

Parking & Travel Survey

NBC Development Application Parking Analysis

For the Alterations & Additions to existing Bareena Park Tennis Club - Installation of tennis court lights on Courts #1-3.

Report prepared for Bareena Park Tennis Club;
0 Vista Avenue, Balgowlah Heights NSW 2093

November 2023

1. Introduction

This report has been prepared to assess the parking implications of a proposal by Bareena Park Tennis Club to install night lights on three of the existing tennis courts to enable play in the evenings up to 9pm.

2. Site Description

Bareena Park Tennis Club (BPTC) has been a tennis club since 1957, and is located at Vista Avenue, Balgowlah Heights.

The BPTC have 5 synthetic tennis courts. The tennis courts No.1-3 are located directly adjacent to Vista Avenue and tennis courts No.4-5 are located further away from courts No.1-3 on the other side of the BPTC clubhouse. The clubhouse is centrally located between courts No.1-3 and courts No.4-5 further up the hill. The club can be accessed from Vista Avenue via existing road/walkway, Curban Street via existing walkway & the Bowling Club via steps/walkway.

The subject site is located on the western side of Vista Avenue adjacent to the Bareena Park on the corner of Curban Street. The site has a street frontage approximately 45m in length to Vista Avenue and occupies a site area of 788m². A survey plan of the site was prepared by *Urban Surveying* as attached.

3. Parking Assessment

The purpose of this report is to assess the parking implications of the proposal to extend operating hours to 9pm in the evenings.

Currently the Barrena Park Tennis Club Lease Agreement for all the Courts only to be used between 7am and sunset on any day. The installation of court lights will increase the proposed BPTC operating hours on the existing courts Nr. 1-3 by 4 hours in mid-winter and 1 hours in mid-summer.

The TFNSW publication *Guide to Traffic Generating Developments (October 2002)* is based on extensive surveys of a wide range of land uses and nominate the traffic generation rates for tennis courts as:

Tennis Courts

Evening peak hour vehicle trips: maximum 4 per court

Application of the above traffic generation rates to the 3 night tennis courts indicates that the proposal to extend operating hours to 9pm could generate up to 12 vehicle trips in the evening. That projected additional traffic activity is minimal and similar to that during the day and will therefore clearly not have any unacceptable traffic implications.

The off-street parking requirements applicable to most developments in the NBC Manly LGA are nominated in the *Manly DCP 2013*. The DCP Schedule 3 – Parking & Access / Part 1: Requirements for Vehicles does not nominate a car parking rate for tennis courts but for other similar sporting facilities like Squash Courts with a requirement for '3 spaces per court. The above parking rates indicate that the proposed operation of the tennis courts to 9pm could result in an on-street car parking demand of up to 9 cars.

It is noted in this regard that the BPTC and adjoining Bareena Park has a street frontage to Vista Avenue approximately 65m in length, which has the capacity to accommodate 11 cars parked at the kerbside along the site frontage. There is also additional street parking capacity on Vista Avenue and adjoining Dobroyd Road & Curban Street. Note all of the surrounding residential dwellings have parking garages and driveways to park cars off-street.

We organized a detailed assessment of the number of vehicles parked in the streets during the period of 6pm and 9pm covering the areas within a 100m radius of the BPTC courts. This logging was performed for a whole continuous week starting at Monday the 13th of November and finishing Sunday the 19th of November 2023.

This survey information is presented for each day of the week in the attached document **Annexure 1**.

In summary the parking surveys reveal that:

- on-street kerbside parking was readily available in the evenings.
- the number of parking spaces directly adjacent to the Courts on Vista Avenue typically 5 to 9 *vacant* spaces.
- the number of *vacant* parking spaces in the other surrounding streets is typically 27 to 31 *vacant* spaces.

4. Travel Mode Survey

BPTC organized an online survey in November and received more than 100 member responses.

This survey information is presented in the attached document **Annexure 2**.

In summary the travel mode surveys reveal that:

- 75% of members live near BPTC courts.
- 50% of members walk/cycle to the courts.
- Only 40% of members drive to the courts.

5. Conclusion

The foregoing assessment has found that the proposal to extend operating hours to 9pm in the evenings has the potential to generate an increased parking demand of up to 9 spaces.

Surveys of on-street parking accumulations undertaken in early August found that there were typically in the order of 5 to 9 *vacant available* parking spaces available directly adjacent to the Courts on Vista Avenue and in addition 27 to 31 *vacant available* parking spaces in Dobroyd Road & Curban Street within a very short walking distance of the club.

Furthermore, the travel mode Survey revealed that many members live close to the tennis courts and more than half walk or cycle to the courts and would therefore further reduce the above number of on-street parking to be used in the evenings.

A number of site inspections undertaken in November indicate that kerbside parking is readily available in the evenings well in excess of projected additional car parking demands.

The additional DA parking requirements can easily be accommodated with the designated spaces available directly adjacent to the Courts on Vista Avenue.

Note the traffic & parking situation would not be dissimilar to that during the day when all 5 BPTC courts are in operation.

In the circumstances it is reasonable to conclude that the proposed extension of operating hours to 9pm in the evenings will not have any unacceptable parking implications.

Yours sincerely,

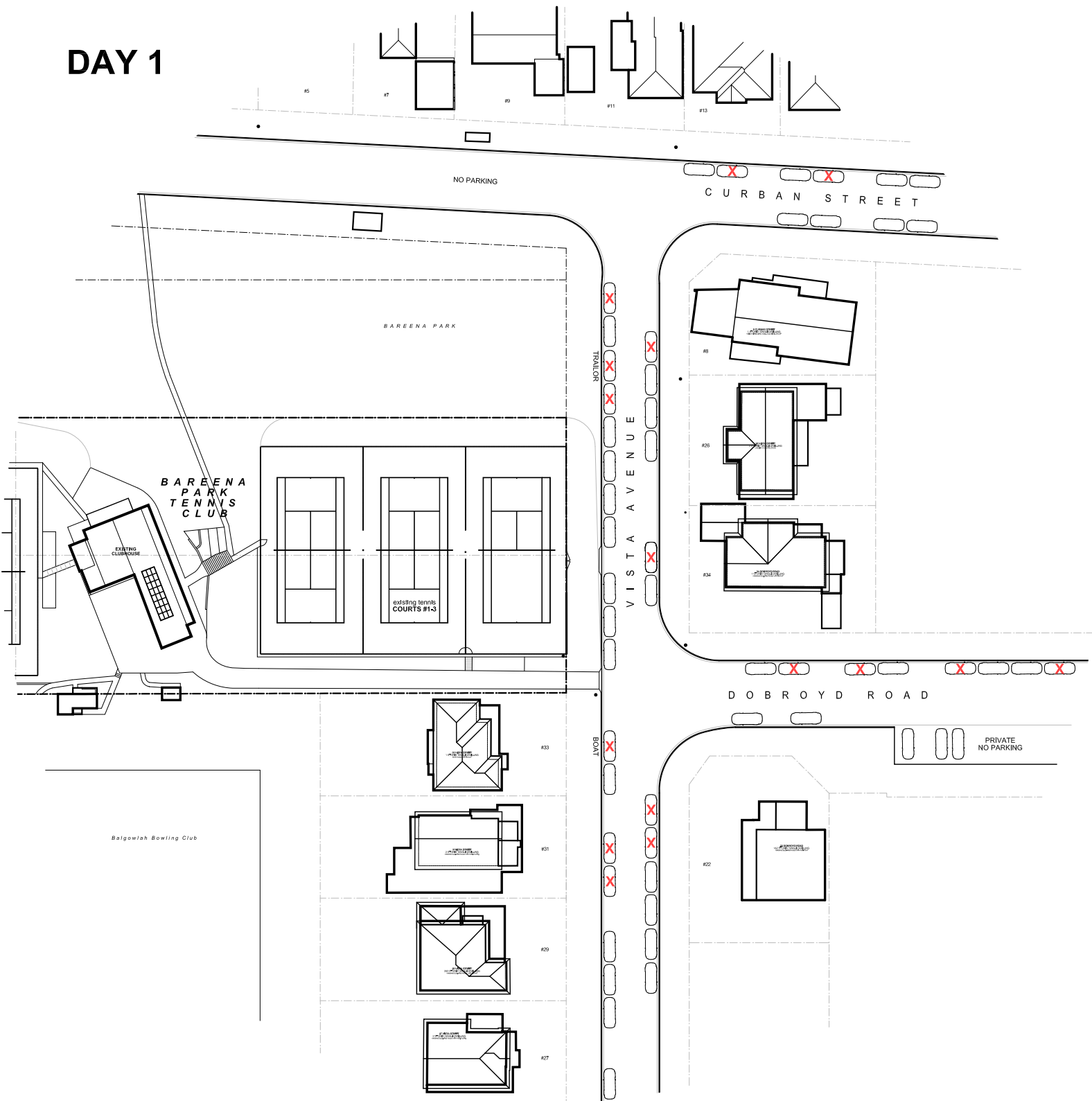
Project Architect
Eugene du Plessis

B.Arch Stud (1996) + B.Arch (1997)
AIA Membership #29973
NSW Registered Architect #7453
Nominated Architect: Eugene du Plessis

Annexure 1

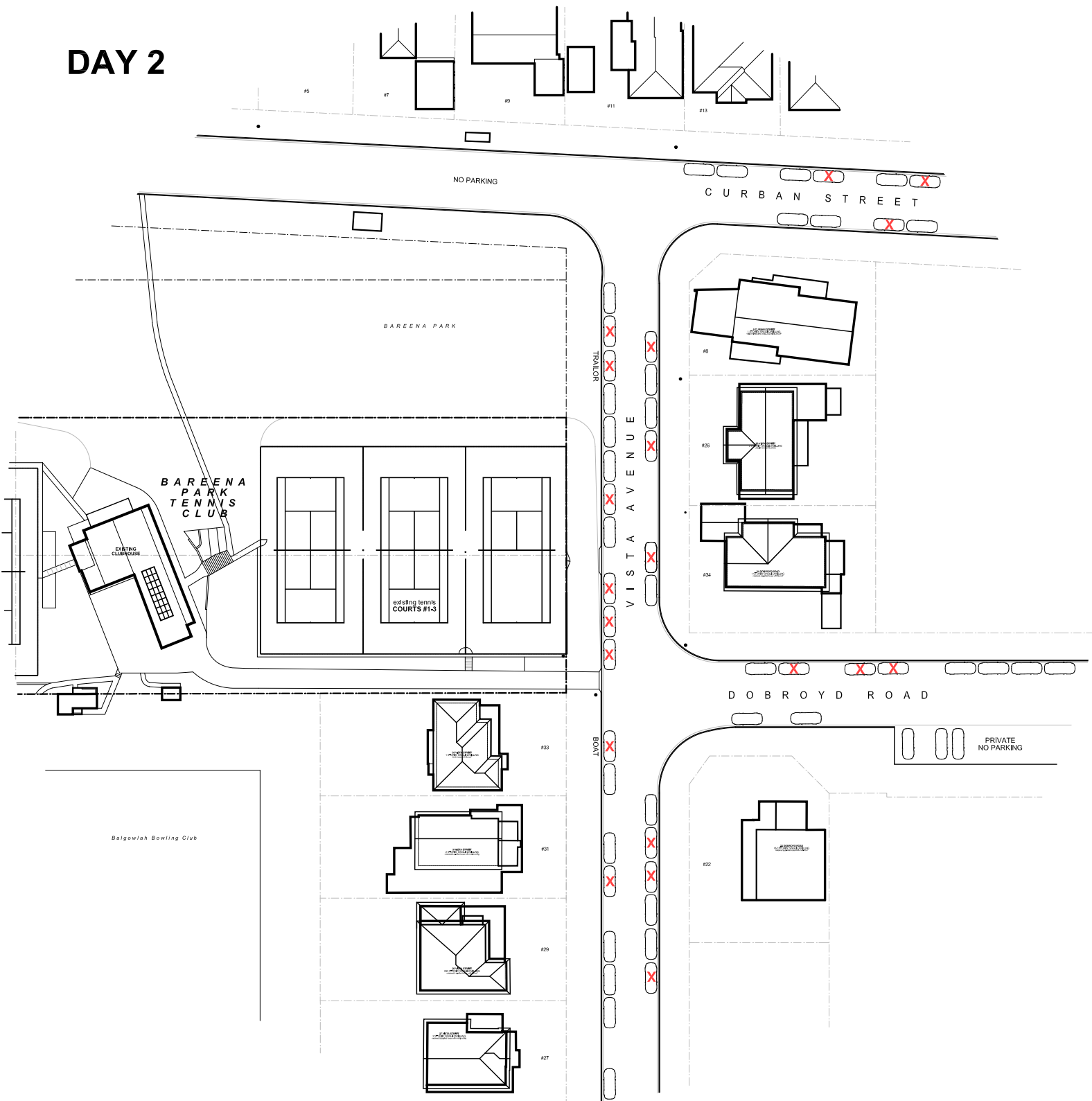
Street Parking Availability Survey

DAY 1





DAY 2



14 November 2023
6:27pm

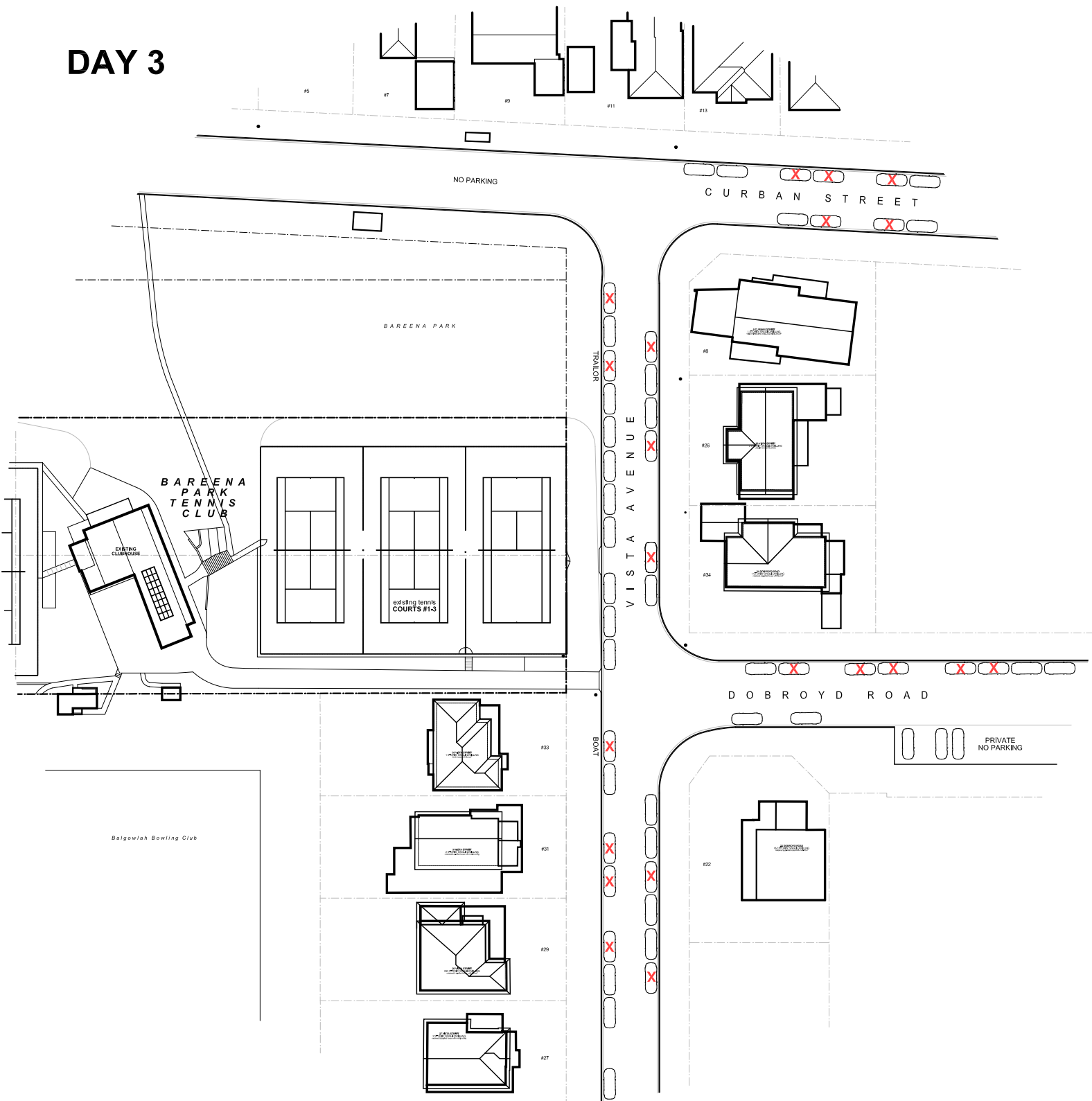
AVAILABLE STREET PARKING SPACES WITHIN 100m FROM COURTS:

- 05** - VISTA AVENUE DIRECTLY NEXT TO THE TENNIS COURTS
- 12** - VISTA AVENUE OTHER
- 07** - DOBROYD ROAD
- 07** - CURBAN STREET

TOTAL: 31 ON STREET PARKING SPACES AVAILABLE



DAY 3



15 November 2023

7:44pm

AVAILABLE STREET PARKING SPACES WITHIN 100m FROM COURTS:

09 - VISTA AVENUE DIRECTLY NEXT TO THE TENNIS COURTS

11 - VISTA AVENUE OTHER

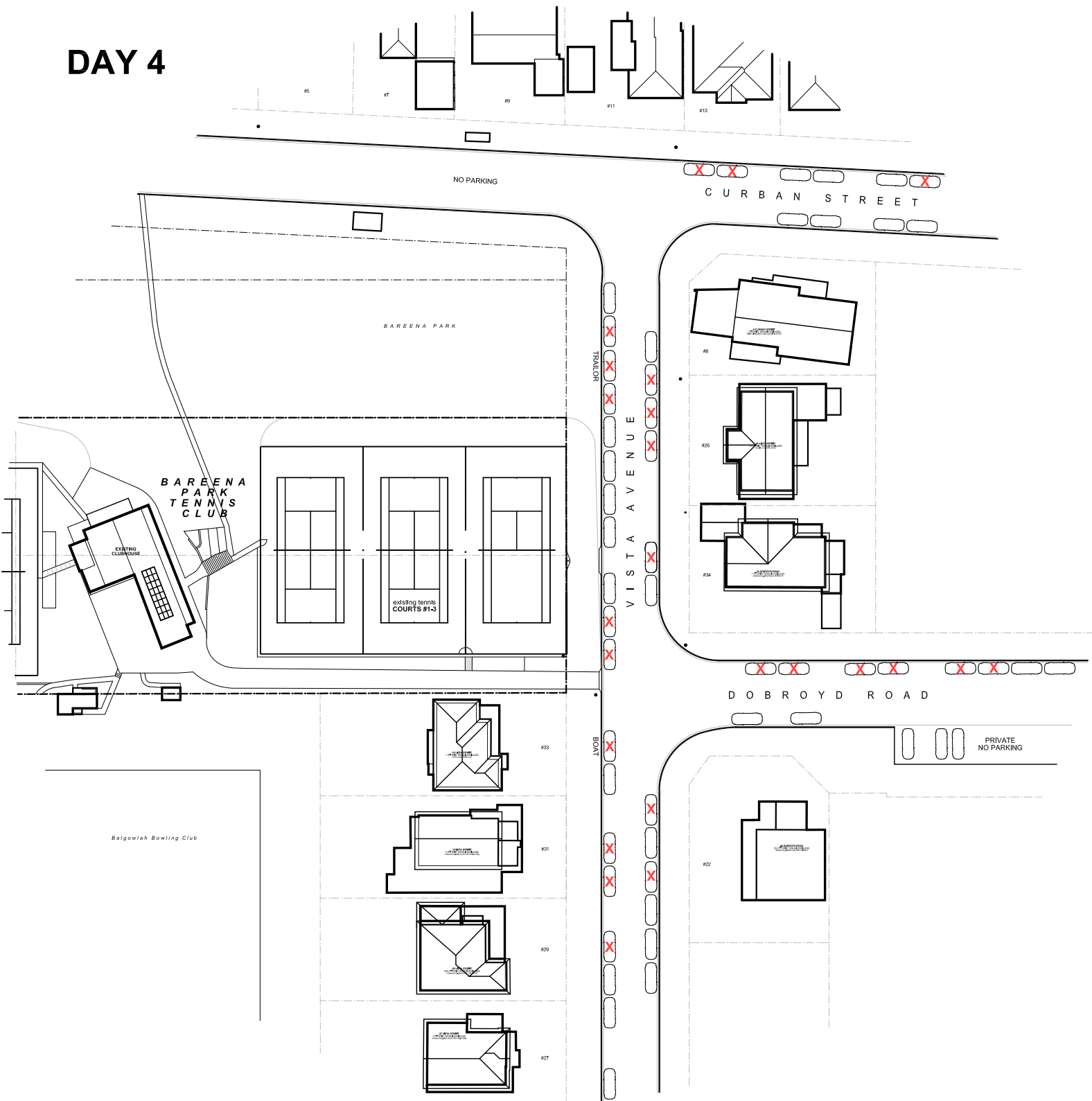
05 - DOBROYD ROAD

05 - CURBAN STREET

TOTAL: 30 ON STREET PARKING SPACES AVAILABLE



DAY 4



16 November 2023
5:40pm

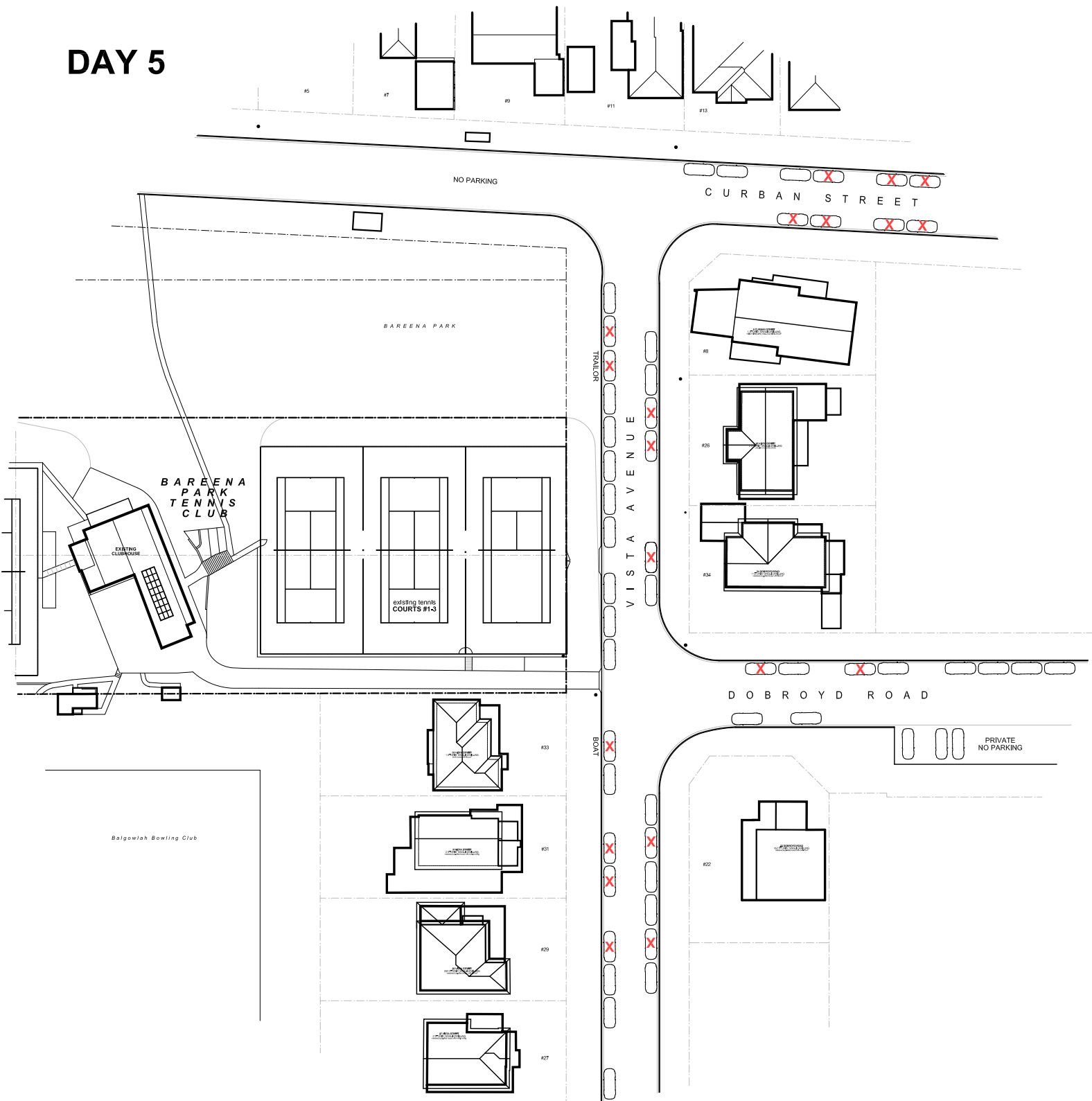
AVAILABLE STREET PARKING SPACES WITHIN 100m FROM COURTS:

- 06** - VISTA AVENUE DIRECTLY NEXT TO THE TENNIS COURTS
- 10** - VISTA AVENUE OTHER
- 04** - DOBROYD ROAD
- 07** - CURBAN STREET

TOTAL: 27 ON STREET PARKING SPACES AVAILABLE



DAY 5



17 November 2023
8:14pm

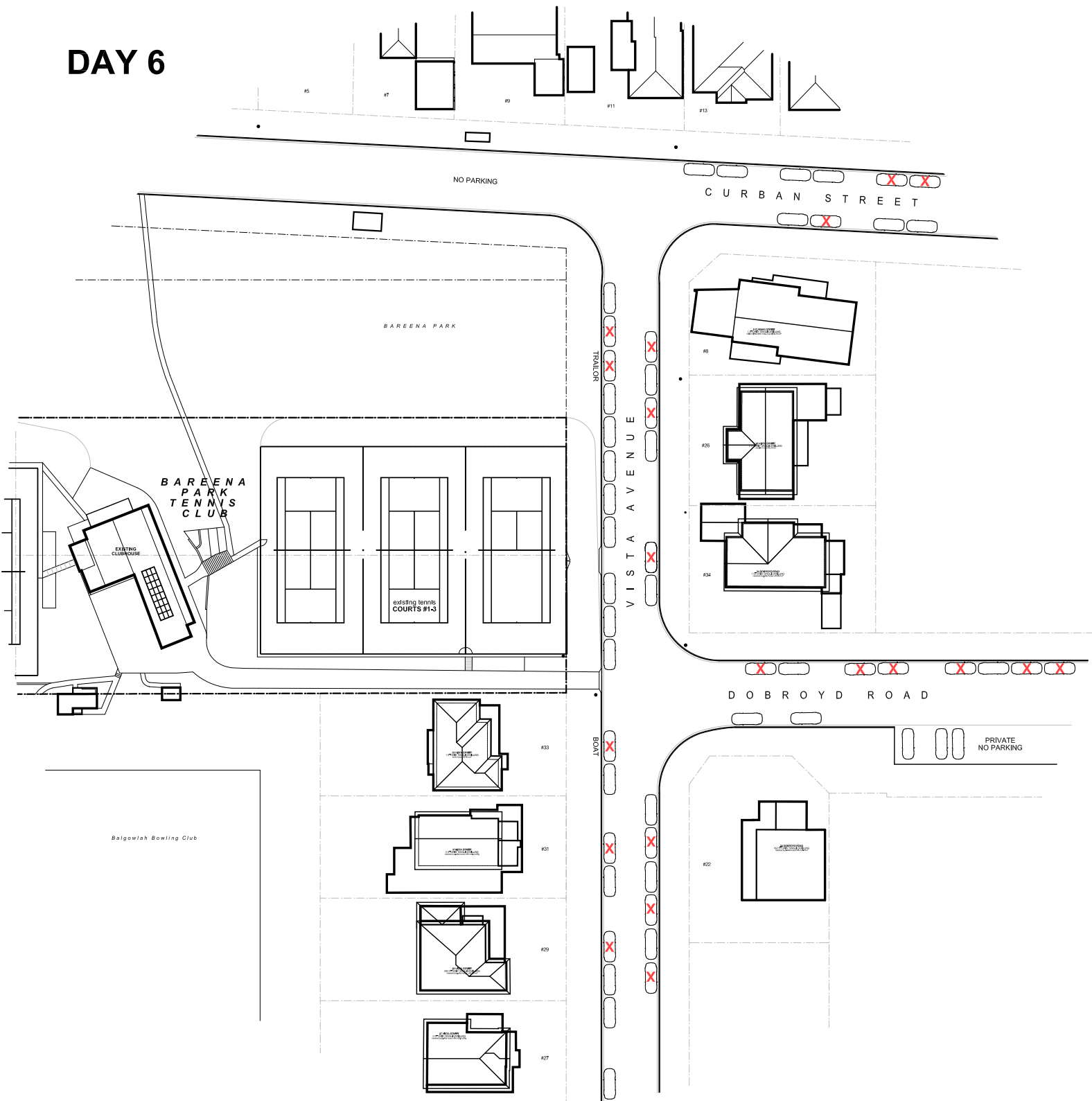
AVAILABLE STREET PARKING SPACES WITHIN 100m FROM COURTS:

- 09 - VISTA AVENUE DIRECTLY NEXT TO THE TENNIS COURTS**
- 11 - VISTA AVENUE OTHER**
- 08 - DOBROYD ROAD**
- 03 - CURBAN STREET**

TOTAL: 31 ON STREET PARKING SPACES AVAILABLE



DAY 6



18 November 2023
7:55pm

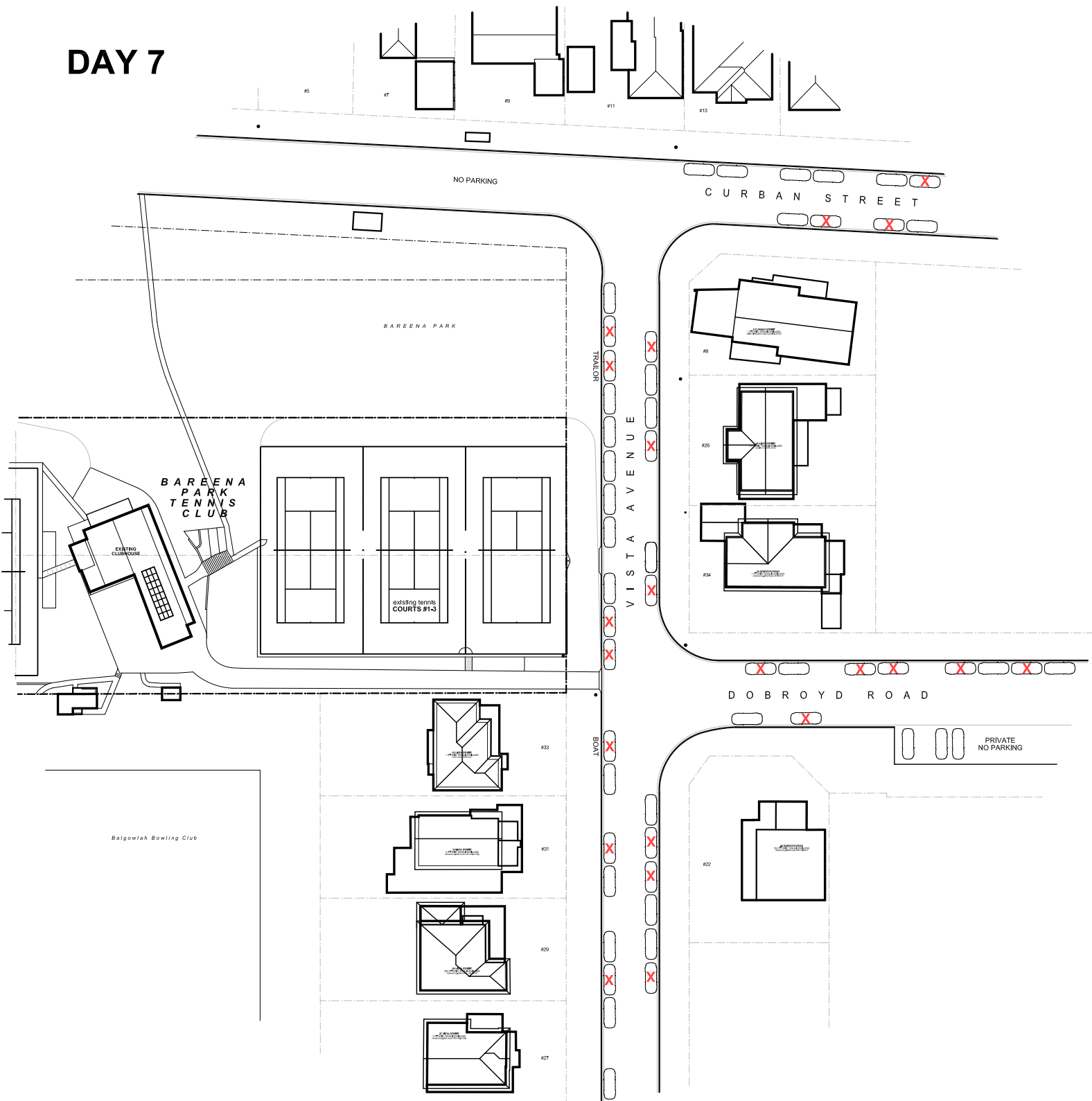
AVAILABLE STREET PARKING SPACES WITHIN 100m FROM COURTS:

- 09 - VISTA AVENUE DIRECTLY NEXT TO THE TENNIS COURTS**
- 11 - VISTA AVENUE OTHER**
- 04 - DOBROYD ROAD**
- 07 - CURBAN STREET**

TOTAL: 31 ON STREET PARKING SPACES AVAILABLE



DAY 7



19 November 2023
6:48pm

AVAILABLE STREET PARKING SPACES WITHIN 100m FROM COURTS:

- 07 - VISTA AVENUE DIRECTLY NEXT TO THE TENNIS COURTS**
- 11 - VISTA AVENUE OTHER**
- 04 - DOBROYD ROAD**
- 07 - CURBAN STREET**

TOTAL: 29 ON STREET PARKING SPACES AVAILABLE



Annexure 2

MemberTravel Mode Survey

Bareena Park Tennis Club

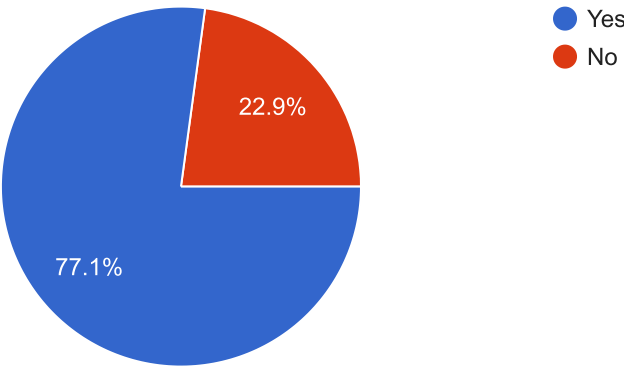
106 responses

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Do you live near BPTC tennis courts in Balgowlah or Balgowlah Heights?

 [Copy](#)

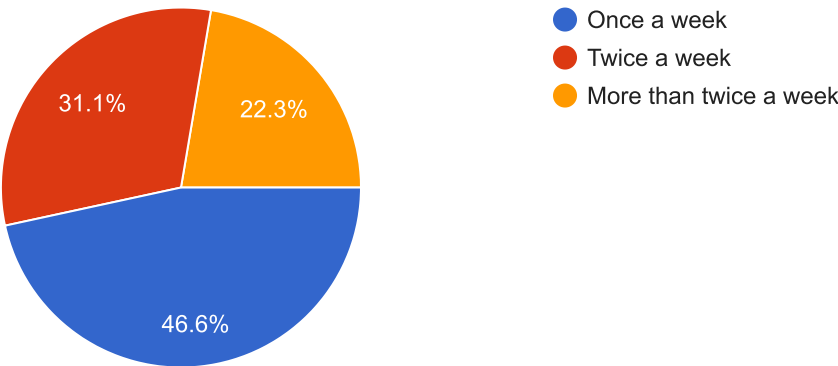
105 responses



How many times a week do you play tennis at BPTC?

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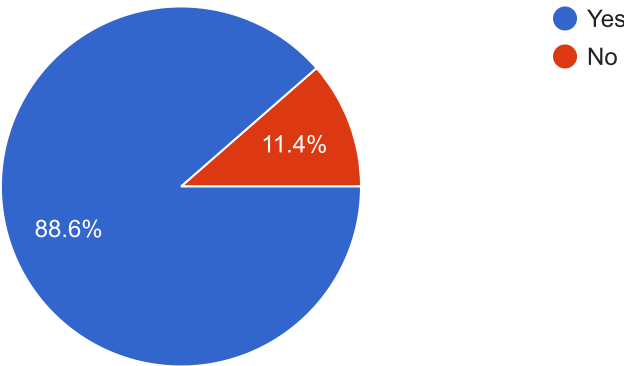
103 responses



Will you play tennis more often if there is an option to play in the evening if the courts have night lights?

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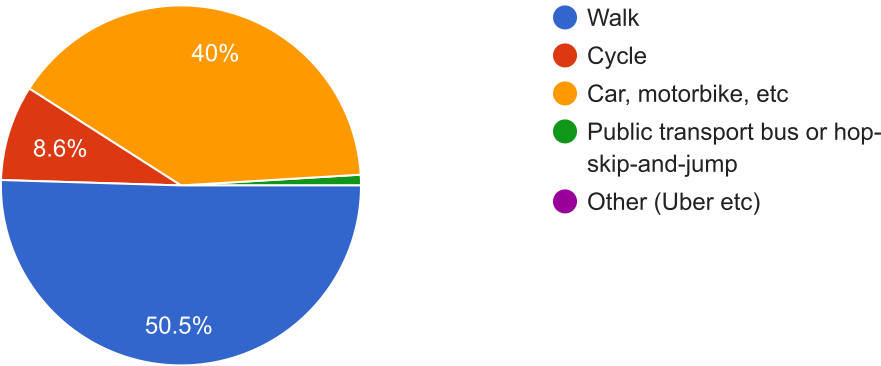
105 responses



How do you get to BPTC when you play tennis?

 [Copy](#)

105 responses



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Timestamp	Do you live near BPTC tennis courts in Balgowiah or Balgowiah Heights?	How many times a week do you play tennis at BPTC?	Will you play tennis more often if there is an option to play in the evening if the courts have night lights?	How do you get to BPTC when you play tennis?
11/12/2023 11:32:20	Yes	Twice a week	Yes	Walk
11/12/2023 12:29:09	Yes	Twice a week	Yes	Walk
11/13/2023 8:17:33	Yes	Twice a week	Yes	Walk
11/13/2023 9:42:11	Yes	Twice a week	Yes	Walk
11/15/2023 17:07:51	Yes	Once a week	No	Walk
11/15/2023 17:08:44	Yes	Once a week	Yes	Car, motorbike, etc
11/15/2023 17:08:50	Yes	Twice a week	Yes	Walk
11/15/2023 17:09:23	Yes	Once a week	Yes	Walk
11/15/2023 17:10:23	No	Once a week	No	Car, motorbike, etc
11/15/2023 17:10:39	Yes	Twice a week	Yes	Walk
11/15/2023 17:11:03	Yes	Once a week	Yes	Car, motorbike, etc
11/15/2023 17:11:06	Yes	More than twice a week	Yes	Car, motorbike, etc
11/15/2023 17:13:09	Yes	Once a week	Yes	Car, motorbike, etc
11/15/2023 17:14:41	Yes	More than twice a week	Yes	Cycle
11/15/2023 17:15:12	Yes	Once a week	Yes	Walk
11/15/2023 17:15:52	Yes	More than twice a week	Yes	Walk
11/15/2023 17:15:57	No	Twice a week	No	Walk
11/15/2023 17:18:19	No	Once a week	No	Car, motorbike, etc
11/15/2023 17:18:33	No	More than twice a week	Yes	Car, motorbike, etc
11/15/2023 17:19:08	Yes	Once a week	Yes	Car, motorbike, etc
11/15/2023 17:19:10	No	Twice a week	No	Cycle
11/15/2023 17:19:24	Yes	Once a week	Yes	Car, motorbike, etc
11/15/2023 17:23:39	Yes	Once a week	Yes	Walk
11/15/2023 17:24:41	Yes	Twice a week	Yes	Walk
11/15/2023 17:26:08	No	Twice a week	Yes	Car, motorbike, etc
11/15/2023 17:27:00	Yes	Once a week	No	Car, motorbike, etc
11/15/2023 17:27:45	Yes	Once a week	Yes	Car, motorbike, etc
11/15/2023 17:29:48	Yes	Once a week	Yes	Walk
11/15/2023 17:31:41	No	Twice a week	Yes	Walk
11/15/2023 17:31:49	No	Twice a week	Yes	Cycle
11/15/2023 17:33:46	Yes	More than twice a week	Yes	Car, motorbike, etc
11/15/2023 17:42:54	No	Once a week	Yes	Car, motorbike, etc
11/15/2023 17:43:26	Yes	Twice a week	Yes	Car, motorbike, etc
11/15/2023 17:51:00	Yes	Twice a week	Yes	Walk
11/15/2023 17:54:41	Yes	Once a week	Yes	Walk
11/15/2023 17:57:53	Yes	Twice a week	Yes	Walk
11/15/2023 17:58:05	No	Twice a week	Yes	Walk
11/15/2023 18:00:02	Yes	More than twice a week	Yes	Car, motorbike, etc
11/15/2023 18:03:18	Yes	More than twice a week	Yes	Car, motorbike, etc
11/15/2023 18:10:22	Yes	Once a week	Yes	Car, motorbike, etc
11/15/2023 18:13:11	Yes	More than twice a week	Yes	Car, motorbike, etc
11/15/2023 18:14:17	Yes	Twice a week	Yes	Car, motorbike, etc
11/15/2023 18:18:08	Yes	Once a week	Yes	Walk
11/15/2023 18:20:06	Yes	More than twice a week	Yes	Walk
11/15/2023 18:27:30	Yes	Once a week	Yes	Walk
11/15/2023 18:29:53	Yes	Twice a week	Yes	Walk
11/15/2023 18:30:15	Yes	Once a week	Yes	Walk
11/15/2023 18:35:33	Yes	Once a week	Yes	Walk
11/15/2023 18:38:09	Yes	Twice a week	Yes	Car, motorbike, etc
11/15/2023 18:45:53	Yes	Once a week	No	Car, motorbike, etc
11/15/2023 18:48:55	Yes	Once a week	Yes	Car, motorbike, etc
11/15/2023 19:01:58	Yes	More than twice a week	Yes	Walk
11/15/2023 19:23:00	Yes	More than twice a week	Yes	Walk
11/15/2023 19:26:50	Yes	Once a week	Yes	Walk
11/15/2023 19:39:34	Yes	Once a week	Yes	Walk
11/15/2023 20:25:19	Yes	Twice a week	Yes	Walk
11/15/2023 20:28:42	Yes	Once a week	Yes	Walk
11/15/2023 20:37:48	No	Once a week	Yes	Car, motorbike, etc
11/15/2023 20:54:27	Yes	Once a week	Yes	Walk
11/15/2023 21:08:06	Yes	Once a week	Yes	Walk
11/15/2023 21:15:44	Yes	Twice a week	Yes	Car, motorbike, etc
11/15/2023 21:15:49	No	Twice a week	Yes	Car, motorbike, etc
11/15/2023 21:18:55	Yes	Once a week	Yes	Walk
11/15/2023 21:23:18	No	Twice a week	Yes	Car, motorbike, etc

Timestamp	Do you live near BPTC tennis courts in Balgowiah or Balgowiah Heights?	How many times a week do you play tennis at BPTC?	Will you play tennis more often if there is an option to play in the evening if the courts have night lights?	How do you get to BPTC when you play tennis?
11/15/2023 21:23:41	No	Once a week	Yes	Car, motorbike, etc
11/15/2023 21:25:18	Yes	Twice a week	Yes	Cycle
11/15/2023 21:44:35	No	Twice a week	Yes	Cycle
11/15/2023 21:46:32	No	Once a week	Yes	Car, motorbike, etc
11/15/2023 21:46:58	Yes	Once a week	Yes	Walk
11/15/2023 21:47:15	Yes	Once a week	Yes	Walk
11/15/2023 21:51:51	No	Twice a week	Yes	Car, motorbike, etc
11/15/2023 21:59:42	Yes	More than twice a week	Yes	Car, motorbike, etc
11/15/2023 23:03:12	No	Twice a week	Yes	Public transport bus or hop-skip-and-jump
11/15/2023 23:04:01	Yes	More than twice a week	No	Car, motorbike, etc
11/16/2023 0:43:59	Yes	Once a week	Yes	Walk
11/16/2023 7:21:03	Yes	Once a week	No	Car, motorbike, etc
11/16/2023 7:30:18	Yes	Once a week	Yes	Walk
11/16/2023 7:39:40	Yes	More than twice a week	Yes	Car, motorbike, etc
11/16/2023 7:48:38	Yes	Once a week	Yes	Walk
11/16/2023 8:36:02	Yes	More than twice a week	Yes	Walk
11/16/2023 8:53:19	Yes	More than twice a week	Yes	Car, motorbike, etc
11/16/2023 9:14:15	Yes	More than twice a week	Yes	Walk
11/16/2023 9:25:58	No	More than twice a week	No	Car, motorbike, etc
11/16/2023 9:45:43	No	Once a week	Yes	Car, motorbike, etc
11/16/2023 10:12:20	Yes	More than twice a week	Yes	Car, motorbike, etc
11/16/2023 10:13:04	Yes	More than twice a week	Yes	Walk
11/16/2023 10:16:34	Yes	Once a week	Yes	Walk
11/16/2023 10:28:15	Yes	Twice a week	Yes	Cycle
11/16/2023 10:31:20	Yes	More than twice a week	No	Cycle
11/16/2023 10:56:05	Yes	Once a week	Yes	Car, motorbike, etc
11/16/2023 11:01:22	Yes	Once a week	Yes	Walk
11/16/2023 13:23:40	Yes	More than twice a week	Yes	Cycle
11/16/2023 16:30:58	Yes	Once a week	Yes	Walk
11/16/2023 17:20:37	No	Twice a week	Yes	Car, motorbike, etc
11/16/2023 17:41:13	No	Twice a week	No	Car, motorbike, etc
11/16/2023 17:53:18	Yes	Once a week	Yes	Walk
11/16/2023 19:51:38	Yes	Once a week	Yes	Walk
11/16/2023 20:30:33	Yes	Once a week	Yes	Walk
11/16/2023 20:30:56	Yes	Twice a week	Yes	Walk
11/16/2023 21:06:16	Yes	Once a week	Yes	Walk
11/17/2023 7:32:31	Yes	More than twice a week	Yes	Car, motorbike, etc
11/17/2023 14:44:31	No	Twice a week	No	Car, motorbike, etc
11/17/2023 15:26:21	Yes	Once a week	Yes	Cycle
11/17/2023 16:10:31	No	More than twice a week	Yes	
11/19/2023 18:11:32	Yes	Once a week	Yes	Walk
11/19/2023 18:14:28	Yes	Once a week	Yes	Car, motorbike, etc
11/20/2023 10:23:05	No	Once a week	No	Car, motorbike, etc