



6 May 2022
Ref 21701

Northern Beaches Council
1 Belgrave Street
MANLY NSW 2095

Dear Sir/Madam,

**PROPOSED ALTERATIONS & ADDITIONS TO EXISTING MIXED USE DEVELOPMENT
19-23 THE CORSO, MANLY
TRAFFIC AND PARKING ASSESSMENT**

Varga traffic Planning Pty Ltd has been engaged by *Ivanhoe Operations Pty Ltd* to assess the traffic and parking implications of alterations and additions proposed to the existing buildings located at 19-21 and 23 The Corso, Manly.

A comparison of the existing and proposed commercial floor areas and residential apartments is set out in the table below.

COMPARISON OF EXISTING & PROPOSED USES		
	Existing	Proposed
Commercial:	350m ²	161m ²
Residential:	10 apartments	12 apartments

Given the existing site constraints, neither the existing or proposed developments on the site provide any off-street car parking.

I note that whilst the proposed development will result in two additional apartments being provided on the site, the commercial floor area proposed on the site will be reduced by more than 50%.

Thus it is clear that despite the addition of 2 apartments, the overall development will, in *traffic and parking terms*, result in a *less intensive* use of the site, particularly given the substantial reduction in the commercial floor area proposed on the site.

Accordingly, it is clear that the proposed development will not result in any significant change in the traffic generation potential of the site.

Please do not hesitate to contact me on telephone 9904 3224 should you have any enquiries.

Yours sincerely

Robert Varga
Director/Varga Traffic Planning Pty Ltd