

Traffic Engineer Referral Response

Application Number:	DA2019/1475
Responsible Officer	
Land to be developed (Address):	Lot 3 DP 86034 , 22 Victoria Parade MANLY NSW 2095

Officer comments

The proposed development involves the redevelopment of Manly Lodge Boutique Hotel containing 22 rooms to a five story building containing 49 suites/rooms, one retail tenancy and a basement level car park. The development proposal includes the provision of 22 car parking spaces of which 2 are accessible parking spaces, 10 motorcycle parking spaces, and 10 bicycle parking spaces. The proposed access is a 3.6m wide single entry / exit driveway access via Victoria Parade, on the northern side of the subject site.

In accordance with Manly DCP requirements, the proposed development requires the provision of 53 car parking spaces (including 49 spaces for guests, 2 spaces for staff and 2 parking spaces for the retail component) as well as 18 bicycle spaces within the site. The location of the premises being in close proximity to public transport (ferries) could be considered in assessment of minor parking shortfall on merit.

Based on the parking requirements of 53 car parking spaces, provision of the minimum of 5.5m wide passing bay will be required for at least the first 6m of the driveway from the property boundary as well as the cross over. This is considered necessary to prevent vehicles from queuing / reversing on to Victoria Ave.

In the traffic report, in order to assess the traffic generating from the proposed development, trip rate assumptions have been extracted from a traffic study that supported an approved mixed-use and hotel development at Bathurst Street with parking requirements of 1 in 10 rooms. The proposed traffic generation of 5 vehicle trips per peak hour based on the above-mentioned comparison is not considered acceptable. The comparison shall be drawn with an existing operating hotel with similar characteristics and location.

In view of the foregoing the proposal is not supported on traffic grounds.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Traffic Engineer Conditions:

Nil.