



Terraffic Pty Ltd

Traffic and Parking Consultants

ABN 83 078 415 871

4th July 2021

Ref 15008

The General Manager
Northern Beaches Council
PO Box 82
Manly NSW 1655

Dear Sir/Madam,

38 FRENCHS FOREST ROAD, SEAFORTH
ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE - PARKING ASSESSMENT

Terraffic Pty Ltd has been engaged by Jameson Family Investments (NSW) to assess the parking implications of the proposed alterations and additions to an existing residential apartment at 38 Frenchs Forest Road, Seaforth.

The existing shop top development comprises a 3 bedroom unit that is served by 2 off-street parking spaces in a tandem arrangement on the ground level. The proposal comprises alterations and additions to this unit and an increase to 4 bedrooms that will retain the current parking provision.

The off-street parking requirements applicable to the existing and proposed residential unit are specified in Schedule 3 – Part 1A of Manly Council's Development Control Plan 2013 as follows:

In LEP Residential Zones and all other Zones except LEP Business Zones

- 1 resident parking space for each dwelling (irrespective of number of bedrooms), plus
- 0.2 resident parking spaces for each 2 bedroom dwelling, plus
- 0.5 resident parking space for each 3 (or more) bedroom dwelling, and plus
- 0.25 visitor parking space for each dwelling (irrespective of number of bedrooms).

Application of the Council's parking requirement to the proposed residential unit yields an off-street parking requirement of 1 parking space as follows:

1 x 4 bedroom unit @ 0.5 space per 3 (or more) bedroom unit	0.5 space (rounded to 1 space)
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As noted above, the existing and proposed development is served by 2 off-street parking spaces which clearly satisfy the DCP requirement. In the circumstances, the proposal has no adverse parking implications.

Should you require any further assistance, please do not hesitate in calling Michael Logan on 0411 129 346 during business hours.

Yours faithfully

A handwritten signature in black ink, appearing to read 'M Logan', with a horizontal line extending to the right.

Michael Logan *MTraff* (*Monash University*)
Director
Terraffic Pty Ltd