



Supplementary Information

To: Central Coast Local Planning Panel

From: Robert Eyre- Principal Development Planner South
Ailsa Prendergast- Section Manager Development South
Andrew Roach- Unit Manger Development

Subject: Additional Information – Agenda item 4.1 Meeting 23 September 2021

Date: 22 September 2021

The following additional information is provided in relation to car parking for the alterations and additions to Terrigal Surf Club, 81 Terrigal Esplanade, Terrigal (DA62008/2021), as follows:

History

DA9165/2000 granted consent on 21 December 2000 to demolish and rebuild/extend the existing surf club. The assessment at that time determined that the existing surf club car parking area and the Wilson Road car parking area provided adequate car parking for the facility even with the additions.

Car Parking

The *Terrigal Town Centre Traffic and Access Study* carried out by Cardno for the Council in October 2016 identified that in addition to on- street car parking there are;

- 73 restricted parking spaces in the Terrigal Surf Club car park.
- 489 parking spaces in the Wilson Road car parking area which is underutilized. Since then an addition 110 spaces have been added in an additional floor level on the car parking station.
- 336 parking spaces at The Haven.

Chapter 7.1 Car Parking of Gosford DCP 2013 requires restaurants to have 1 space per 30m² and community facilities (Place of public worship and place of public entertainment) to have 1 space per 20m². However a surf club operates different to a church or place of public entertainment as activities are spread over the day rather than concentrated at one time. The RTA Guidelines for Traffic Generating Development also do not have a car parking rate for surf clubs.

The outdoor seating area for the café would normally require 2-3 car spaces if classified as floor area.

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Applicants Submission

The following additional information has been submitted by the applicant;

In response to questions about car parking for the proposed alterations and additions, the following additional information is provided, including advice from Kevin Porter, President of Terrigal SLSC, with details of club membership and car parking arrangements.

The proposal, while adding additional floor area, is not expected to change the car parking demand associated with the club as it currently operates, and has operated for the last 20 years.

The proposal will provide improved amenities for existing levels of club membership and services, and will provide dedicated space for different club operations. In particular, the proposal will:

- provide slightly larger gym facilities, to be located on the first floor, and the existing gym area on the ground floor will be used for additional life saving equipment and board storage, which does not generate additional car parking demand;*
- on the first floor a new, dedicated training room is to be provided, which will replace the current dual use of the first floor area for training and other activities, and will not increase car parking demand beyond existing levels. The uses to be carried out on the first floor will remain the same as currently exist, although will now be provided in separate spaces, and will not occur concurrently (ie training and other activities);*
- the extended deck area on the north-western side is minor, and being open at the sides does not constitute additional gross floor area which would require the provision of additional car parking; and*
- the area outside the café to be covered is currently used for outdoor seating, and the covering of a small area will provide better weather protection for existing café patrons, and will not result in additional car parking demand.*

The existing surf club building has been in operation for almost 20 years and continues to offer the same level of club facilities and services to the local community, with a slight decline in membership numbers over the last 5 years. The use of different areas of the

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club occurs at different times, and with seasonal changes, and overall the intensity of the use following the alterations and additions will remain the same as or similar to the current operations.

The changes to the first floor will not increase the intensity of use of the club, and this area will continue to be used for patrol observation, training for members and nippers, and for club events and meetings and community and other events, as have been carried out for the last 20 years.

Car parking for the club and related activities is available in the adjoining Surf Club public car park to the north-west, as well as the Wilson Road multi-level public car park, and with on-street car parking also available in the surrounding area, and these are the parking arrangements that were approved by the Council in 2000 when the current club building was approved. Since this time the Wilson Road car park has been extended, and the new boardwalk between Terrigal and the Haven has improved accessibility to Terrigal from car parking provided at the Haven.

As detailed in the comments from the President of Terrigal SLSC, the club is not actively seeking to increase membership, and is seeking to maintain current levels of patrolling members. The Club policy also is to direct members to use the Wilson Road car park rather than the Surf Club car park, which provides for longer parking for patrolling members.

Terrigal Surf Club Submission

The following additional information has been submitted by the President of the Terrigal Surf Club;

Refer to our recent discussion and provide the following information on the Club's membership over the past 5 year seasons;

2015/16 - Total members 1041 includes Patrol Members 316

2016/17- 926 includes Patrol members 299

2017/18 - 973 includes Patrol members 255

2018/19 - 954 includes patrol members 239

2019/20 - 920 includes Patrol members 226



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To confirm the proposed renovations are to meet the existing requirements of the current members and the Club has no plans to actively seek to increase its membership, in fact the Club's challenge is to maintain current levels of patrolling members.

The Club's policy is to direct members to utilise the Wilson Street Parking station, as opposed to the Surf Club car park which due to its parking time limits is impractical for Patrolling members to use given volunteer patrols operate for 4hrs to 6hrs shifts.

In terms of the addition of the Training Room & relocation of members gym - these will continue to operate the same in terms of Education being delivered by volunteers during the day on weekends, with the gym usage usually confined to before and after work hours. The Club's Function Room will continue to operate the same way it currently does, predominantly weekend evenings.

Overall, the way in which the core functions of Club operate will not change, the proposed additions will improve the delivery and support of the Club members and the community by way of providing defined spaces for the Club to improve its operations but will have nominal impact if any on the popularity that already exists in Terrigal.

The Surf Cafe Licenced area will not be increasing, the only change will be the addition/extension of the balcony (north) above which will provide additional covered seating.

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Conclusion

The Wilson Road and surf club car parking areas are located in close proximity to the Terrigal surf club and Terrigal Town Centre. The Terrigal Town Centre is also served by bus public transport.

The surf club activities vary throughout the day and season.

It is considered the car parking provided in the existing public car parking areas is adequate for the existing club and proposed alterations and additions.



Figure 1-Public car parking locations.