



Reference: 19.405r01v02

4 December 2019

Uniting
C/- Altus Group
Level 12, 1 Market Street
Sydney NSW 2000

Attention: Mr Noel Whaley

Re: 27 Birkley Road, Manly
**Proposed Sprinkler Pump System – Parking Impact Statement
Development Application**

Dear Noel,

TRAFFIX has been commissioned to assess the parking provision in support of a Development Application (DA) relating to an existing seniors living development located at 27 Birkley Road, Manly. The proposal involves the provision of sprinkler pumps which in turn requires the removal of three (3) car parking spaces within the existing car park. This statement assesses the ability for the loss of off-street parking spaces to be accommodated on-street.

Site and Location

The subject site at 27 Birkley Road, Manly is located approximately 10.5 kilometres northeast of Sydney central business district. More specifically, it is located on the western side of Birkley Street.

The site is rectangular in configuration and has a total site area of approximately 5,600m². It has an eastern frontage of 130 metres to Birkley Street, a southern boundary of 50 metres to Raglan Street and a western boundary to Birkley Lane of 130 metres. The northern boundary of 50 metres is shared with a pedestrian pathway.

A Location Plan is presented in **Figure 1**, with a Site Plan presented in **Figure 2**. Reference should be made to the Photographic Record presented in **Attachment 1**, which provides an appreciation of the general character of roads and other key attributes within proximity of the site.



Figure 1: Location Plan

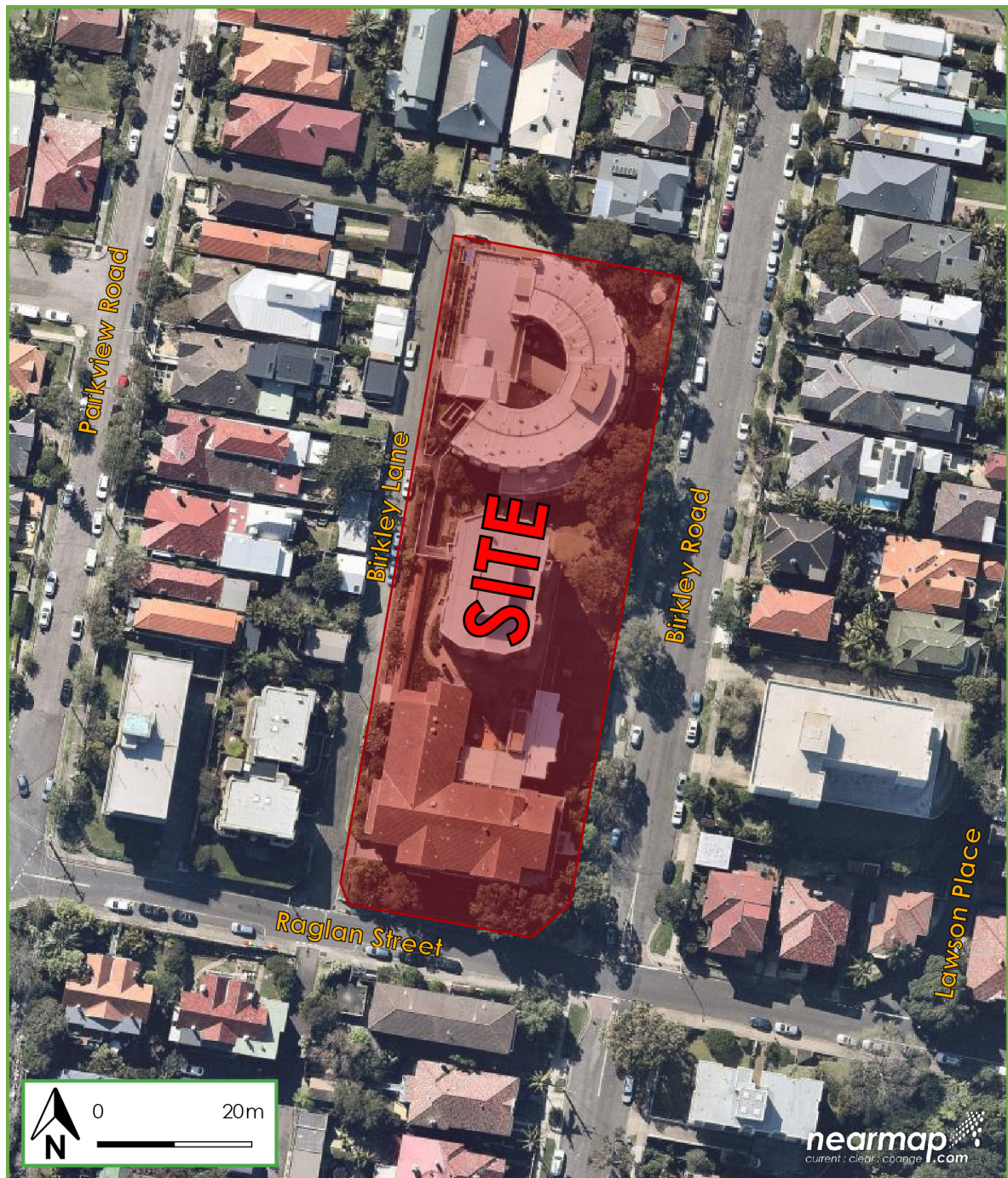


Figure 2: Site Plan



► Road Hierarchy

The road hierarchy in the vicinity of the site is shown in **Figure 3** with the following roads of particular interest:

- **Sydney Road** an RMS Main Road (MR 159) that generally runs in an east west direction between Whistler Street in the east and Ponsonby Parade in the west. Sydney Road provides two lanes of traffic in each direction and is subject to a speed zoning of 60km/h in the vicinity of the site. Kerbside parking is permitted in both directions.
- **Birkley Road:** a local road that generally runs in a north-south direction between Kangaroo Street in the north and Sydney Road in the south. Within the vicinity of the site, Birkley Road is subject to a speed zoning of 50km/hr and accommodates one lane of traffic in each direction. Parking is permitted along both kerbsides with a two-hour restriction operating between 8:00am and 6:00pm.
- **Raglan Street:** a local road that generally runs in an east-west direction between North Steyne in the east and Parkview Road in the west. Within the vicinity of the site, Raglan Street is subject to a speed zoning of 50km/hr and accommodates one lane of traffic in each direction. Parking is permitted along the southern kerbside with a two-hour restriction operating between 8:00am and 6:00pm.
- **Griffiths Street:** a local road that generally runs in an east-west direction between Parkview Road in the east and West Street in the west. Within the vicinity of the site, Griffiths Street is subject to a speed zoning of 50km/hr and accommodates one lane of traffic in each direction. Parking is permitted along the southern kerbside with a two hour restriction operating between 8:00am and 6:00pm.
- **Parkview Road:** a local road that generally runs in a north-south direction between Augusta Road in the north and Sydney Road in the south. Within the vicinity of the site, Parkview Road is subject to a speed zoning of 50km/hr and accommodates one lane of traffic in each direction. Parking is generally permitted along both kerbsides with a two hour restriction operating between 8:00am and 6:00pm. Between Raglan Street and Parkview Lane parking is permitted only along the western kerbside.
- **Quinton Road:** a local road that generally runs in a north-south direction between Kangaroo Street in the north and Raglan Street in the south. Within the vicinity of the site, Quinton Road is subject to a speed zoning of 50km/hr and accommodates one lane of traffic in each direction. Parking is permitted along both kerbsides with a two hour restriction operating between 8:00am and 6:00pm. Between Augusta Road and Raglan Street rear to kerb perpendicular parking is provided along the eastern kerbside with the western kerbside permitting parallel parking.
- **Augusta Road:** a local road that generally runs in an east west direction between Augusta Lane in the east and a cul-de-sac west of Parkview Road. Within the vicinity of the site, Augusta Road is subject to a speed



zoning of 50km/hr and accommodates one lane of traffic in each direction. Parking is permitted along the southern kerbside with a two hour restriction operating between 8:00am and 6:00pm. Between Parkview Road and the cul-de-sac perpendicular parking is provided along the northern kerbside with the southern kerbside permitting parallel parking.

- **Mossgiel Street:** a local road that generally runs in a north-south direction between Quinton Road in the north and Augusta Road in the south. Within the vicinity of the site, Mossgiel Street is subject to a speed zoning of 50km/hr and accommodates one lane of traffic in either direction. Parking is permitted along both kerbsides with a two hour restriction operating between 8:00am and 6:00pm.
- **Cecil Street:** a local road that generally runs in an east west direction between Parkview Road in the east and terminates in a cul-de-sac. Within the vicinity of the site, Cecil Street is subject to a speed zoning of 50km/hr and accommodates one lane of traffic in each direction. Parking is permitted along the both kerbsides with a two hour restriction operating between 8:00am and 6:00pm. Perpendicular parking is provided along the northern kerbside with the southern kerbside permitting parallel parking.
- **Birkley Lane:** a local road that generally runs in a north-south direction between Parkview Road in the north and Parkview Lane in the south. Within the vicinity of the site, Birkley Lane is subject to a speed zoning of 50km/hr and accommodates one lane of traffic in either direction.

On street parking is provided along most streets within 200 metres of the site and is generally restricted to two hours between 8:00am and 6:00pm.



► Public Transport

The subject site is within optimal walking distance (400 metres) of several bus services operating in the locality. These bus services are presented in **Figure 4** and are summarised as follows:

- 141 – Austlink to Manly via Frenchs Forest and Seaforth
- 142 – Allambie to Manly
- 143 – Chatswood to Manly via Balgowlah and St Leonards
- 144 – Manly to Chatswood via Royal North Shore Hospital
- 151 – Mona Vale to City QVB
- E50 – Manly to Milsons Point (Express Service)
- E70 – Manly to City Wynyard (Express Service)

In addition, the subject site is within 800 metres of the Manly Ferry Wharf, which is also presented in Figure 4, with the services summarised below:

- F1 – Manly (Circular Quay Only)
- CCDM – Manly (Circular Quay and Darling Harbour)
- CCWM – City (Circular Quay and Darling Harbour) to Watsons Bay and Manly
- MDH – Manly Darling Harbour Loop (Darling Harbour, Pyrmont, Milsons Point and Circular Quay)
- MFF – Manly Fast Ferry (Circular Quay Only)

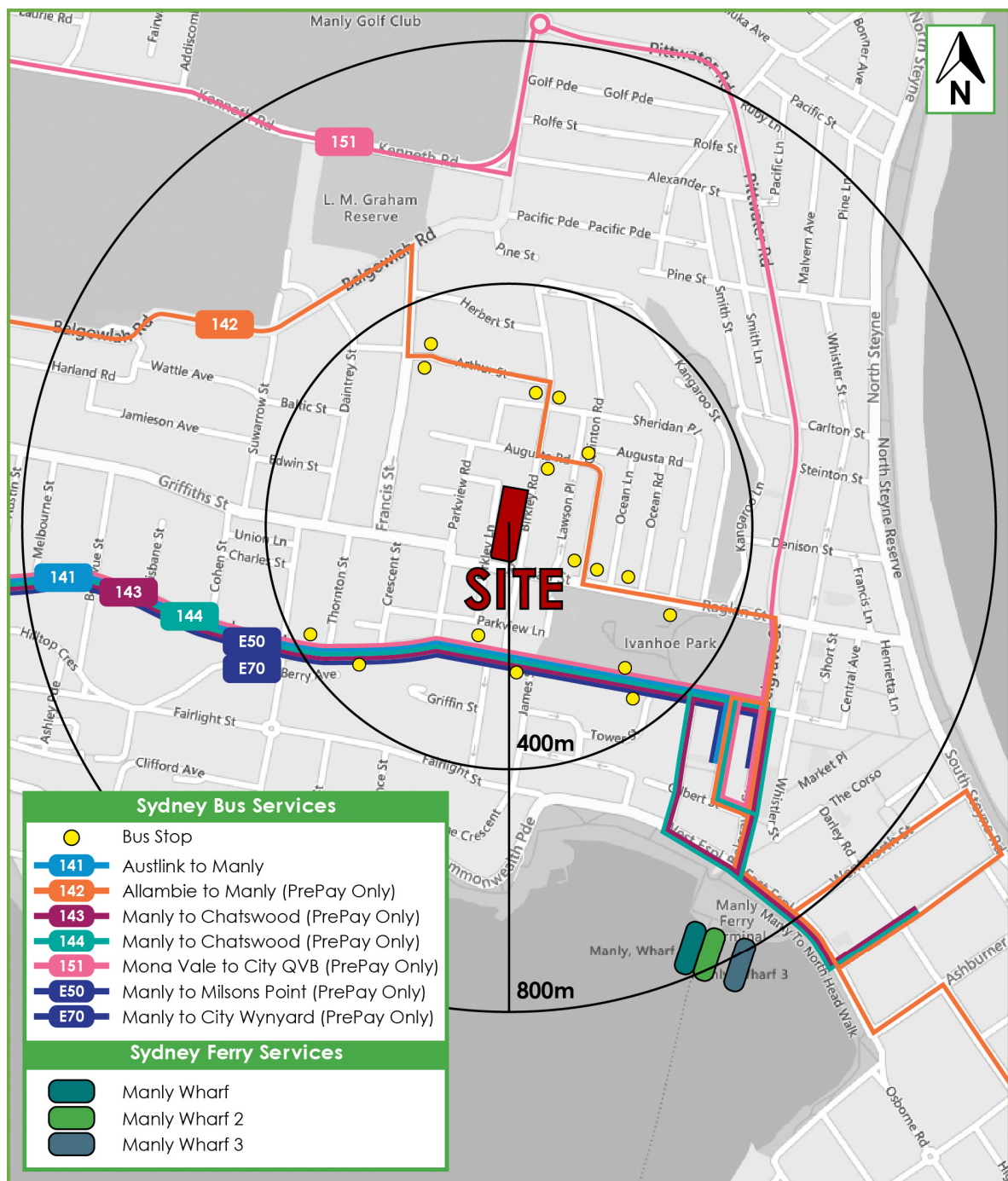


Figure 4: Public Transport



► Description of Proposed Development

In summary, the development for which approval is now sought comprises the construction of a sprinkler pump in the basement which will remove up to three (3) staff car parking spaces within the existing car park on Level 1. The three spaces cannot be accommodated elsewhere on the site and therefore a parking assessment has been conducted to determine if these spaces can be accommodated on-street.

► Off-Street Parking Assessment

DGP Requirements

The Manly Development Control Plan 2013 does not provide a specific parking rate for residential aged care facilities as the parking rates only provide rates per dwelling, which is not applicable to this development. However, as this development is covered by the State Environmental Planning Policy (Housing for Seniors or People with a Disability) the development has been assessed under these controls.

SEPP Requirements

The SEPP specifies a parking rate which if provided cannot be used to refuse consent. The parking rates and requirements are provided in **Table 1**.

Table 1 – SEPP Car Parking Rate and Requirement

Type	Number of Dwellings	SEPP Car Parking Rate	Parking Requirement
Beds	208	1 space per 10 beds	21
Staff	57	1 space per 2 staff	29
Totals			50

As can be seen in Table 1, the development requires a parking provision of 50 car parking spaces to satisfy the SEPP requirements. The development currently provides a parking provision of 42 car parking spaces. The proposed changes to the development will provide a parking provision of 39 off-street car parking spaces for residents and staff, which does not meet the SEPP requirement.

However, it is not considered necessary to assess the proposed development against the current parking requirements, which would not have been around when the development was previously approved. Rather the proposed development should be assessed on the net impact of the net change to the parking provision. The proposed modifications will remove three (3) staff parking spaces which are proposed to be accommodated on-street. As such, on-street parking surveys in the vicinity of the site have been conducted to determine the ability for the additional parking to be accommodated on street.

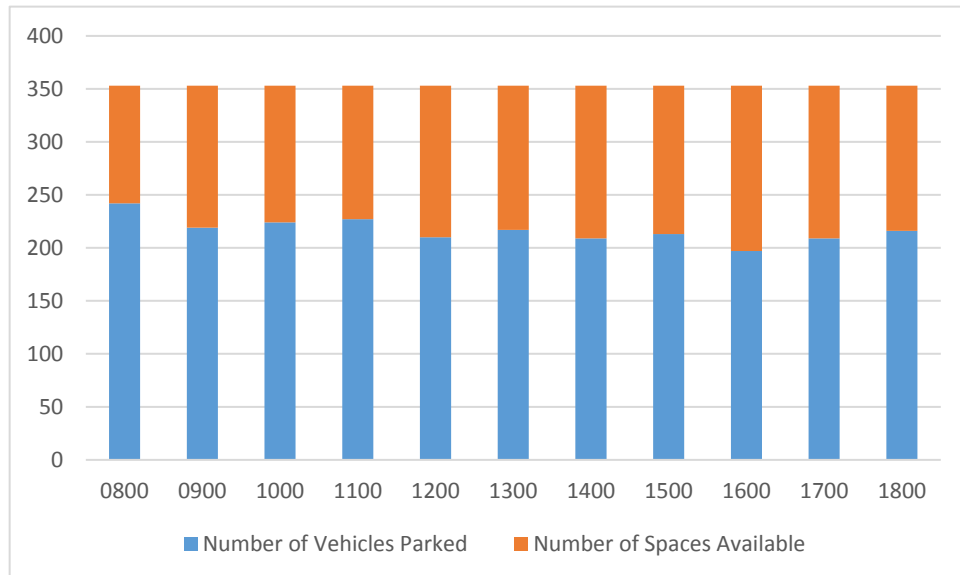
► On Street Parking Assessment

Parking surveys have been conducted on the streets within 200 metres of the site on Thursday 17 October, Friday 18 October and Tuesday 22 October 2019 as requested by Council. Reference should



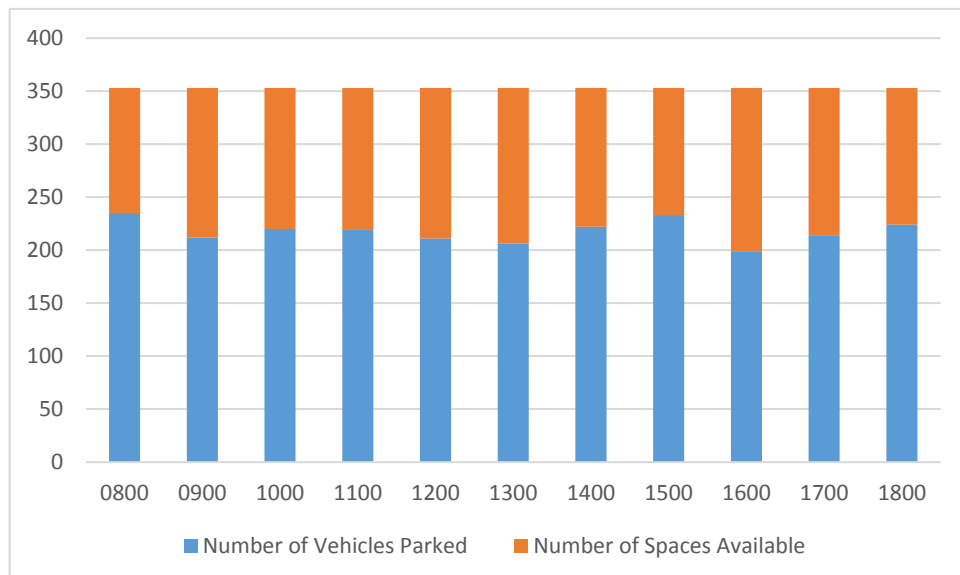
be made to the survey data provided in **Attachment 2**, which determine a total on-street parking capacity of 353 spaces. A summary of the results for each day is provided in **Charts 1, 2** and **3** below.

Chart 1: Tuesday Parking Survey Results



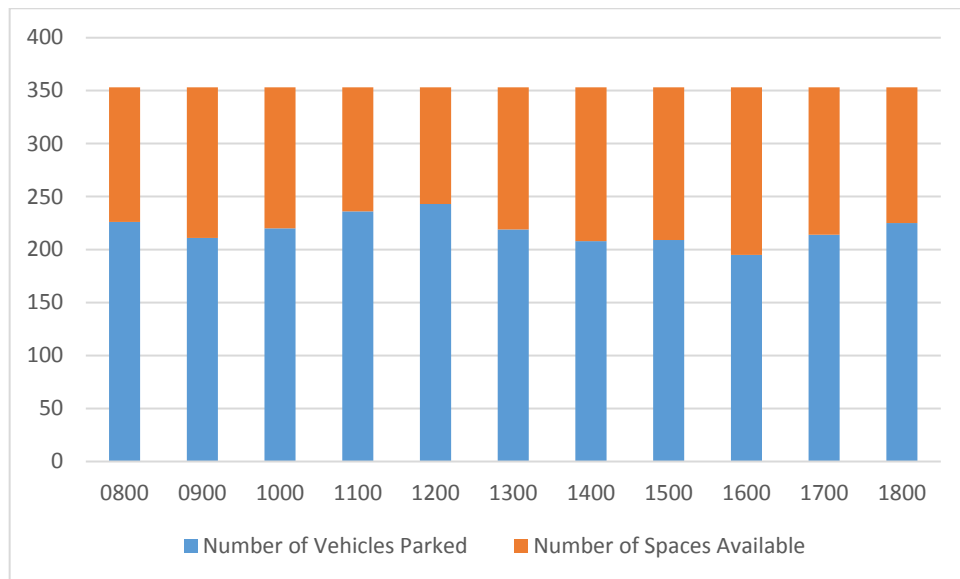
It can be seen from Chart 1 that the study area had between 111 and 156 on-street parking spaces available on a typical Tuesday between 8:00am and 6:00pm.

Chart 2: Thursday Parking Survey Results



It can be seen from Chart 2 that the study area had between 118 and 154 on-street parking spaces available on a typical Thursday between 8:00am and 6:00pm.

Chart 3: Friday Parking Survey Results



It can be seen from Chart 3 that the study area had between 110 and 158 on-street parking spaces available on a typical Friday between 8:00am and 6:00pm.

Although the development sits on a sloping site, the on-street parking around the development is level with different parts of the site. This allows staff to park level to the part of the development they need to access. Therefore, the proposed parking on-street is considered acceptable for the development staff.

Conclusion

The above results demonstrate that during the three-day study period, between 110 and 158 on-street car parking spaces were available within 200 metres of the development. The results demonstrated an average availability of 134 car parking spaces and that only minor variations in parking demand were recorded. Therefore, the existing on-street parking capacity can readily accommodate the three (3) staff car parking spaces required to construct the proposed sprinkler pumps and is considered supportable on traffic planning grounds.

We trust the above is of assistance and request that you contact the undersigned should you have any queries or require any further information. In the event that any concerns remain, we request an opportunity to discuss these with Council officers prior to any determination being made.

Yours faithfully,

Traffix

Vince Doan
Executive Engineer

Encl: Attachment 1 – Photographic Record
Attachment 2 – Survey Data

ATTACHMENT 1

Photographic Records



View looking north along Birkley Road towards the site.



View looking north along Birkley Lane towards the site.



View looking east along Raglan Street towards the site.



View looking south along Birkley Road towards the site.

ATTACHMENT 2

Survey Data

**R.O.A.R. DATA***Reliable, Original & Authentic Results*

Ph.88196847, Mob.0418-239019

Client : Trafficx
 Job No / Name : 7206 MANLY Parking Surveys
 Day/Date : Thursday 17th October 2019



Area	Location	Cap	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800
1	Parkview Rd West / Side	10	8	3	5	5	5	5	7	7	4	5	6
2	Parkview Rd West / Side	9	7	8	7	6	5	5	5	5	4	5	7
3	Parkview Rd West / Side	8	4	5	4	3	3	2	3	3	2	2	1
4	Parkview Rd East / Side	5	2	3	2	2	2	2	2	2	2	2	2
5	Parkview Rd East / Side	16	10	9	10	11	11	11	9	6	6	6	5
6	Parkview Rd East / Side	10	4	3	3	3	3	3	4	4	5	5	5
7	Birkley Rd West / Side	2	2	2	2	2	2	2	2	2	0	1	1
8	Birkley Rd West / Side	10	8	8	8	9	8	7	8	9	10	10	10
9	Birkley Rd West / Side	16	9	12	14	15	14	13	12	12	13	13	13
10	Birkley Rd West / Side	7	3	1	4	4	2	2	4	5	3	3	3
11	Birkley Rd East / Side	24	19	17	16	16	17	17	18	18	13	15	18
12	Birkley Rd East / Side	8	8	8	8	8	8	8	8	8	8	8	7
13	Birkley Rd East / Side	2	2	2	2	2	2	2	2	2	2	2	2
14	Quinton Rd West / Side	22	12	13	11	11	12	12	14	15	15	14	14
15	Quinton Rd East / Side 90 Deg	47	26	23	23	23	24	25	26	27	21	21	21
16	Quinton Rd East / Side	7	7	7	7	7	6	6	7	7	5	7	7
17	Quinton Rd West / Side	10	9	8	8	8	7	5	7	7	4	5	6
18	Birkley Rd East / Side	10	5	3	6	6	6	6	6	6	6	7	7
19	Birkley Rd West / Side	7	5	5	5	5	5	5	5	5	6	6	6
20	Mossgiel St East / Side	5	4	3	3	2	2	2	1	1	3	2	2
21	Mossgiel St West / Side	8	3	3	6	7	4	3	3	4	2	4	5
22	Augusta Rd North / Side 90 Deg	18	10	9	9	9	10	10	12	14	11	13	14
23	Augusta Rd North / Side	6	4	4	3	2	3	3	1	1	2	3	3
24	Augusta Rd North / Side	8	8	7	8	8	8	8	7	7	4	4	5
25	Augusta Rd South / Side	3	3	1	0	0	0	0	1	1	0	0	0
26	Augusta Rd South / Side	11	6	6	2	2	3	5	5	5	4	4	4
27	Augusta Rd South / Side	9	7	5	4	4	3	3	4	4	6	6	6
28	Cecil St North / Side 90 Deg	10	7	6	6	5	4	3	6	9	7	7	8
29	Cecil St South / Side	6	4	3	3	3	4	4	3	3	4	5	6
30	Griffiths St North / Side	9	9	8	8	8	6	4	7	9	9	9	9
31	Griffiths St South / Side	8	4	3	5	5	5	5	5	5	3	3	3
32	Raglan St North / Side	NP	0	0	0	0	0	0	0	0	0	0	0
33	Raglan St North / Side	NP	0	0	0	0	0	0	0	0	0	0	0
34	Raglan St North / Side	NP	0	0	0	0	0	0	0	0	0	0	0
35	Raglan St North / Side	NP	0	0	0	0	0	0	0	0	0	0	0
36	Raglan St South / Side	10	6	6	7	7	6	7	8	10	6	7	7
37	Raglan St South / Side	4	3	3	4	4	4	4	3	3	3	4	4
38	Raglan St South / Side	3	3	2	3	3	3	3	3	3	3	3	3
39	Raglan St South / Side	5	4	3	4	4	4	4	4	4	3	3	4
Total of Vehicles Parked		353	235	212	220	219	211	206	222	233	199	214	224
Number of Vacant Spaces			118	141	133	134	142	147	131	120	154	139	129
% of Capacity Used			66.6%	60.1%	62.3%	62.0%	59.8%	58.4%	62.9%	66.0%	56.4%	60.6%	63.5%

**R.O.A.R. DATA****Reliable, Original & Authentic Results**

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2	Parkview Rd West / Side	9	6	4	4	6	6	7	7	7	6	6	6
3	Parkview Rd West / Side	8	2	1	1	1	2	1	1	1	1	1	1
4	Parkview Rd East / Side	5	3	3	3	3	3	2	1	0	1	2	1
5	Parkview Rd East / Side	16	10	9	10	10	10	10	9	7	7	8	9
6	Parkview Rd East / Side	10	5	4	5	5	5	4	4	2	2	5	5
7	Birkley Rd West / Side	2	0	2	2	2	2	1	2	2	1	2	2
8	Birkley Rd West / Side	10	9	9	9	10	8	8	8	9	7	8	8
9	Birkley Rd West / Side	16	10	12	13	13	11	14	14	15	13	14	13
10	Birkley Rd West / Side	7	4	1	2	5	5	3	4	4	0	1	2
11	Birkley Rd East / Side	24	17	18	20	19	22	18	18	18	20	17	19
12	Birkley Rd East / Side	8	5	7	7	8	8	8	7	8	7	5	5
13	Birkley Rd East / Side	2	2	2	2	2	2	1	2	2	1	2	1
14	Quinton Rd West / Side	22	16	14	13	16	16	13	13	13	11	11	15
15	Quinton Rd East / Side 90 Deg	47	27	25	23	31	38	29	23	24	20	24	26
16	Quinton Rd East / Side	7	7	5	5	4	3	3	2	3	3	4	5
17	Quinton Rd West / Side	10	10	9	9	8	9	9	7	7	7	6	7
18	Birkley Rd East / Side	10	4	5	6	6	7	5	4	4	4	5	6
19	Birkley Rd West / Side	7	4	6	6	7	7	7	7	7	7	7	6
20	Mossgiel St East / Side	5	3	3	3	3	3	4	3	3	2	3	3
21	Mossgiel St West / Side	8	5	6	7	5	5	2	2	2	6	5	4
22	Augusta Rd North / Side 90 Deg	18	10	9	10	10	10	11	12	13	10	14	14
23	Augusta Rd North / Side	6	5	4	3	1	2	3	3	4	5	5	5
24	Augusta Rd North / Side	8	7	7	7	7	7	5	5	6	6	6	6
25	Augusta Rd South / Side	3	3	2	3	3	2	2	2	2	2	1	0
26	Augusta Rd South / Side	11	9	6	6	8	9	8	8	7	6	5	5
27	Augusta Rd South / Side	9	5	5	6	5	5	6	5	5	4	6	7
28	Cecil St North / Side 90 Deg	10	7	5	4	4	6	6	6	6	6	8	9
29	Cecil St South / Side	6	4	3	3	3	2	3	3	4	4	5	5
30	Griffiths St North / Side	9	7	5	5	6	4	5	5	5	5	5	7
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33	Raglan St North / Side	NP	0	0	0	0	0	0	0	0	0	0	0
34	Raglan St North / Side	NP	0	0	0	0	0	0	0	0	0	0	0
35	Raglan St North / Side	NP	0	0	0	0	0	0	0	0	0	0	0
36	Raglan St South / Side	10	3	6	9	9	7	6	6	6	7	6	4
37	Raglan St South / Side	4	3	2	3	4	4	4	3	3	3	2	3
38	Raglan St South / Side	3	1	1	1	2	3	1	2	3	2	2	3
39	Raglan St South / Side	5	1	1	1	2	1	0	1	0	1	1	1
Total of Vehicles Parked		353	226	211	220	236	243	219	208	209	195	214	225
Number of Vacant Spaces			127	142	133	117	110	134	145	144	158	139	128
% of Capacity Used			64.0%	59.8%	62.3%	66.9%	68.8%	62.0%	58.9%	59.2%	55.2%	60.6%	63.7%



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1	Parkview Rd West / Side	10	10	8	6	9	7	6	5	5	6	8	9
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6	Parkview Rd East / Side	10	7	5	5	5	6	4	4	4	4	4	4
7	Birkley Rd West / Side	2	2	1	2	1	2	2	2	1	1	1	1
8	Birkley Rd West / Side	10	9	8	9	7	7	9	8	10	6	7	8
9	Birkley Rd West / Side	16	8	14	15	16	16	16	16	14	14	10	11
10	Birkley Rd West / Side	7	7	5	6	5	4	7	7	7	5	6	5
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16	Quinton Rd East / Side	7	3	3	2	3	2	3	2	2	3	3	3
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39	Raglan St South / Side	5	1	3	4	3	4	4	4	4	4	4	4
Total of Vehicles Parked		353	242	219	224	227	210	217	209	213	197	209	216
Number of Vacant Spaces			111	134	129	126	143	136	144	140	156	144	137
% of Capacity Used			68.6%	62.0%	63.5%	64.3%	59.5%	61.5%	59.2%	60.3%	55.8%	59.2%	61.2%



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Day/Date : Thurs 17th & Fri 18th & Tues 22nd October 2019

