

Reference: #N114471

10 August 2018

Ramon Kane Project Management  
PO Box 380  
STRAWBERRY HILLS NSW 2012

**Attention: Mr. Ed Ramon-Kane (Director)**

Dear Ed

**RE: MANLY WHARF STACK PARKING – SECTION 4.55 APPLICATION (DA142/2011)  
RESPONSE TO COUNCIL’S REQUEST FOR INFORMATION**

GTA Consultants (GTA) has been commissioned by Ramon Kane Project Management to prepare a traffic and parking assessment letter (dated April 2018), in relation to a Section 4.55 application – Modification of Consents, seeking consent to amend Condition 60 of the development approval (DA142/2011).

Northern Beaches Council (Council) have subsequently issued a request for further information regarding the operation of the car park. Specifically, Council requested:

*“The applicant shall provide an operational plan detailing valet parking procedures. The plan shall detail the ‘trigger’ for additional Valet Attendants to be engaged. It shall also identify the current parking volume and turn-over rates, and compare them to the proposed spaces, anticipated volumes and turn-over rates to support the ‘trigger’ criteria.”*

This response letter has been prepared to address traffic and transport related matters raised by Council and should be read in conjunction with the parking assessment letter, prepared by GTA in April 2018.

### Current Parking Volume / Turnover

Based on information provided by the car park operator and observations of the car park has found that current usage patterns are:

- Between 60% to 70% capacity during typical weekday, daytime hours with typical car parking turnover of 1.5 hours
- Up to 100% capacity on Friday nights and week end with typical car parking turnover of 4 hours.

It is understood that the anticipated demand during weekday daytime hours will continue to be of similar levels of parking occupancy to current levels, with additional capacity available during peak periods on Friday night and weekends, when car parking turnover is low.

### Trigger for Additional Valet Attendant

Secure Parking, the incumbent car park operator has full access to car park utilisation data recorded as part of the car park payment system. Rostering of valet attendant is based on the

typical demand and duration of stay. During weekday daytime periods, car parking demand can adequately be managed by an experienced valet staff supported by a car parking access control equipment. During peak periods, two valet staff members are rostered to be on site to manage on-site car parking demand, supported by access control equipment.

It is also understood that Secure Parking monitors public event calendars, where additional valet attendants are rostered to service anticipated peak demand.

Given that experienced valet members are supported by car parking access control equipment, the level of valet staff proposed on-site is considered sufficient when taking into consideration vehicle turn over are substantially lower during weekend peak periods.

### Valet Parking Procedure

Valet parking procedure outlined on page 5 and 6 of our previous transport assessment report has been reviewed by the Asset & Property Manager of Manly Wharf and Secure Parking and have been confirmed as being in line with the operational procedure for the Manly Wharf Car Park.

I trust the enclosed is consistent with your expectations. Should you have any questions or require any further information, please do not hesitate to contact me on (02) 8448 1800.

Yours sincerely

**GTA CONSULTANTS**



**Dora Choi**  
**Associate Director**