



Reference: 18.555r02v02

18 September 2020

Manly Boatshed
1B Bolingbroke Parade
FAIRLIGHT NSW 2094

Attention: Mr Robbie Treharne

Re: 1B Bolingbroke Parade, Fairlight – Alterations and Additions
Response to Request for Information

Dear Robbie,

We refer to the subject property and proposed alterations and additions to the existing Manly Boatshed. TRAFFIX has been forwarded comments from Northern Beaches Council concerning the proposal as contained in Council's correspondence dated 25/08/2020.

TRAFFIX has reviewed all relevant comments and has responded to each issue below. This is with reference to the Traffic Impact Assessment (TIA) report, which accompanied the Development Application (Ref: 18.555r01v07 dated 6 May 2020).

Item 1: Parking

"The applicant has identified the following usage rate of the boat shed;

- 3.5 per day / 63 kayaks

Based on the above, the increase to 108 kayaks would suggest:

- $3.5/63 \times 108 = 6.1 \sim 7$ parking spaces.

The existing approval has permitted the equivalent of 4 spaces to be accommodated on-street. The new proposal requires an additional 3 spaces. The applicant has not demonstrated adequate parking provisions are available on-street to accommodate the increased over spill."

TRAFFIX Response:

As discussed in our Traffic Impact Assessment Report (Ref: 18.555r01v07 dated 6 May 2020), the kayaks attract an average of 3.5 customers per day, not parking spaces, as assumed by Council. Application of this usage rate to the proposed 108 kayaks equates to six (6) customers per day not seven (7) as calculated by Council. This equates to an additional two (2) kayak customers per day over current conditions.



In addition to the above, approximately 25% of customers reside in proximity to the boatshed and walk to the site to utilise the facilities, whilst the remaining 75% will drive to/from the site. Therefore, there is an increase of only two (2) on-street parking spaces over the course of an entire day. The additional demand is considered supportable for the following reasons:

- i. Demand for two (2) parking spaces is well within the daily fluctuations of available parking within the immediate area.
- ii. The peak operating times of kayak users does not coincide with the Saturday lunchtime peak or the weekday evening peak when demand for on-street parking is highest. Typical kayak usage times are at 6am and at 10am. These times are clearly outside of the peaks, and customers travelling to the site by vehicle (minimal) will be required to find parking amongst resident vehicles, especially at 6am. By 10am, parking will have become available as residents have typically left for work. Assuming that 50% of daily arrivals occur at 6am and 50% of daily arrivals occur at 10am (a conservative assumption since it is likely that at least some arrivals will occur outside of these peak times), equates to demand for one (1) additional parking space at 6am and 10am respectively. This additional demand will have no noticeable impact to on-street parking availability.
- iii. A review of aerial photography (nearmap.com) over multiple days indicates there is spare capacity for two (2) parking spaces within the immediate area.
- iv. 'Hello Manly', an accredited visitor information centre website managed by the Northern Beaches Council actively promotes Bolingbroke Parade as a location for public car parking. If this location is promoted by Council as a public parking area, then it is reasonable to assume that parking is available for community use.
- v. Priority kayak storage will be given to customers that reside within a 3km radius of the boatshed. This will encourage customers to walk/ride to facility, noting that the Boatshed will provide 12 bicycle parking spaces in a convenient location for customer use.
- vi. The proposal includes 12 on-site bicycle parking spaces for customers. The Manly Boatshed will actively encourage sustainable modes of travel to/from the site through advertising/social media/emailing. In addition, the nature of the developments attracts customers that actively engage in sustainable means of travel, with many customers using the commute as a 'warm up' before their kayak session.
- vii. Since the COVID-19 outbreak, recreational sports have become more popular due to the importance on maintaining mental health and wellbeing. The Manly Boatshed has found that more customers are choosing to travel to the site via walking/cycling.
- viii. Kayak storage is in high demand around Manly/Sydney Harbour. It is highly relevant that the Northern Beaches Council Little Manly kayak storage has a waitlist of 100 customers or ~10 years. It is noted that no other private enterprise is offering kayak storage in the Fairlight area to meet this high demand. If additional kayak storage is not provided, kayak users will be required to transport their kayak from their place or residence (even if they live close to an access point) by vehicle, thus increasing vehicle trips on the network and increasing demand for parking.
- ix. Kayaking was one of the fastest growing sports in 2019. The proposal will help support and promote a growing sport that will provide a net community benefit when compared to the additional demand of only two (2) parking spaces across an entire day.



Summary

The proposed alterations and additions will result in the demand for two (2) additional parking spaces over the course of an entire day. As discussed in length above, the demand for an additional two (2) spaces is considered supportable with minimal impacts to the surrounding road network and amenity. Continued support is therefore given on transport planning grounds.

We trust the above is of assistance and please don't hesitate to contact the undersigned should you have any queries.

Yours faithfully,

Traffix

Ben Liddell
Senior Engineer

