

## Traffic Engineer Referral Response

<b>Application Number:</b>	DA2019/0894
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Lot 12 DP 1096038 , 22 Wentworth Street MANLY NSW 2095 Lot 2 DP 1093126 , 22 Wentworth Street MANLY NSW 2095

### Officer comments

The application proposes a change of use of the existing 4 storey medical and administration building located at 19 – 21 South Steyne, Manly to office premises. This building is identified for demolition as a component of the Stage 4 Concept Approval works with the proposed change of use facilitating the orderly and economic use of this building until such time as the Stage 4 works have been design, approved and are ready for construction.

Reviewing the Statement of Environmental Effects, there is currently no off-street parking on the subject site nor is there an ability to provide any given the footprint of the existing building. As the long established commercial GFA is maintained, the proposed change of use does not generate any additional parking demand for this particular building. The site is located within short walking distance of Council owned public car parking stations, time limited kerb side parking and both bus and ferry public transport services.

Given that the proposal does not include any changes on the traffic, access and parking requirements, no concern is raised on traffic grounds.

### Referral Body Recommendation

### Refusal comments

### Recommended Traffic Engineer Conditions:

Nil.