydro Majestic renovations have provided formal parking areas for visitors to the Hotel; however it has been informally noted that parking on the Great Western Highway in front of the hotel frequently occurs perhaps due to poor signage.

- Restrictions

There are no time restrictions on parking.

- Accessible Spaces

There are no specific accessible spaces as all spaces are informal

- Bus, Train and Taxi services

Medlow Bath is well serviced by commuter trains to the Sydney metropolitan area, with 23 trains per day and a similar number of return trains. Medlow Bath Station is not wheelchair accessible.

Links

- Roads
The Great Western Highway provides access to one of the main attractors at Medlow Bath, the Hydro Majestic. Informal commuter parking at Medlow Bath Station can be accessed by turning into Railway Parade off the Great Western Highway from both directions.
- Footpaths
There are footpaths on both sides of the Great Western Highway, outside the Hydro Majestic and on the eastern side heading north from the pedestrian refuge providing a crossing point over the Great Western Highway from the Station. There is also a footpath connected by a pedestrian bridge and stairs towards the northern end of the station.
- Bike Path/Shared paths
The Blue Mountains Bike Plan has identified Route Rec 7a. Regional route is located along the Great Western Highway. The Great Blue Mountains Trail is currently under construct (2017) which will connect Mt Victoria to Katoomba.

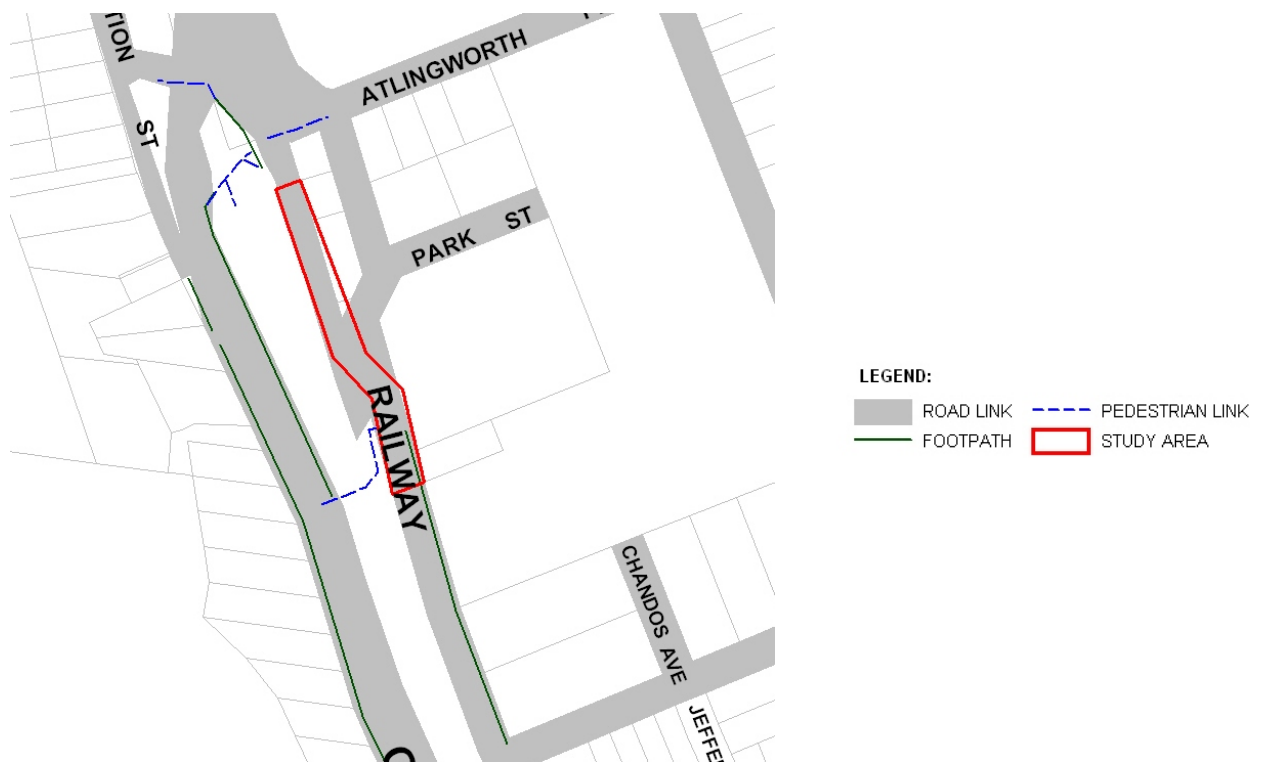


Fig. 3: Medlow Bath Study Area Links

Safety & Security

- Lighting
No issues identified
- Vegetation
No issues identified.

Signage

- Directional
There is no directional signage, although the sign to Medlow Bath train station is obvious from the highway.
- Parking restrictions
There are no parking restrictions

Community Demographics

In 2016 Medlow Bath had a population of around 609 persons in 368 dwellings.

Forecast i.d.¹ estimate that the population of the Katoomba-Medlow Bath area will increase by around 17% by 2036.

Peaks

There is generally low demand for parking in Medlow Bath and there are adequate overflow opportunities for an occasional exceptionally high demand. At the start of this study, the refurbishment of the Hydro Majestic Hotel was being undertaken and has now been mostly completed.

The hotel now includes two formal parking areas, which appear to adequately cater for visitors and guests for the majority of the year. Further parking behind the service station is required for stage 2 of the development.

Cars and delivery trucks park along the Great Western Highway in front of the hotel, and safety concerns have been raised in relation to manoeuvring vehicles alongside the highway. Signage to the on-site parking is poor and a boom gate may deter some visitors from parking at the southern end of the site. On the highway a turning lane (east bound) and deceleration lane (west bound) are required as part of the DA, as are no stopping signs along the highway frontage. However this work is yet to be undertaken.

Tourist Bus Parking

There is currently no demand for dedicated tourist bus parking outside of the hotel parking area.

Conclusion

The parking levels in Medlow Bath around Railway Parade are relatively low overall with an average occupancy on the eastern side of the station of 28% in 2010-2012. This figure dropped to an average occupancy in 2015-2016 of 18%, which may be accounted for by the reopening of the Hydro Majestic and some commuters appearing to park along the Great Western Highway instead of Railway Parade.

There are some current safety concerns regarding cars parking in front of the Hydro Majestic Hotel, alongside the Great Western Highway- especially on busy weekends and during events and festivals. Formal improvements to parking in this location are required as part of the conditions of consent for the Hotel and it is recommended that actions are taken to ensure these are implemented.

Recommendations

MB.1 Ensure implementation of DA conditions of consent relating to parking and highway safety for the Hydro Majestic.

¹ i.d. community 2017. Blue Mountains City Council Population Forecast, Forecast i.d. <http://forecast.id.com.au/blue-mountains>

Medlow Bath Data and Analysis

Number of vehicles parked - Weekday

	Spaces available	2010-2012		2015-2016		Difference	Maximum number/ percentage occupancy
		Average occupancy - vehicles	Average percentage occupancy	Average occupancy - vehicles	Average percentage occupancy		
Commuter parking area off Railway Pde	8	4	48%	6	75%	+27%	6/75%
Railway Pde	28	5	16%	0	0%	-16%	8/28%
Café No.1 Railway Pde	3	2	73%	1	33%	-40%	3/100%
Total	39	11	28%	7	18%	-10%	

	Spaces available	2010-2012		2015-2016		Difference	Maximum number/ percentage occupancy
		Average occupancy - vehicles	Average percentage occupancy	Average occupancy - vehicles	Average percentage occupancy		
GWH alongside Hydro Majestic	Informal parking only	N/A	N/A	18	N/A	N/A	N/A
Total		N/A	N/A	18	N/A	N/A	N/A

Note for all tables: Occupancy data and percentages are rounded to nearest whole number. Where percentage occupancy is shown to be over 100% it is because additional vehicles were parked illegally.