



# **61 North Steyne, Manly**

## **Traffic Statement**

**13 April 2023**

Northern Beaches Council

13 April 2023

Dear Sir/Madam

**61 North Steyne, Manly – Traffic Statement****INTRODUCTION**

JMT Consulting prepared a transport assessment to support a Development Application (DA) the site at 61 North Steyne, Manly (DA2022/1910). This traffic statement has been prepared in response to feedback received from Northern Beaches Council in relation to the car parking allocation for the site.

The proposal as lodged provided for 10 parking spaces for residents and no visitor parking spaces. Council noted their preference was for the development to provide for visitor car parking in line with the Manly DCP 2013 requirements. The DCP notes that visitor parking for sites located in residential zones and all other zones except LEP business zones should be provided at the rate of 0.25 spaces per dwelling. 5 apartments are to be provided which requires 1.25 visitor parking spaces, which when rounded up to the nearest whole number comes to 2 spaces.

**RESPONSE TO COUNCIL FEEDBACK**

In response to Council's feedback the design has been amended to provide for one visitor car parking space on level B1 as shown in the figure below. This provides an improvement when compared to the application as lodged which did not provide for any visitor car parking.

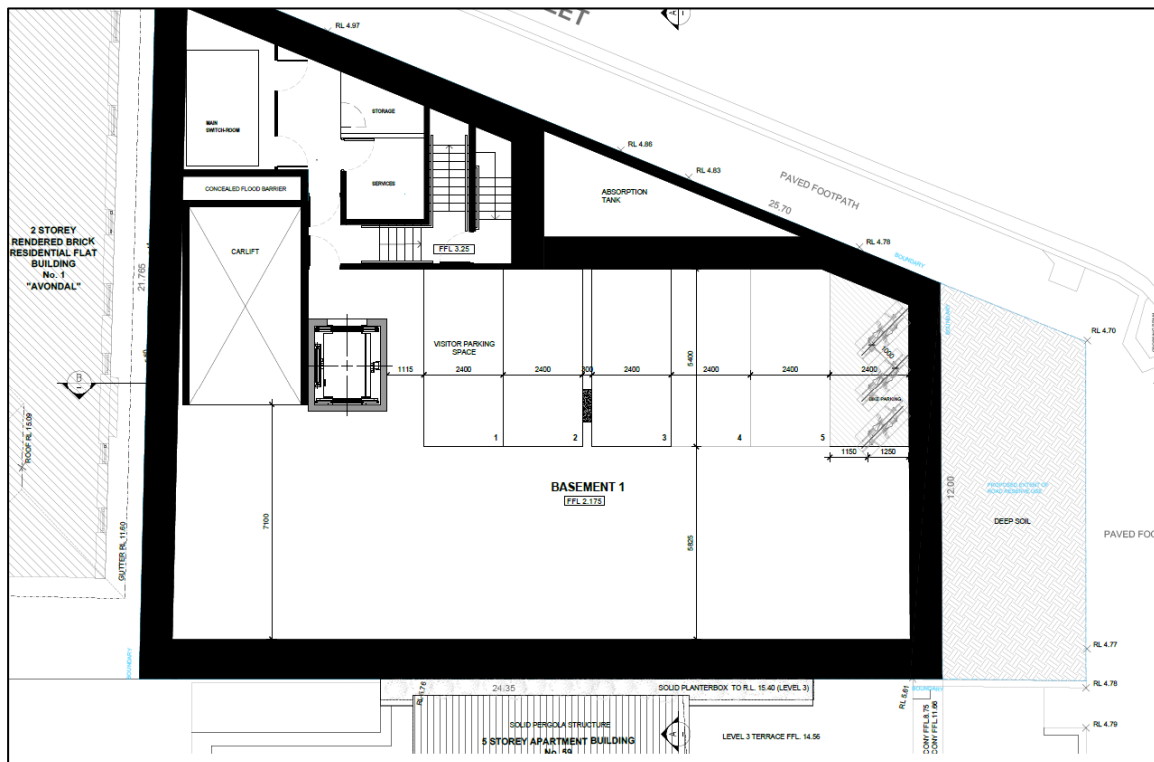


Figure 1 Amended B1 layout with visitor parking space

This visitor car parking provision of one space is considered acceptable given:

- The one visitor space proposed closely aligns with the 1.25 spaces required under the Manly DCP.
- For sites within the Manly Town Centre (which the subject site is adjacent to) visitor car parking is only required at the rate of 0.16 spaces per dwelling – equating to 0.80 spaces for the five apartments. The single visitor parking space for the subject site would therefore comply with the requirements of sites within the Manly Town Centre.
- The proposed visitor car parking rate of 1 space per 5 apartments aligns with the guidance contained in the RTA Guide to Traffic Generating Developments ('the guide') for residential developments in Metropolitan Sub-Regional Centres.
- No visitor car parking is available servicing the 4 residential dwellings currently occupying the site - with all visitors required to park on surrounding streets. This results in an existing shortfall, or "credit", of 1 parking space. In this context the proposed visitor car parking space is considered an improvement when compared to current conditions and deemed to be acceptable.

Please do not hesitate to contact the undersigned should you require any further information.

Regards

A handwritten signature in black ink, appearing to read 'J. Milston', written over a light blue rectangular background.

**Josh Milston**

Director | JMT Consulting

MIEAust CPEng