

## Traffic Engineer Referral Response

<b>Application Number:</b>	Mod2024/0030
<b>Proposed Development:</b>	Modification of Development Consent DA2023/1293 granted for Use of Premises as an educational establishment
<b>Date:</b>	23/02/2024
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Lot 20 DP 235980 , 19 Sydney Road MANLY NSW 2095

### Officer comments

**Proposal description:** Modification of Development Consent DA2023/1293 granted for Use of Premises as an educational establishment.

The proposal is for modifying Condition 12 of the Notice of Determination for DA2023/1293 to extend the approved operating hours for the proposed educational centre. The proposed new operating hours would be from 7:00am to 10:00pm, Monday to Friday and from 7:00am to 6:00pm, Saturday to Sunday. The original operating hours were from 8am to 1:30pm, and from 4pm to 10pm, Monday to Thursday and from 8:00 am to 1:30 pm, Friday to Sunday.

The Plan of Management, Issue A, prepared by Archispectrum dated January 2024, and the Statement of Environmental Effects to accompany a Section 4.55 Application, prepared by Archispectrum, dated January 2024 have been reviewed by the Traffic team.

### Traffic team notes:

- No changes to the previously approved number of staff are proposed. According to the Plan of Management dated January 2024, the college will employ 3 full-time and 2 part-time staff members, who may all be on-site at any one time. Further, there will only be one class occurring at any given time, and there will only be one staff member instructing the class at any one time. Other staff members may be on-site performing administrative tasks and necessary class preparation.
- As outlined in the email from [info@fluencyhub.com.au](mailto:info@fluencyhub.com.au) dated 8 December 2023, the centre will have staff/teachers who all live in Manly / Northern Beaches. Any visitors to the centre would either come by bus or ferry.
- Staff members will be made aware of public transport availability in the locality, so as to be able to provide relevant information to students.
- International students, who are the primary target of the establishment, are also coming from overseas without a need or means to purchase a car. The reports, however, do not specify the number of students that are expected to use the proposed facility. Some information about the anticipated number of students is conditioned to be included in the SEE and Plan of Management reports. This will help ensure that the facility is designed and managed in a way that accommodates the needs and limitations of the target audience.
- It is relevant to note that the proposed educational establishment is located in the CBD pedestrian-dominant environments, there is no possibility of retrofitting car parking for this centre. Further, the central location of the site supports attendance by pedestrians or bike riders to maximise public transport patronage and encourage walking and cycling.

## Conclusion

The modification application can be supported on traffic grounds. Some information should be included into the reports about the number of students expected to use the proposed facility. Apart from that, no new conditions are proposed with all previously imposed conditions in DA2023/1293 to remain in place.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

## Recommended Traffic Engineer Conditions:

### **ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**

#### **Site Occupancy**

That the number of (customers/patrons/students) on the site at any one time should be limited to a certain number.

In this regard, some information about the anticipated number of students should be included in the reports.

Reason: To ensure that the facility is designed and managed in a way that accommodates the needs and limitations of the target audience.