

## Traffic Engineer Referral Response

<b>Application Number:</b>	DA2019/1234
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Lot 1 DP 1170245 , 0 Wharves And Jetties MANLY NSW 2095

### Officer comments

The development proposes to increase the floor area of both the Sake and El Camino Restaurants. A total increase in the floor area of some 985 sqm with an increase in seating for some 357 persons is proposed. The development application proposes no increase in parking either for staff, customers or servicing to cater for this change.

A parking assessment report has been provided but no traffic or transport impact assessment

It is considered that the application in its current form is not able to be supported as there has been insufficient information provided with regard to the traffic and transport impacts of the proposal. Specifically:

The parking assessment report justifies the increase in floor area on the basis that there is spare parking capacity in existing Council carparks to absorb the parking demands generated by the development. While there may be spare capacity at present that spare capacity would be quickly absorbed if all developments provided no on-site parking to support their generated parking demands. The developer should therefore be required to provide parking to meet DCP requirements or, if not, to provide facilities and infrastructure to offset the need for additional parking.

In addition to parking impacts there are also traffic and transport generation impacts. No assessment has been provided of the number of vehicular, pedestrian or bicycle trips generated by the development. There will be considerable pedestrian, bicycle and public transport demands generated by the development particularly if no parking is to be provided on site. The area around Manly Wharf is highly congested with pedestrians in evening periods and the impact of this development on that congestion needs to be assessed and managed. Similarly, even if no parking is provided there will still be traffic generated by the development from deliveries, servicing, customer pick up and drop off etc. These impacts should be quantified and assessed based upon surveys of similar sites and/or existing demands generated by the existing restaurants. Infrastructure improvements or upgrades to cater for any increases should be proposed eg upgrade to pedestrian phases at traffic signals, improvements to bus parking areas, additional pedestrian crossing facilities, measures to slow traffic to improve pedestrian safety, provision for drop off/pick of customers, improved loading dock facilities etc.

It is noted that there has also been no provision made for an on site customer drop off/pick up zone or for Taxi's /Ubers to service the site. Existing facilities nearby for taxis/ubers and kiss and drop facilities are limited and there is no suitable area on the existing site to provide for such needs which leads to illegal parking in Bus Zones, No Stopping zones and the like. The adequacy of the existing loading dock area has also not been assessed.

Given the above concerns it is considered that approval of the development in its current form is unable to be given and further information addressing the above matters is required.

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.