

# **NEWPORT SURF LIFE SAVING CLUB**

## **Proposed Alterations & Additions**

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### **Traffic and Parking Assessment**

Ref: 59/2018

Date: September 2021

Issue: B

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# 1.0 Introduction

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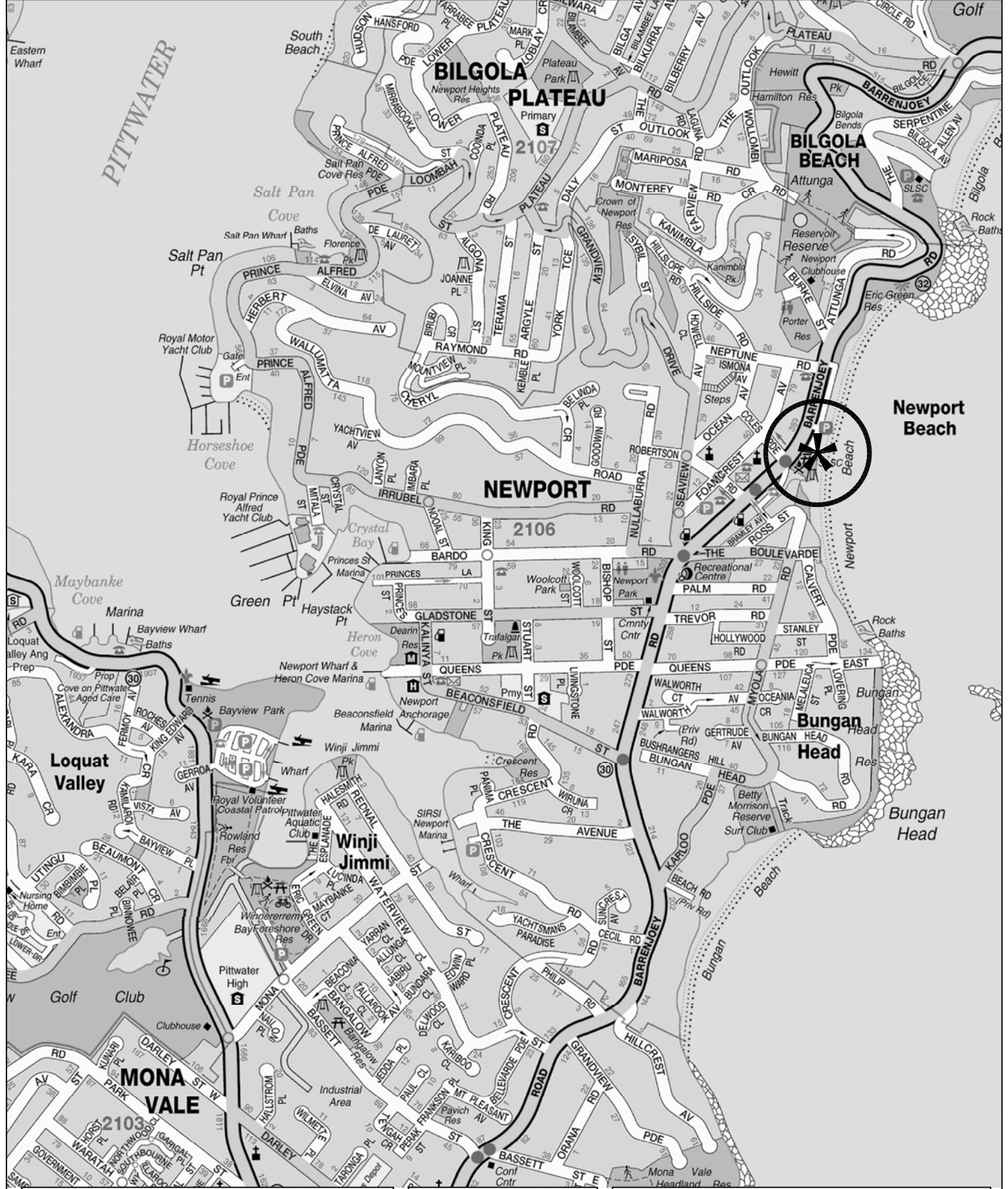
This report has been prepared to accompany a Development Application to Northern Beaches Council for proposed alterations and additions for the Newport Surf Life Saving Club (SLSC) building at Newport Beach (Figure 1).

Surf Life Saving Clubs perform an important community service in many ways and it is fitting that the Clubs are provided with appropriate facilities to perform their functions. The existing Newport SLSC building is aged and is notable to accommodate the contemporary needs of the Club members and visitors.

The proposed alterations and additions scheme will provide upgraded facilities and amenities which will enable the Club to function more efficiently and effectively. This in turn will act to foster Club membership and visitation/use of the Club facilities.

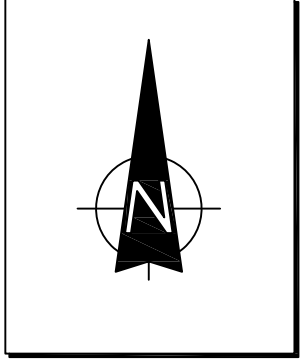
The purpose of the report is to:

- ❖ describe the site, the existing circumstances and the proposed alterations and additions scheme
- ❖ describe the existing road network and traffic conditions in the area
- ❖ assess the potential impact on the available parking
- ❖ assess the potential traffic implications
- ❖ assess the proposed vehicle access, internal circulation and servicing arrangements



**LEGEND**

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**LOCATION**

**FIG 1**



## 2.0 Proposed Development Scheme

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### 2.1 Site, Context, and Existing Circumstances

The Newport SLSC building (Figure 2) is located towards the centre of Newport Beach and at the northern end of the Newport commercial “strip” which extends along Barrenjoey Road. The existing 2 level Club building is located directly on the beach surrounded by a parking area being adjoined by parkland.

The ground level of the building contains:

- boat/ski and gear storage
- male and female amenities (separate members and public)
- gym, first aid, staff and storage rooms
- a main entry on the western side as well as a beach entry

Due to the inadequacy of storage room in the building, there are 2 container units situated in the carpark area adjacent to the building and a trailer is also left in the parking area. There are public walkways to/from the beach on both sides of the building and a beach front promenade.

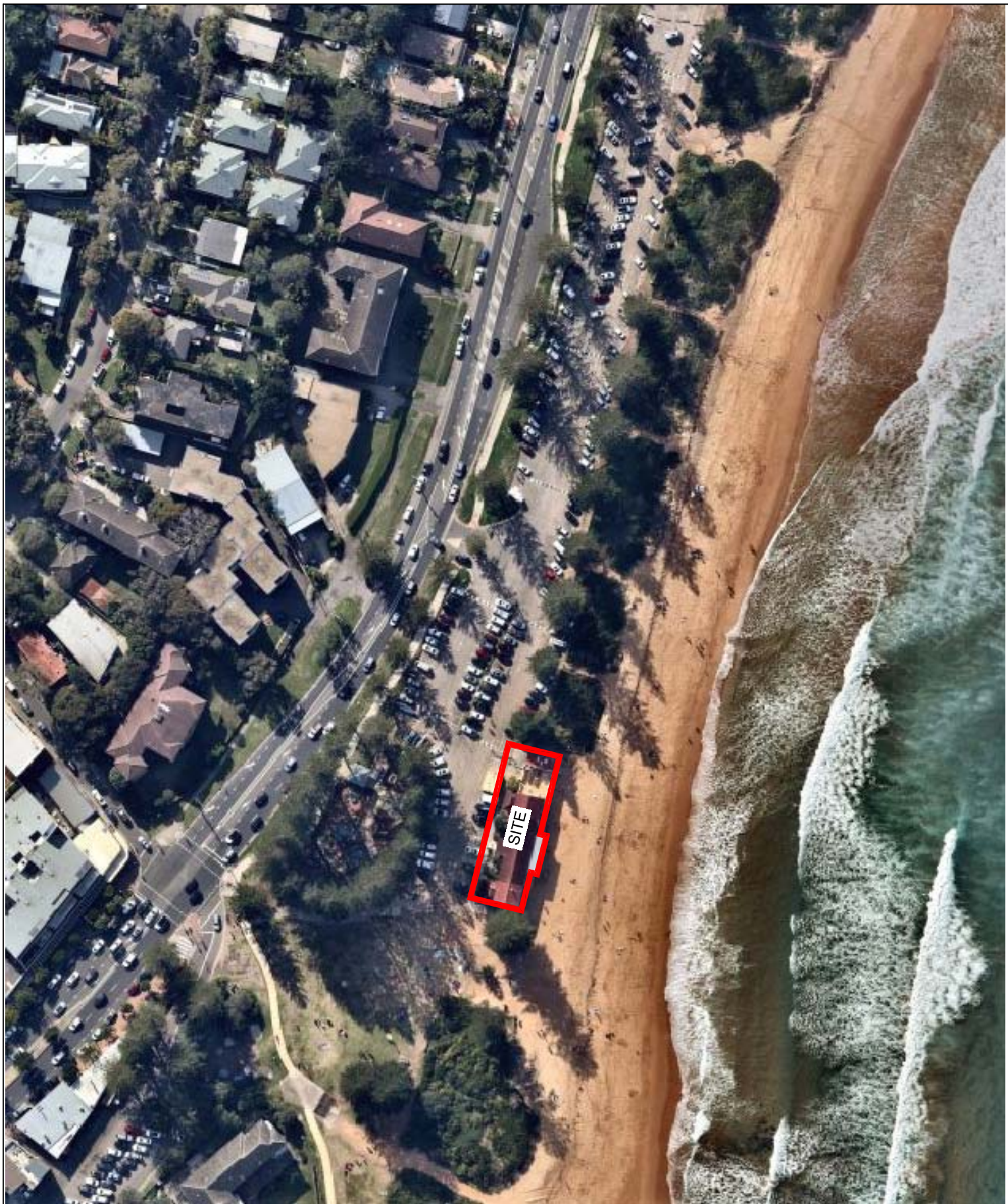
Level 1 contains:

- hall with terrace
- committee room / bar with terrace
- office
- kitchen
- amenities

Vehicle access for the Club is provided through the public carpark which has an access driveway on Barrenjoey Road.

Details of the existing club circumstances are provided on the plans provided in Appendix A.





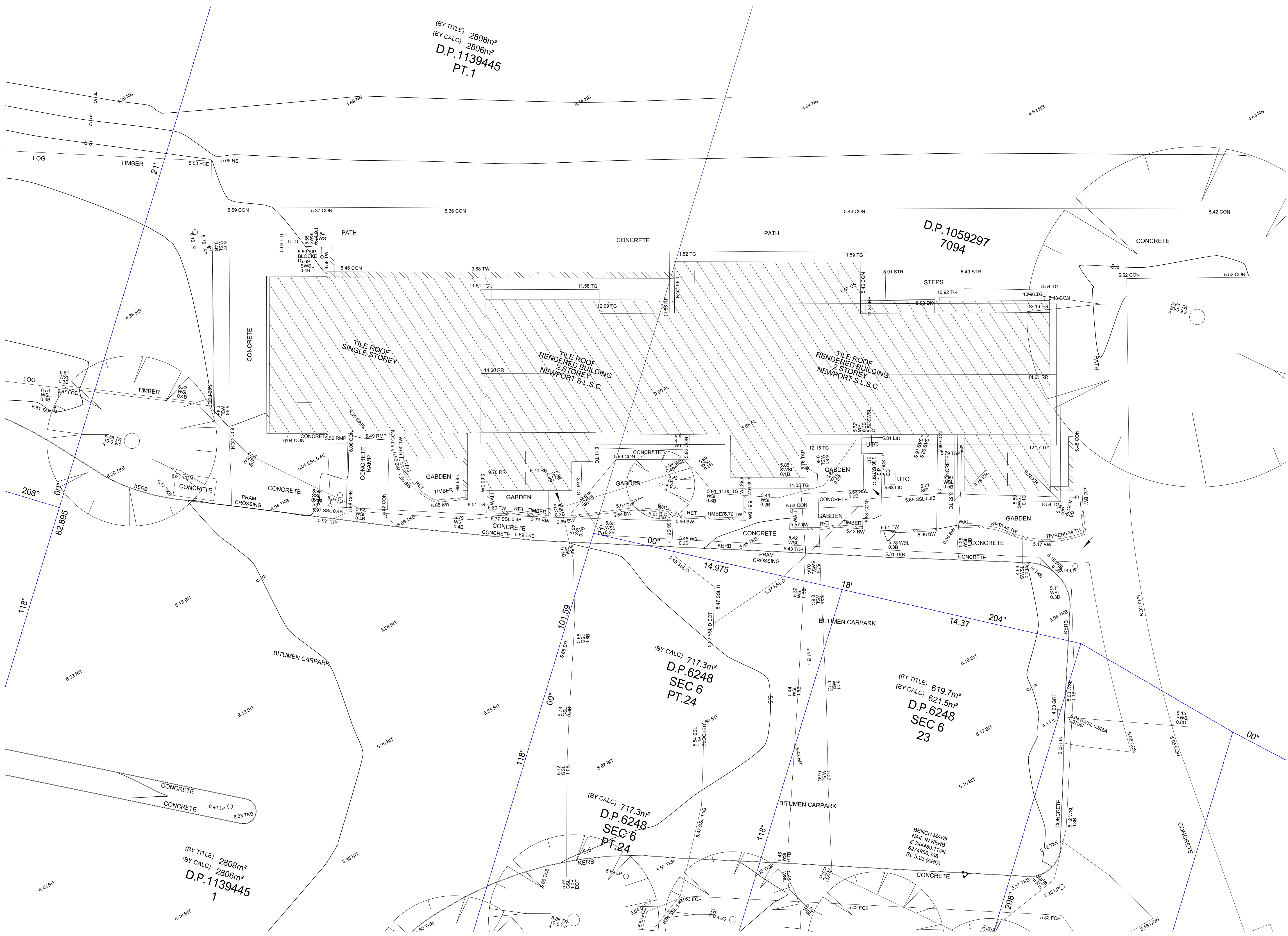
**LEGEND**



**SITE**

**FIG 2**





A 2/9/20 FOR DEVELOPMENT APPLICATION  
 ISSUE DATE REVISION

PROJECT  
 Alterations and Additions to Newport Surf Life Saving Club

LOT, DP  
 Lot 7094, DP 1059297 & Lot 1, DP 1139445

CLIENT  
 Northern Beaches Council

DWG #  
 Survey

PROJECT #	DWG #	001
NSC		
SCALE @ A1	1:200	REVISION A
SCALE @ A3	1:200	
DRAWN	AS	DATE 2/9/20
CHKD	MR	



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FOR DEVELOPMENT APPLICATION

NOTES:  
 DO NOT SCALE OFF DRAWINGS. USE DIMENSIONS.  
 A SURVEY IS REQUIRED TO ENSURE CORRECT RELATIONSHIP TO SITE BOUNDARIES.

## 2.2 Proposed Alterations and Additions

It is proposed to demolish parts of the existing building and undertake alterations and additions increasing the ground and Level 1 floor areas to some extent.

The works on the ground level involve:

- Relocation and reconfiguration of the public and members amenities
- Relocation and reconfiguration of the First Aid, Staff and Admin/Store rooms with removal of the gym
- Enlargement of the surfboat, ski and gear storage areas with extension into the carpark area

The works on Level 1 involve:

- Extension of the terrace areas
- Relocation of the kitchen and amenities
- Enlarging the Committee Room
- Relocation/reduction of the Hall area
- Provision of a Training/Assessment Room and Multi-purpose training areas

Details of the proposed development are provided on the plans prepared by Adriano Pupilli Architects which accompany the Development Application and are reproduced in part in Appendix B.



## 2.3 Other Development

Council has recently established a “Youth Space” in the southern part of the beach car park adjacent to the SLSC building. This work involved closing off part of the car parking to provide a multipurpose open area with:

- basketball half court with goal
- handball area
- fitness equipment
- furniture and landscaping

This also entailed:

- provision of a new pathway connecting between the front entry to the Club building and the existing footway alongside the existing play space
- rearrangement of some existing parking spaces

Details of the proposal are shown on the plan provided in Appendix C.

## 3.0 Road Network and Traffic Conditions

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### 3.1 Road Network

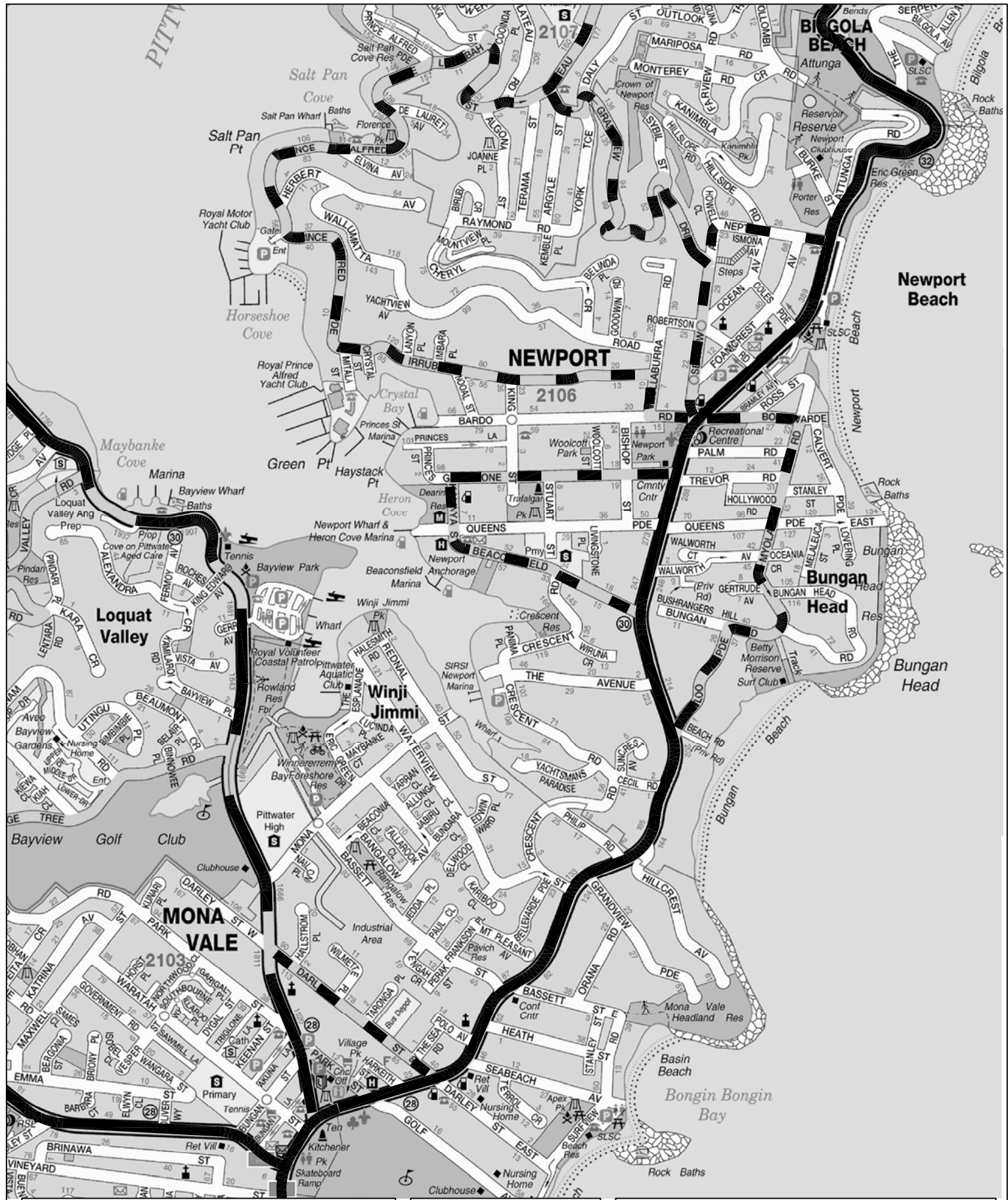
The road network serving the site (Figure 3) comprises:

- ❖ *Barrenjoey Road* – a State Road and arterial route providing the major link between Palm Beach and Mona Vale then to the City
- ❖ *The Boulevarde, Seaview Avenue and Bardo Road etc* – a system of minor collector routes serving the Newport area
- ❖ *Foamcrest Avenue* – a local road running parallel and to the west of Barrenjoey Road providing access to the western side of the Newport shopping strip
- ❖ *Coles Parade* – a local access road connecting between Barrenjoey Road and Foamcrest Avenue




### 3.2 Traffic Controls

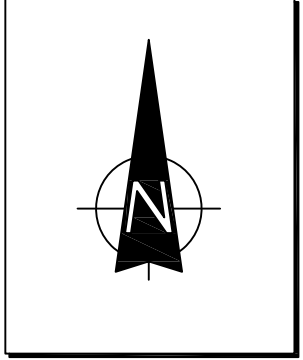
The traffic controls in the vicinity of the site comprise (Figure 4):

- ❖ the traffic control signals at the intersection of Barrenjoey Road and Coles Parade which include a right turn arrow and pedestrian crossing provisions
- ❖ the shared pedestrian/cyclist path along the eastern side of Barrenjoey Road which diverges through the parkland area to the south of the SLSC building
- ❖ the traffic control signals at the intersection of Barrenjoey Road, Bardo Road, The Boulevarde and Seaview Avenue
- ❖ the central median island along Barrenjoey Road with “Seagull” island treatments at the carpark SLSC/access and the Neptune Road intersection
- ❖ ‘one-way’ westbound traffic movement in Coles Parade and Robertson Road between Barrenjoey Road and Foamcrest Avenue



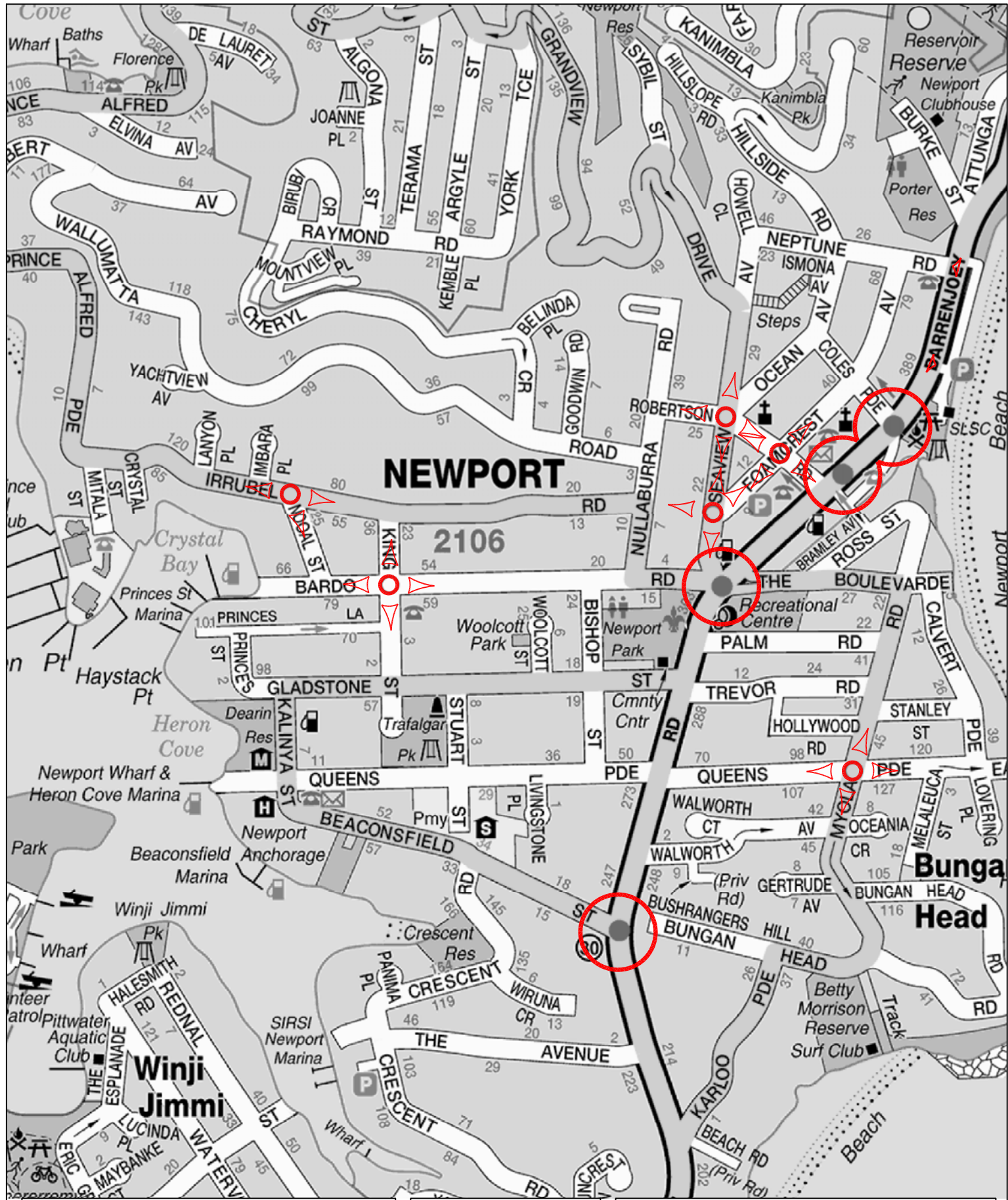
**LEGEND**

-  ARTERIAL
-  SUB-ARTERIAL
-  COLLECTOR







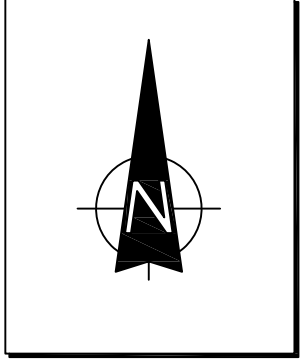
**ROAD NETWORK**

**FIG 3**



**LEGEND**

-  TRAFFIC SIGNAL CONTROL
-  ROUNDABOUT
-  RESTRICTED TURNING MOVEMENT
-  SEAGULL ISLAND



**TRAFFIC CONTROLS**

**FIG 4**



- ❖ BUS ZONES are currently located on the east and west side of Barrenjoey Road within easy walking distance of the Beach.

### 3.3 Traffic Conditions

An indication of traffic conditions on the road network serving the site is provided by data published by the TfNSW. The TfNSW data<sup>1</sup> is expressed in terms of average annual daily traffic (AADT) and the most recent relevant data is provided in the following while the peak period movement data is provided in Figure 5:

	<b>AADT</b>
Barrenjoey Road, Newport	44,348 vpd

The average peak hourly flows on Barrenjoey Road (2019) are summarised as follows:

	<b>AM</b>	<b>PM</b>
Eastbound	1,256 vph	2,111 vph
Westbound	1,954 vph	1,443 vph

Observations of traffic activity in the Newport Beach area during morning, business and afternoon peak periods reveal relatively free flowing conditions on Barrenjoey Road however traffic conditions at weekends in warm weather are somewhat congested.

### 3.4 Transport Services

Sydney Buses operate high frequency local and line haul services along Barrenjoey Road. Routes 188, 189, 190 and 199 which are accessible via the bus stops located adjacent to the carpark on Barrenjoey Road (see Appendix D details).

---

<sup>1</sup>

*Traffic Volume Data for Sydney Region  
Roads and Maritime Services*

## 3.5 Pedestrians and Cyclists

There is excellent access provision for pedestrians and cyclists with:

- the shared path along the western side of Barrenjoey Road
- the traffic signals at the Barrenjoey Road and Coles Lane intersection
- the pathway connecting between the intersection and the southern side of the SLSC building

## 4.0 Parking

---

Parking in Council beachfront carpark is subject to a 12P ticket (7am – 7pm) paid parking system (rate payers excepted). The existing arrangement of parking spaces adjacent to the Club building is shown on the plan in Appendix A.

The current circumstances in this section of the carpark include:

- 2 designated “accessible” parking spaces (not to AS2890.6 design requirements)
- 3 spaces which are occupied by storage containers (for the SLSC)
- 1 space which is occupied by a SLSC trailer
- 4 spaces which have painted chevrons indicating use for pedestrian and SLSC vehicle access

This section of the car park has been impacted by the Youth Space facility while it is also proposed to extend the boat storage section of the SLSC building into the car park. However, in the area where this extension is proposed there is one parking space while there are 3 spaces occupied by the containers, 1 space occupied by a boat trailer and 2 spaces designated as vehicle access.

So, in reality while the building is being extended there will in fact not be any loss of available parking as a result of the proposed SLSC upgrade works. The resultant change to this section of the new car park as a result of the Youth Space facility and the SLSC upgrade is shown on the plan in Appendix B.

## 5.0 Traffic

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The proposed alterations and additions will not result in any change to the existing traffic circumstances in the beachfront carpark or the vehicle access on Barrenjoey Road.

The existing day to day traffic circumstances are quite satisfactory although conditions become somewhat congested during hot summer weekend and holiday periods.

In relation to the issue of Construction Traffic Management, it is anticipated that Consent Conditions will require the preparation and submission of a Construction Traffic Management Plan. This document would be prepared as part of the Construction Certificate documentation when a Builder is engaged and detailed information in relation to the methodology and timing is confirmed.



## 6.0 Access, Internal Circulation and Servicing

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Vehicle access to the Club area will remain unchanged except for the access into surfboat and gear store area which will be enlarged with 2 roller shutters at the carpark access and 3 roller shutters at the Beach access. Surfboat and other trailers will be able to be manoeuvred into and out of the roller shutters using the wide carpark aisle area in front as occurs at the present time.

Service / delivery vehicle activity will continue to occur the same as it does at the present time with:

- small vehicles (vans etc) parking in the available parking bays
- larger vehicles standing temporarily in the area in front of the boat store area

## 7.0 Conclusion

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A Development Application is to be lodged with Northern Beaches Council for a proposed alterations and additions to the Newport SLSC building.

The traffic, transport and parking assessment provided in this report confirms that:

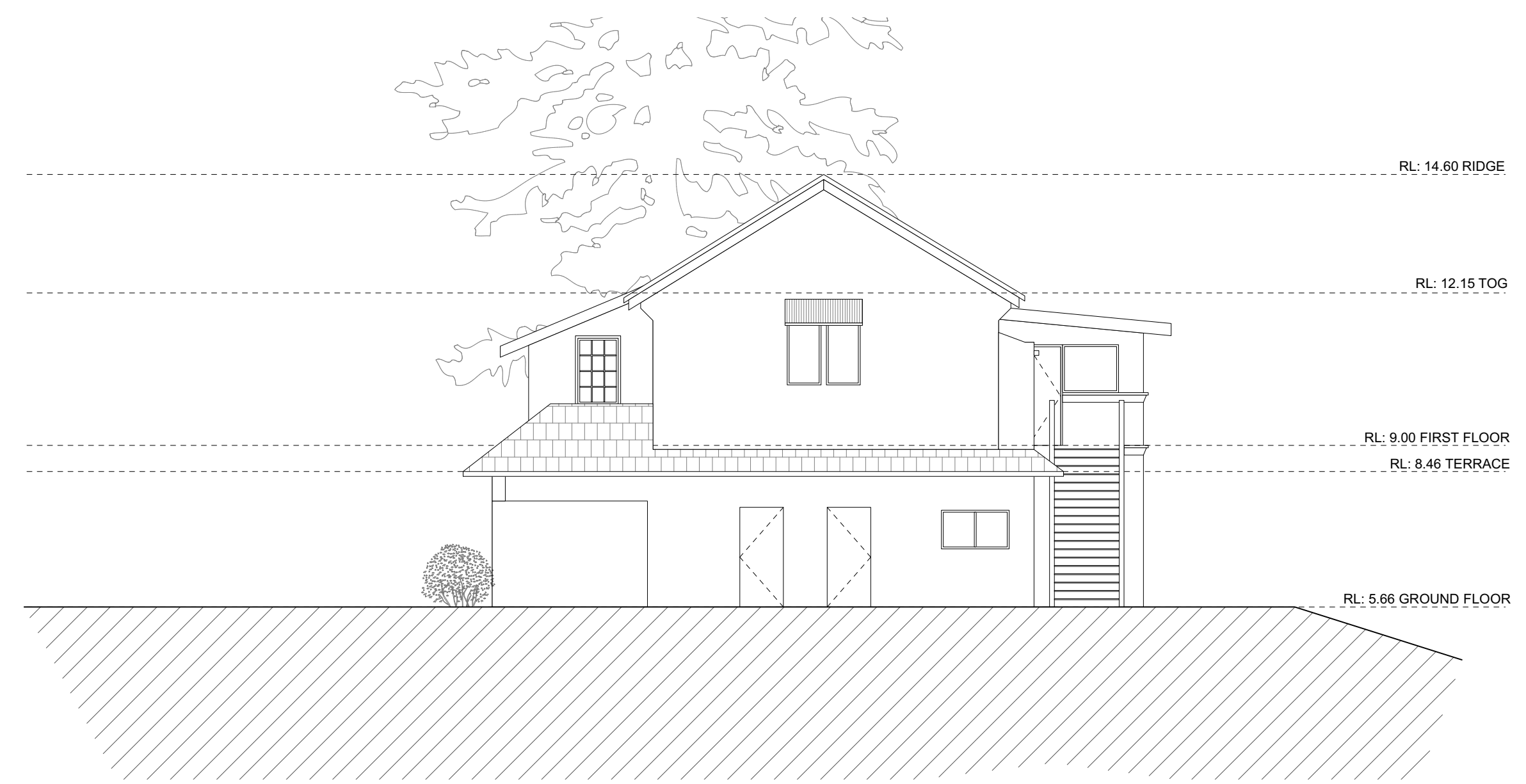
- ❖ the currently available public parking in the vicinity of the Club building will not be reduced by the proposed works
- ❖ the proposed vehicle access, internal circulation and servicing arrangements will be satisfactory
- ❖ there will not be any adverse implications in relation to traffic, pedestrians or cyclists.

# Appendix A

## Plans of Existing



1 EXISTING NORTH ELEVATION  
1:100 @ A1



2 EXISTING SOUTH ELEVATION  
1:100 @ A1



3 EXISTING EAST ELEVATION  
1:100 @ A1



4 EXISTING WEST ELEVATION  
1:100 @ A1

A 2/9/20 FOR DEVELOPMENT APPLICATION  
ISSUE DATE REVISION

PROJECT  
Alterations and Additions to  
Newport Surf Life Saving  
Club

LOT/DP  
Lot 7094, DP 1059297 &  
Lot 1, DP 1139445  
CLIENT  
Northern Beaches Council

DWG  
Existing Elevations

PROJECT #	DWG #	009
NSC		
SCALE @ A1	1:100	REVISION A
SCALE @ A3	1:200	
DRAWN	AS	DATE 2/9/20
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1 EXISTING SECTION  
1:100 @ A1

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ISSUE DATE REVISION

PROJECT  
Alterations and Additions to  
Newport Surf Life Saving  
Club

LOT DP  
Lot 7094, DP 1059297 &  
Lot 1, DP 1139445  
CLIENT  
Northern Beaches Council

DWG  
Existing Section

PROJECT #	DWG #
NSC	008
SCALE @ A1	1:100 REVISION
SCALE @ A3	1:200
DRAWN	AS DATE
CHKD	MR
	2/9/20



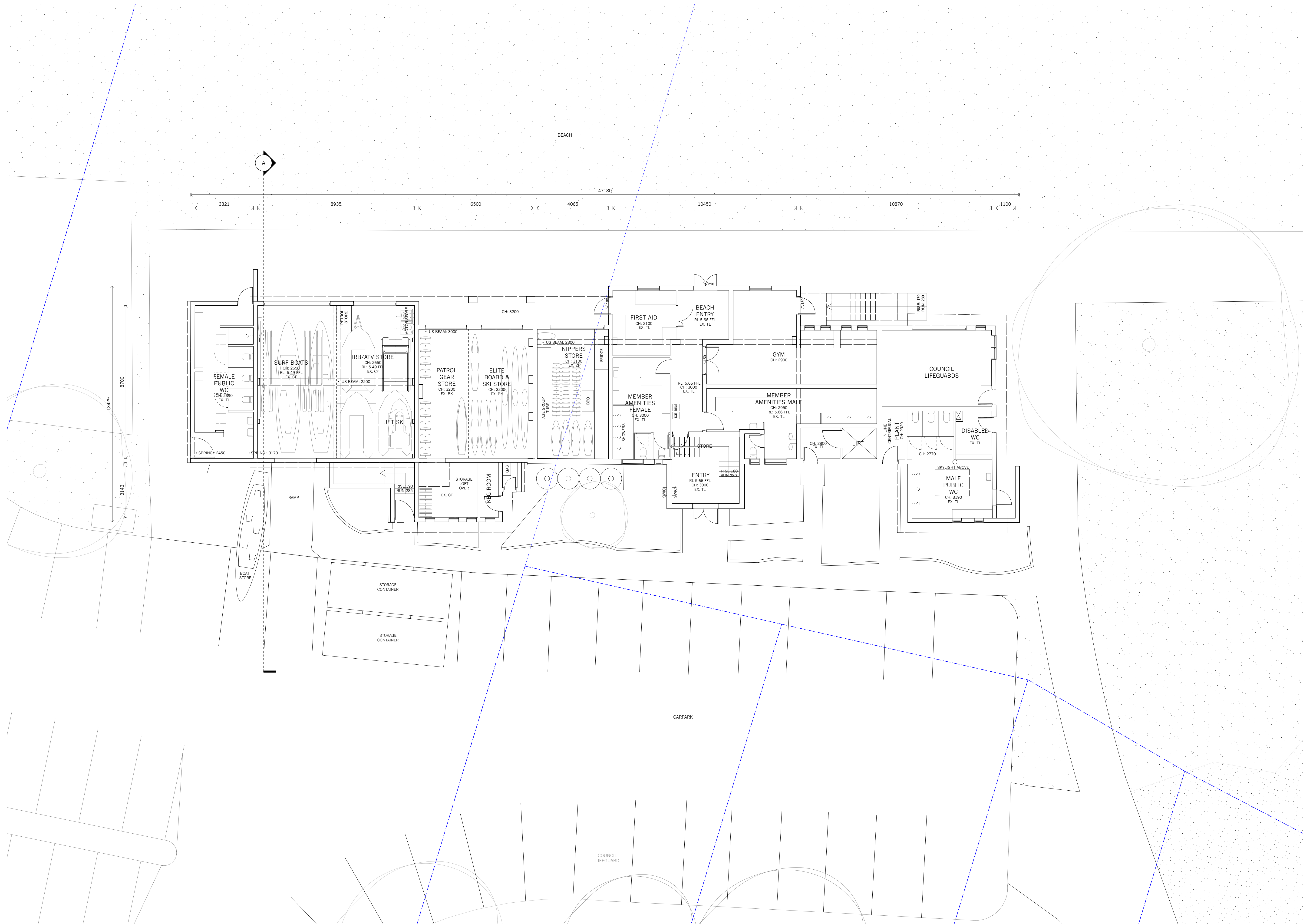
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A 2/9/20 FOR DEVELOPMENT APPLICATION  
 ISSUE DATE REVISION

PROJECT  
**Alterations and Additions to Newport Surf Life Saving Club**

LOT/DP  
**Lot 7094, DP 1059297 & Lot 1, DP 1139445**  
 CLIENT  
**Northern Beaches Council**

DWG  
**Existing Ground Floor Plan**

PROJECT #	DWG #
<b>NSC</b>	<b>005</b>
SCALE @ A1	1:100 REVISION A
SCALE @ A3	1:200
DRAWN AS	DATE 2/9/20
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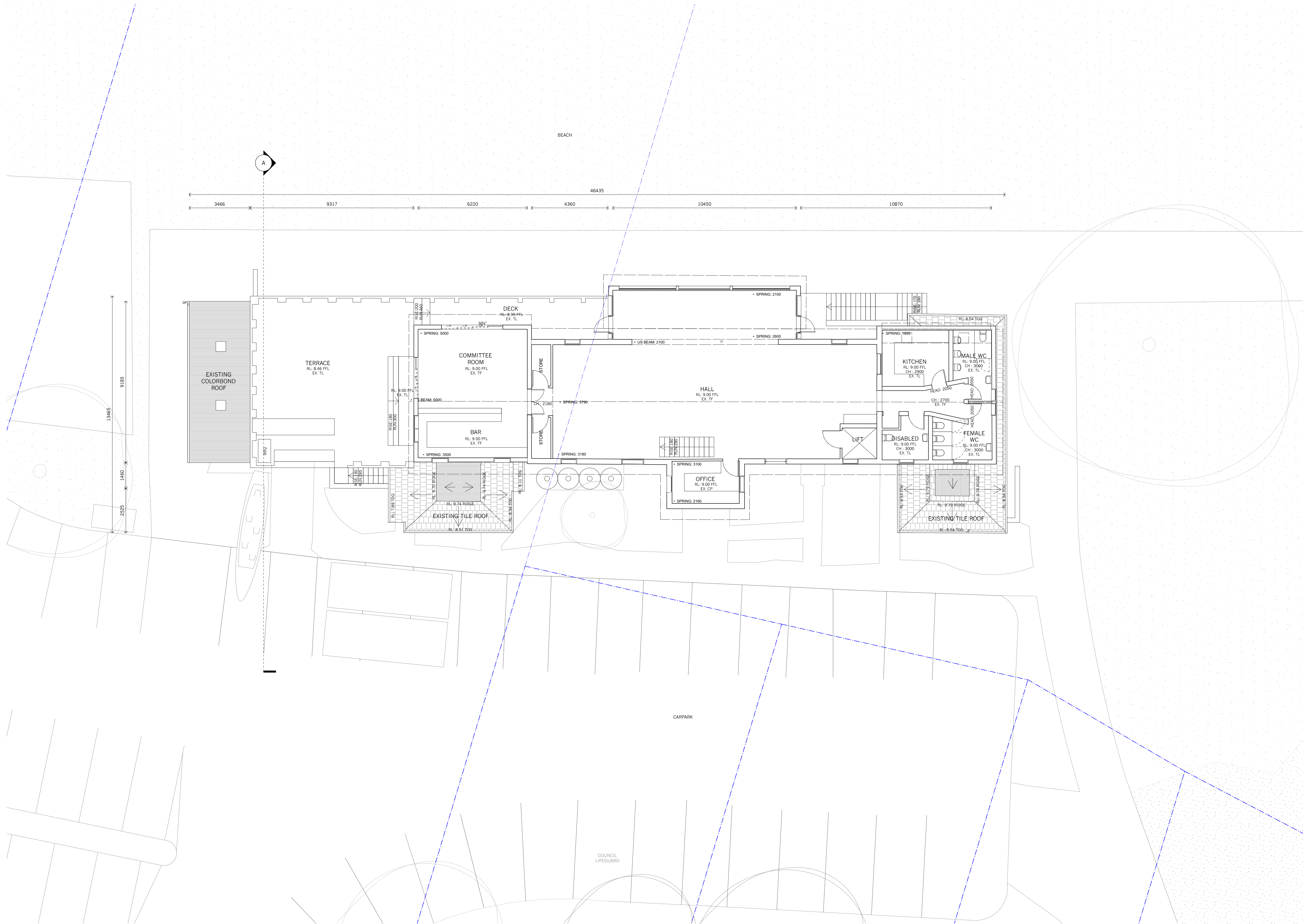


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A 2/9/20 FOR DEVELOPMENT APPLICATION  
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PROJECT  
**Alterations and Additions to  
 Newport Surf Life Saving  
 Club**

LOT/DP  
**Lot 7094, DP 1059297 &  
 Lot 1, DP 1139445**  
 CLIENT  
**Northern Beaches Council**

DWG  
**Existing First Floor Plan**

PROJECT #	DWG #
<b>NSC</b>	<b>006</b>
SCALE @ A1	1:100 REVISION
SCALE @ A3	1:200
DRAWN	AS DATE
CHKD	MR
	2/9/20



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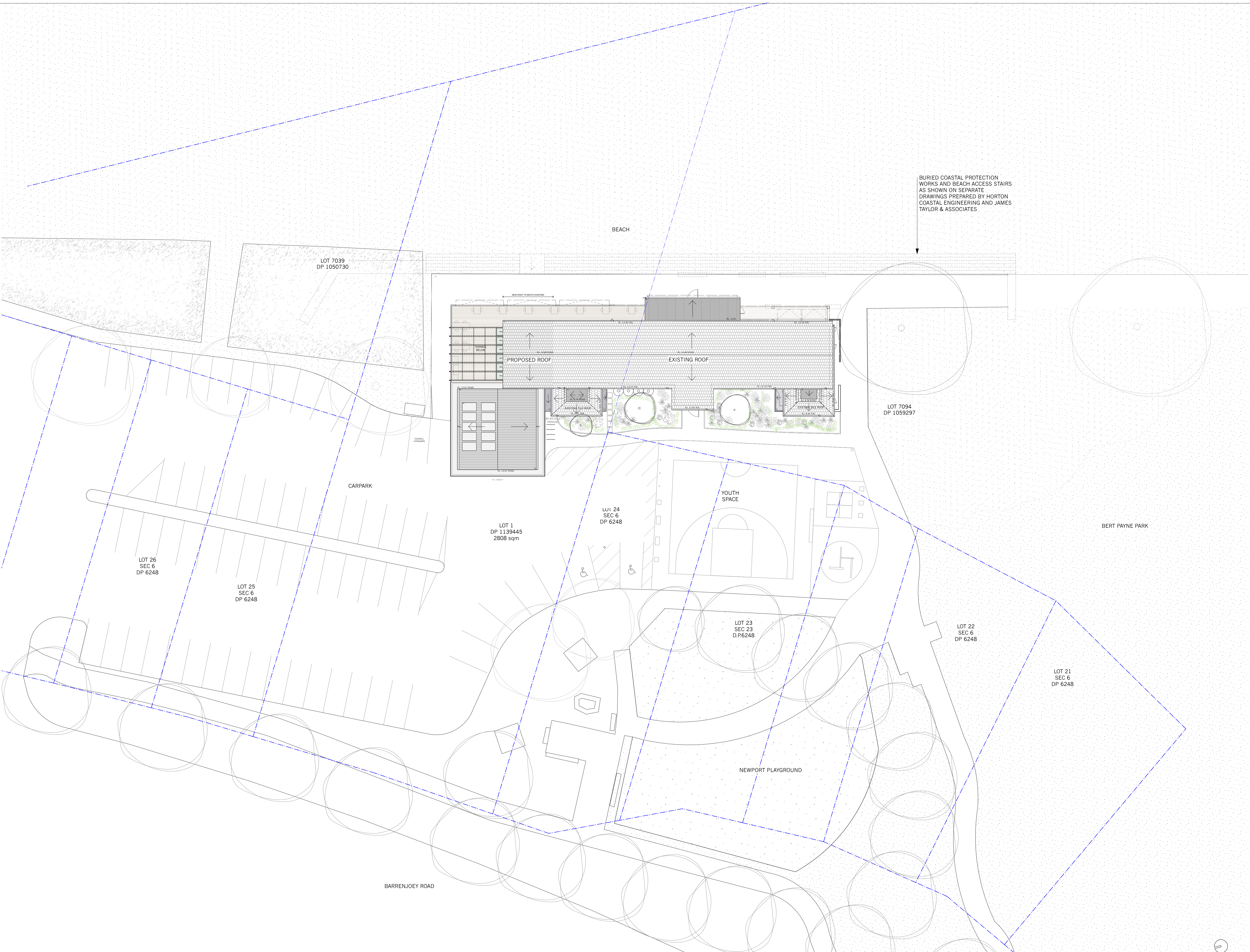


# Appendix B

## Development Plans







A 25/8/21 FOR DEVELOPMENT APPLICATION  
 ISSUE DATE REVISION

PROJECT  
**Alterations and Additions to Newport Surf Life Saving Club**

LOT DP  
**Lot 7094, DP 1059297 & Lot 1, DP 1139445**

CLIENT  
**Northern Beaches Council**

DWG  
**Site Plan**

PROJECT #	DWG #
<b>NSC</b>	<b>003</b>
SCALE @ A1	1:200 REVISION
SCALE @ A3	1:400
DRAWN	AS DATE
CHKD	MR



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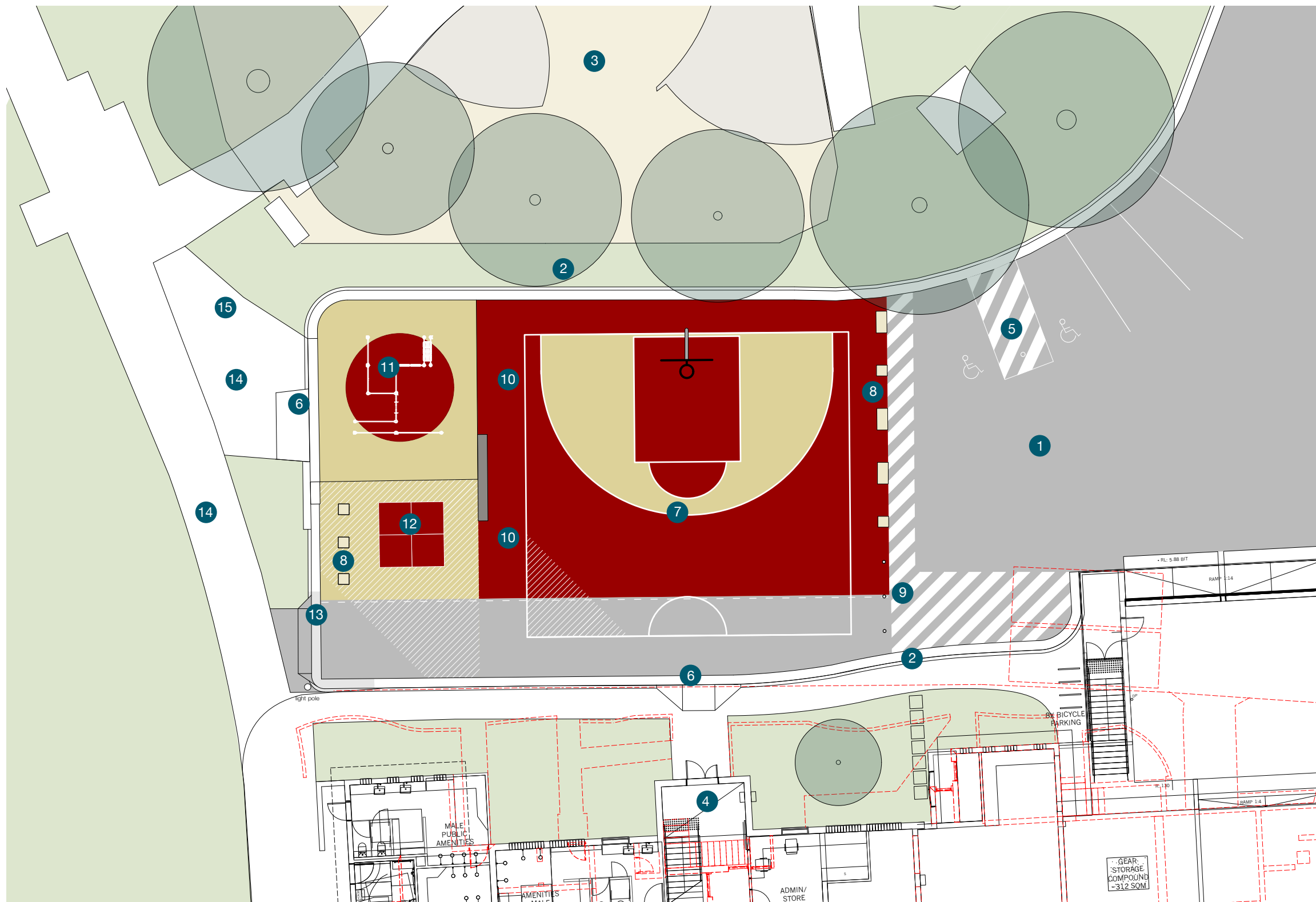




# Appendix C

## Youth Space Plan





- KEY**
1. EXISTING ASPHALT CARPARK
  2. PROPOSED KERB AND GUTTER
  3. EXISTING PLAYGROUND
  4. SURF CLUB
  5. RELOCATE ACCESSIBLE CAR PARKING
  6. PROPOSED PEDESTRIAN KERB RAMPS
  7. NEW BASKETBALL HALF COURT
  8. SANDSTONE BLOCKS
  9. REMOVABLE BOLLARDS
  10. BENCH SEATING
  11. SOFTFALL AREA WITH FITNESS EQUIPMENT
  12. HANDBALL LINEMARKING
  13. NEW VEHICLE CROSSOVER FOR MAINTENANCE / EMERGENCY ACCESS TO BEACH
  14. EXISTING CONCRETE FOOTPATH
  15. EXISTING PARK SETTING

Scale 1:200 @ A3

# Appendix D

## Bus Services



# Routes 151, 154x, 188, 188x, 189x, 190x, 199



## Route 154x to Milsons Point

Picks up and sets down passengers at Mona Vale, Pittwater Park, Narrabeen, Collaroy, Dee Why, Warringah Mall, Kenneth Rd Manly Vale, Spit Jn and Neutral Bay Jn, then all stops.

## Route 154x to Mona Vale

Picks up passengers only at all stops to Neutral Bay Jn, then Spit Jn, then picks up and sets down passengers at Kenneth Rd Manly Vale, Warringah Mall, Dee Why, Collaroy, Narrabeen, Pittwater Park and Mona Vale.

## Routes 188x and 189x to City

Picks up and sets down passengers at all stops to Narrabeen, then Neutral Bay Jn and Wynyard.

## Routes 188x and 189x to Avalon

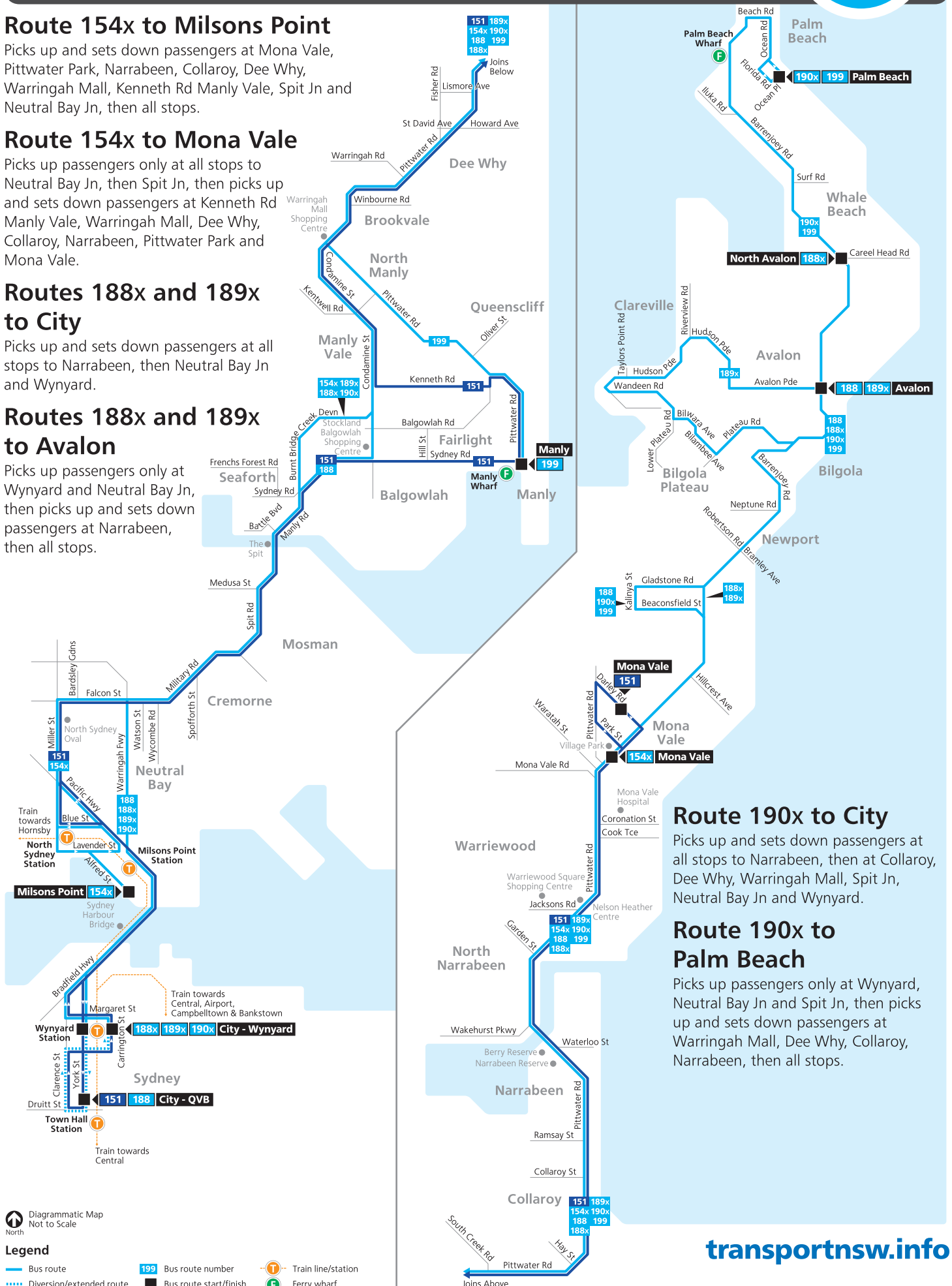
Picks up passengers only at Wynyard and Neutral Bay Jn, then picks up and sets down passengers at Narrabeen, then all stops.

## Route 190x to City

Picks up and sets down passengers at all stops to Narrabeen, then at Collaroy, Dee Why, Warringah Mall, Spit Jn, Neutral Bay Jn and Wynyard.

## Route 190x to Palm Beach

Picks up passengers only at Wynyard, Neutral Bay Jn and Spit Jn, then picks up and sets down passengers at Warringah Mall, Dee Why, Collaroy, Narrabeen, then all stops.



Diagrammatic Map  
Not to Scale

- Bus route
- Diversion/extended route
- Ferry wharf
- Bus route number
- Bus route start/finish
- Train line/station
- Ferry wharf



# Buses around the Northern Beaches



## City

- B** Catch a B1 B-Line bus from Warringah Mall, Pittwater Rd, Stand B to City Wynyard.
- F** Catch an F1 ferry from Manly Wharf to Circular Quay.



## Manly

- B** Catch a bus from Warringah Mall, Pittwater Rd, Stand A to Manly.



## Palm Beach

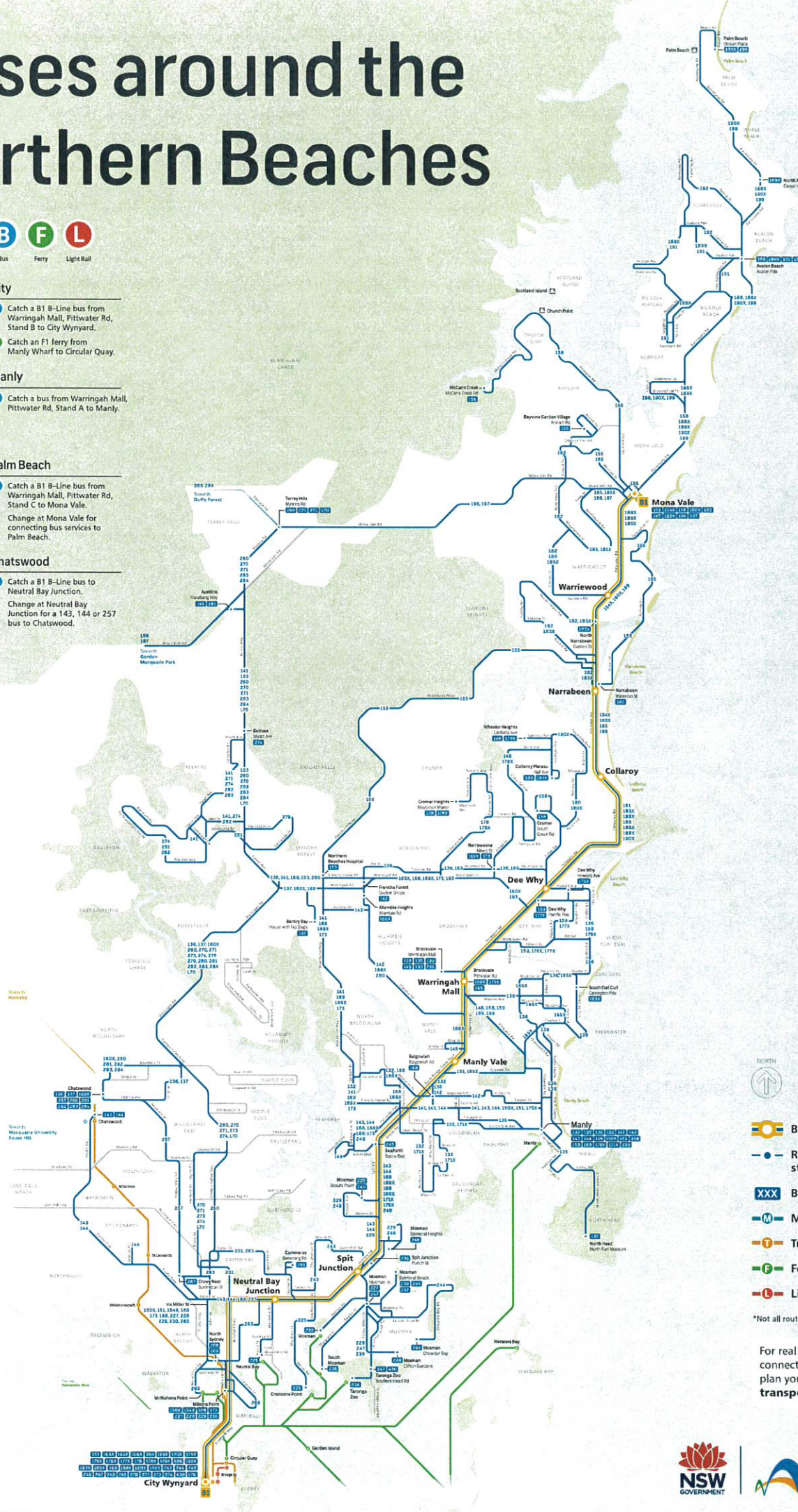
- B** Catch a B1 B-Line bus from Warringah Mall, Pittwater Rd, Stand C to Mona Vale.  
Change at Mona Vale for connecting bus services to Palm Beach.



## Chatswood

- B** Catch a B1 B-Line bus to Neutral Bay Junction.  
Change at Neutral Bay Junction for a 143, 144 or 257 bus to Chatswood.

\*Images from Destination NSW



- B-Line route / stop** (Yellow line with 'B' icon)
- Regular bus route / start and end of route** (Blue line with 'B' icon)
- Bus route number** (XXX)
- Metro line / station** (M icon)
- Train line / station** (T icon)
- Ferry route / wharf** (F icon)
- Light rail line / stop** (L icon)

\*Not all routes shown on this map

For real time service and connection information plan your trip at [transportnsw.info](http://transportnsw.info)





# On Demand zone map.

# Northern Beaches.

