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25 August 2022

Issue B

Northern Beaches Council

Eliza Halsey

Senior Project Officer

Park Assets - Planning, Design & Delivery

Email: eliza.halsey@northernbeaches.nsw.gov.au

Dear Eliza,

Re: Proposed Sports Field Lighting - Northern Beaches Secondary College

We refer to the above matter concerning the proposed installation of lighting poles at the Northern Beaches Secondary College (NBSC, Cromer campus) sports field. The proposal will be subject to a Development Application (DA) lodgement with the Northern Beaches Council. This statement has been prepared to document the findings and assessment of the proposal's adequacy in relation to its potential traffic impact on the surrounding road network.

This assessment should be read in conjunction with the Statement of Environmental Effects prepared by BBF Planners.

Proposed Works

The proposal is to install four (4) lighting poles on the existing sports ground on the eastern side of the NSBC. The proposed lighting will enable extended hours to the use of the field for regular training and games.

Site Context and Surrounding Land Uses

The NSBC Cromer campus is a consolidation of four lots, Lots 623-626 DP 752038, located at 120 South Creek Road, Cromer (Figure 1). It occupies a vast and generally rectangular area of approximately 5.4 hectares bounded by Inman Road to the east and South Creek Road to the south and west. Adjoining north are industrial-based commercial land uses of varying nature. Cromer Park adjoins the NSBC to the south. Existing developments and land use further afield are predominantly industrial-based commercial.

Figure 1 NBCS – Cromer Campus



Source: Nearmaps

The sports field is accessible via two (2) gates along the eastern frontage Inman Road (refer to Figure 1). However, the northern gate is only restricted for maintenance personnel only. During school hours, students can access the field via the NSBC campus grounds.

Existing Road Network

The existing road network in the surrounding include:

South Creek Road - a local road with a 13.5m wide carriageway. Kerbside parking is generally permitted on both sides of the road; however, subject to an 8P restriction from 8am to 5pm, seven days a week (Figure 2). It is unrestricted otherwise. School Zone speed restrictions (40 km/h) apply during the regulatory setdown and pick-up periods. Otherwise, the road is restricted to 50 km/h.

A bus stopping area is provided on Alvin's Road on the NSBC's southern frontage (Figure 3). The area operates as a Bus Zone from 8am to 4pm on school days. Otherwise, it is unrestricted.

Figure 2 South Creek Road (and Alvin's Road)



Source: Google Streetview

Figure 3 Alvin's Road Bus Stop



Source: Google Streetview

Inman Road - a local road with a 12.5m wide carriageway. Similar to South Creek Road, kerbside parking is generally permitted on both sides of the road however subject to an 8P restriction from 8am to 5pm, seven days a week (Figure 4). School Zone speed restrictions (40 km/h) apply during the regulatory set down and pick up periods. Otherwise, the road is restricted to 50 km/h. A delineated shared cycleway exists on both sides of Inman Road.

Figure 4 Inman Road



Source: Google Streetview

Orlando Road - a local road with a 12.5m wide carriageway. Kerbside parking is unrestricted and is generally permitted on both sides of the road (Figure 5). Orlando Road is subject to a limit of 50 km/h. Similar to Inman Road, a delineated shared cycleway exists on both sides of Orlando Road.

Figure 5 Orlando Road



Source: Google Streetview

Traffic Generation

The NSBC school hours are between 8.30am and 4.30pm. The expected hours of use resulting from the installation of lights (which are the subject of this DA) are:

Weekdays	4.30pm to 10.00pm
Weekends & Holidays	8.00am to 10.00pm

The capacity of the sports field, including the associated events currently held on those grounds, will be retained following the upgrade, albeit the operating hours will be extended. On this basis, the overall traffic generation outcome due to the sports field's uses will be consistent with the existing circumstances.

Nevertheless, because the operating hours will be extended to 10pm, the surrounding streets will be subject to additional traffic movements between 6pm and 10pm. The associated traffic movements will be consistent with the existing circumstances by virtue of the field's capacity and training squad sizes. Unlike the current afternoon arrival and departure movements, the nighttime traffic movements will not coincide with the PM peak periods. The assessment concludes that the proposal will not adversely impact the local traffic operation.

Car Parking

The extended operating hours will lead to additional parking demand between 6pm and 10pm.

However, the NSBC is surrounded by industrial-based commercial premises which are subject to regular business hours. It is advised that the local area's kerbside parking demand is high during business hours; however the local supply is ample after 5pm. This is consistent with the Council's parking restriction on South Creek Road and Inman Road, which limits all-day parking to 5pm only. It is also noteworthy that the Alvin's Road bus stops are unrestricted during the extended hours and provide an additional some 20 spaces (120m in length). In relation to the amenity impact on residents, it is also noted that the nearest residential lots are situated some 350m east of the field access gates on Orlando Road. It is not likely that parents/field users would park this far from the access gates, particularly at nighttime.

Therefore, when the sports field operates at night, the associated parking demand can be readily accommodated outside the peak commuter period.

Summary

The assessment found that the extended hours of operation resulting from the NSBC sports field' proposed lighting will:

- > not overlap with the local peak traffic period;
- > not adversely impact on the local road network;

- > not adversely impact on the local parking circumstances; and
- > not impact on the nearby residential parking arrangement.

I trust that the above is sufficient for Council's assessment. Otherwise, please do not hesitate to contact me to discuss this further.

Yours faithfully,



Bernard Lo BE (Civil), MTrans, PRE 0001491
Principal