

Our Ref: 2021101-1

Your Ref: DA2021/1541 – Lot 21 DP2266287

Monday, 1 November 2021

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

Attn: Ms Claire Costanzo

Dear Sir,

RE: PEER REVIEW OF AMENDED TRAFFIC REPORT FOR PROPOSED RESTAURANT  
SITE: 20 ALBERT STREET, FRESHWATER

Traffic & Safety Solutions Pty Ltd have been commissioned by Jack Leary from Alma Avalon to undertake a per review of the amended parking assessment prepared by Lyle Marshall & Partners Pty Ltd for the proposed 'Alma Freshwater' restaurant at 20 Albert Street, Freshwater.

As part of the review of the amended parking assessment, the parking rates applicable for a restaurant land use provided in Appendix 1 of the Warringah Development Control Plan 2011 has been considered as shown in the table below:

| Land Use   | Parking Rate  |
|------------|---|
| Restaurant | 15 spaces per 100 m <sup>2</sup> GFA, or 1 space per 3 seats.<br><br>The above rate may be reduced if there is, in the consent authority's opinion, suitable available parking in the vicinity during the operating hours of the proposed development |

Noting the town centre nature of the site for the proposed restaurant, with a bus stops located within 100m of the site, it is applicable to use the lower rate of 1 space per 3 seats.

It is also noted that the proposed restaurant seeks approval for a total of 71 seats which is a reduction of 15 seats from the previous proposal of 86 seats. In this regard the parking required to comply with the DCP is 24 spaces.

The recent parking survey of the on street parking within walking distance of the proposed restaurant conducted after lifting of the COVID 19 lockdown restrictions on Friday 15<sup>th</sup> and Saturday 16<sup>th</sup> October 2021 (Table 2 of the amended parking assessment) is provided below.

**Table 2 Parking Spaces Available Lunch and Dinner Peak Periods at Freshwater**

| Date Survey | Day      | No of Spaces | 1:00 PM    |               | 1:30 PM    |               | 2:00 PM    |               |
|-------------|----------|--------------|------------|---------------|------------|---------------|------------|---------------|
|             |          |              | No of cars | Vacant spaces | No of cars | Vacant spaces | No of cars | Vacant spaces |
| 15/10/2021  | Friday   | 100          | 62         | 38            | 55         | 45            | 50         | 50            |
| 15/10/2021  | Friday   | 119          | 6:30 PM    |               | 7:00 PM    |               | 7:30 PM    |               |
|             |          |              | 73         | 46            | 73         | 46            |            |               |
| 16/10/2021  | Saturday | 119          | 101        | 18            | 96         | 23            | 91         | 28            |
| 16/10/2021  | Saturday | 119          | 6:30 PM    |               | 7:00 PM    |               | 7:30 PM    |               |
|             |          |              | 67         | 52            | 75         | 44            | 79         | 40            |

The parking survey indicates that for both lunch and dinner peak periods on the Friday there is a minimum of 38 car spaces available within walking distance of the proposed restaurant.

On Saturday at 1PM the parking survey showed that during the lunch time peak there was a deficiency of 6 spaces and 1:30 PM there was deficiency of 1 space however during the dinner peak there was a minimum of 40 car spaces available.

In our opinion, considering the town centre location of the restaurant it is highly probable that many of the trips made by the restaurant patrons during the Saturday lunch peak would be considered as linked trips (i.e., restaurant patrons would be visiting other retail businesses within Freshwater also) and therefore this minor deficiency would not greatly impact on the availability of parking.

The amended parking assessment provides information on the customer travel mode survey conducted for the Alma Avalon restaurant which indicates that less than 8% of the restaurant patrons were a driver of a vehicle, with most patrons either being a passenger with the driver of the vehicle, walking or using Uber ride share services and provides an evidence basis and justification that the actual parking demand generated from the proposed restaurant is only 6 spaces.

After consideration of the information provided in the amended parking assessment prepared by Lyle Marshall & Partners Pty Ltd, for the purposes of the peer review, it is of our profession that parking demand generated by the proposed 'Alma Freshwater' restaurant at 20 Albert Street, Freshwater can be accommodated by the existing parking located within walking distance of the site.

Should you have any further queries please contact Nav Prasad on 0408 468 729.

Kind Regards,



Navin Prasad  
 BEngTech – Civil Engineering  
 Director  
 Traffic and Safety Solutions Pty Ltd  
 Traffic Safety Solutions PTY LTD  
 ABN: 69 610 453 319

# NAVIN PRASAD

8 LOG BRIDGE PLACE HAZELBROOK NSW 2779 2779  
(MOB): 0408 468 729 E-MAIL: [NAV@TSS.SYDNEY](mailto:NAV@TSS.SYDNEY)

## EDUCATION & TRAINING

Bachelor of Engineering Technology – Civil Engineering  
University of Southern Queensland  
Road Safety Auditor

## EMPLOYMENT HISTORY

### OCTOBER 2016 - PRESENT

#### DIRECTOR

##### TRAFFIC & SAFETY SOLUTIONS

- Traffic and road safety engineering specialist
- Traffic investigation and facility design
- Traffic impact assessment of major development applications
- Land & Environment Court representation
- Traffic studies including traffic modelling
- Traffic signal design
- Civil and road design
- National & State Blackspot investigations and project submissions
- Active Transport investigations and project submissions
- Project Management
- Development Assessment
- Strategic Land Use Assessment

### FEBRUARY 2003 - SEPTEMBER 2016

#### SENIOR NETWORK & SAFETY OFFICER

##### TFNSW/RMS/RTA

- Project development and management
- Program delivery of traffic and road safety projects
- Traffic and road safety assessment of major development applications
- Traffic modelling and modelling assessment
- Preparation of traffic reports and REFs
- Traffic engineering advice to Members of Parliament Councils and Local Traffic
- Committees as subject matter expert on traffic engineering and road safety matters
- Traffic facility and traffic signal design assessment and project management
- National & State Blackspot investigations and project submissions
- Active Transport investigations and project submissions

### FEBRUARY 2002 - FEBRUARY 2003

#### SENIOR NETWORK & SAFETY OFFICER

##### MARRICKVILLE COUNCIL

- Customer Service and issues investigation
- Road & urban detail design and engineering drafting
- Public liability investigations and reports
- Traffic facility design