30 October 2025
Ref: 25094

The Chief Executive Officer
Northern Beaches Council
PO Box 82
MANLY NSW 1655

Attention: Scott Phillips
council@northernbeaches.nsw.gov.au

Dear Scott,

120 Old Pittwater Road, Brookvale
Proposed Subdivision & Concept Built Form
Traffic & Parking Impact Statement

Introduction

CJP has been engaged to prepare a Traffic & Parking Impact Statement (TPIS) in support of a Development Application (DA) to Northern Beaches Council, involving the demolition of the existing building on the site, subdivision of the site into three lots (Lots A, B & C), and the concept built form of a new three-storey warehouse building on the new rear lot (Lot C).

Off-street parking and loading for the concept warehouse on Lot C is envisaged across all three levels and in accordance with Council's DCP's numerical rates, or, if the DCP is silent on an applicable rate, TfNSW's Guide to Transport Impact Assessment (GTIA).

Vehicular access to the concept warehouse building in Lot C is proposed to be provided in the north-western corner of Lot C, via an existing shared vehicular right-of-carriageway (ROW) which extends through No.108 & No.114 Old Pittwater Road.

Site

The subject site is located on the western side of Old Pittwater Road, just north of Chelsea Lane, and is legally described as Lot 3 in DP868761. The site has a street frontage of approximately 111m in length to Old Pittwater Road (including approximately 6m in length for an existing substation), and occupies a total area of approximately 21,768m^2.

The site is currently occupied by a large multi-level mixed use building, with a cumulative floor area of approximately 12,817m^2, as set out in the table below.

Table 1 – Existing Development Schedule

Level	Warehouse	Office	Retail	Tenant
Ground	2,107.80m^2			Sports Marine & Padi
Part Level 1		636.70m^2	103m^2	Kelly Partners & Cactus Café
Part Level 1	6,497.80m^2			AEC &
Level 2b		437m^2		Enrolment Hub
Level 3		1,566.10m^2		Muscle Republic, True Protein & AEC
Level 4		1,469m^2		Padi
Total	**8,605.60m^2**	**4,108.80m^2**	**103m^2**	**12,817.40m^2**

Off-street parking for the existing building is provided at various locations throughout the site, including outdoor at-grade, undercover, and rooftop parking areas. Vehicular access to the site is currently provided via an existing entry/exit driveway located at the southern end of the Old Pittwater Road site frontage, as well as via an existing shared ROW which extends through No.108 & No.114 Old Pittwater Road.

A recent aerial image of the site and its surroundings is reproduced below, followed by a series of Streetview images.

Figure 1 – Aerial image of the subject site from 5 October 2025 (Source: Nearmap)

Figure 2 – Streetview image of Old Pittwater Road site frontage, looking north (Source: Google Maps)

Figure 3 – Streetview image of Old Pittwater Road site frontage, looking south (Source: Google Maps)

Proposed Development

The proposed development involves the demolition of the existing building on the site, the subdivision of the site into three lots (Lots A, B & C), and the concept built form of a new three-storey warehouse building on the new rear lot (Lot C).

The proposed lot sizes are indicated in Table 2 below, whilst the indicative and concept built form floor areas of the three lots are indicated in Table 3 below. In this regard, the "indicative" built form on Lots A & B are, as suggested, indicative, and are intended to provide Council with an understanding of what could be constructed. any future buildings on Lots A & B may or may not take that form. The "concept" built form on Lot C, however, is intended to "lock-in" the built form.

Any future buildings on the three lots will be subject to future respective detailed applications.

Table 2 – Proposed Lot Sizes	
Lot	**Lot Size**
Lot A	6,579m^2
Lot B	6,817m^2
Lot C	8,372m^2
Total	**21,768m^2**

Table 3 – Concept & Indicative Floor Areas				
Lot	**Lot A Indicative Built Form**	**Lot B Indicative Built Form**	**Lot C Concept Built Form**	**Total**
Warehouse	2,650m^2	3,100m^2	5,500m^2	11,250m^2
Office	400m^2	400m^2	1,290m^2	2,090m^2
Storage	-	-	2,750m^2	2,750m^2
Total	**3,050m^2**	**3,500m^2**	**9,540m^2**	**21,768m^2**

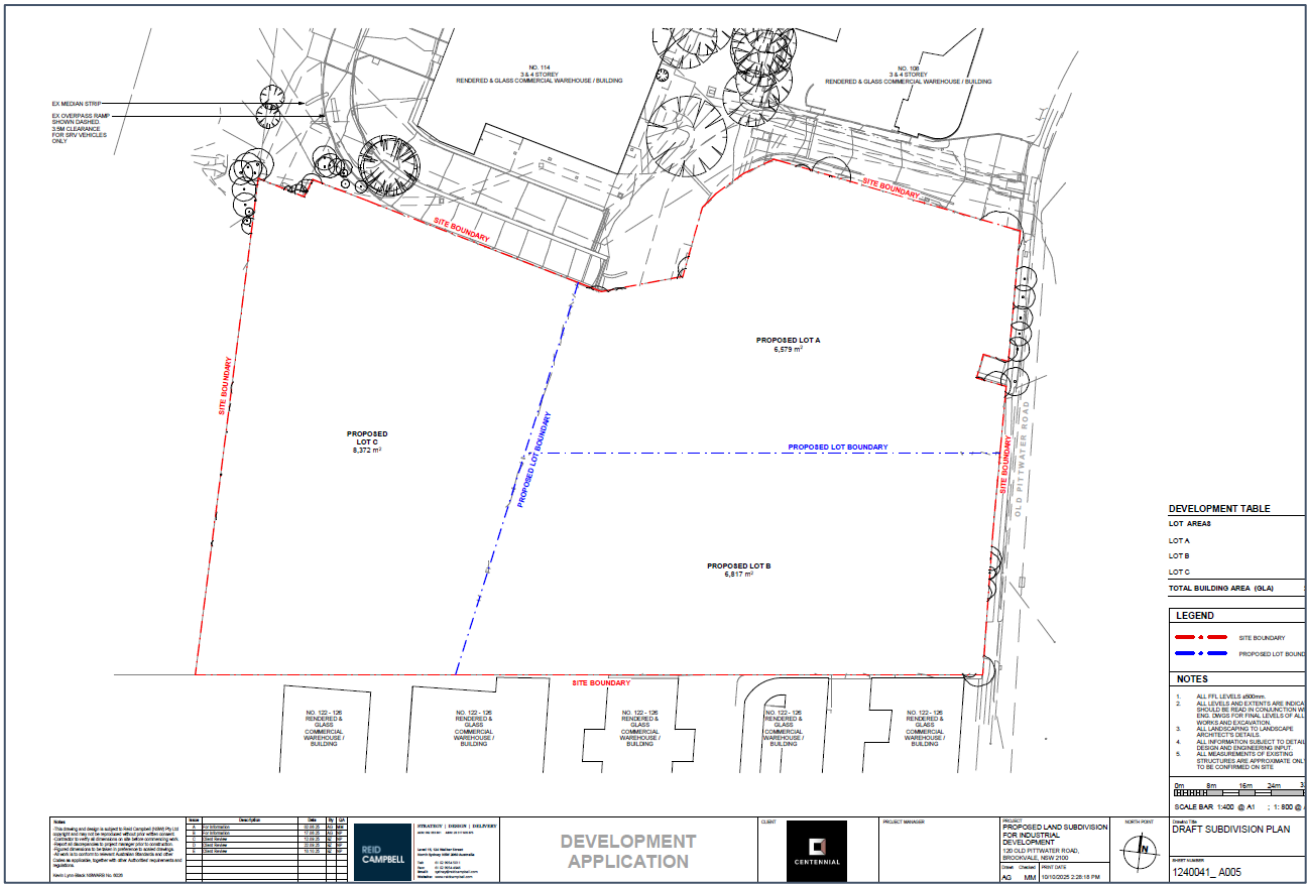

Figure 4 – Subdivision plan indicating Lot A, Lot B, and Lot C (Source: Reid Campbell)

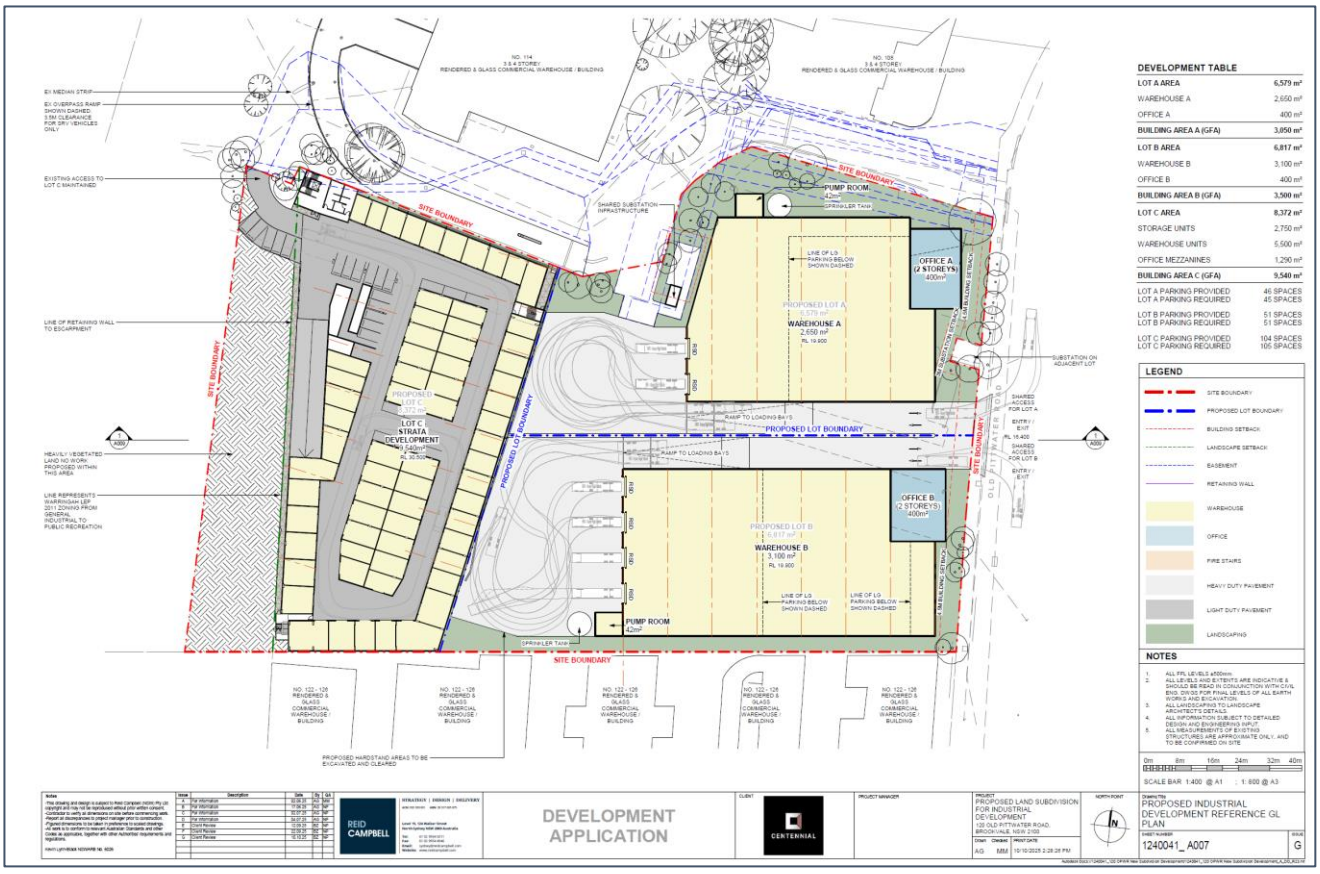

Figure 5 – Indicative and concept ground floor plan (Source: Reid Campbell)

Off-street parking for Lots A & B is indicatively shown within single level basement parking areas located beneath the respective buildings in accordance with Council's DCP's numerical rates, or, if the DCP is silent on an applicable rate, TfNSW's GTIA. Off-street parking for the concept warehouse on Lot C is envisaged across all three levels and also in accordance with Council's DCP's numerical rates, or, if the DCP is silent on an applicable rate, TfNSW's Guide to Transport Impact Assessment (GTIA).

Table 4 – Concept & Indicative Parking Provisions	
Lot	**Parking Provision**
Lot A	46 spaces
Lot B	51 spaces
Lot C	104 spaces
Total	**201 spaces**

Off-street loading facilities for Lots A & B is indicatively shown at-grade at the rear of Warehouses A & B for vehicles up to and including 12.5m long HRV trucks. Off-street loading facilities for Lot C is conceptually shown across all three levels, with each strata unit containing a private SRV loading bay internally within the respective units on Levels 1 & 2. Notwithstanding, the ground floor level circulation area of Warehouse C is also capable of accommodating SRV trucks.

Vehicular access to Lots A & B is indicatively shown via respective but adjoining entry/exit driveways located midway along the Old Pittwater Road site frontages.

Vehicular access to Lot C is proposed to be provided in the north-western corner of Lot C, via an existing shared vehicular ROW which extends through No.108 & No.114 Old Pittwater Road.

As noted in the foregoing, future detailed applications will need to be submitted for any new buildings on the respective new lots, noting the built form on Lot C will be "locked in" by this current application because concept approval is sought.

Traffic Assessment

The traffic implications of development proposals primarily concern the *nett change* in the traffic generation potential of a site compared to its existing and/or approved uses, and its impact on the operational performance of the surrounding road network, particularly during the weekday morning and afternoon road network peak periods.

An indication of the traffic generation potential of the existing and proposed uses on the site is provided by reference to the following documents:

- Transport for NSW's Guide to Transport Impact Assessment 2024 (GTIA)
- RMS Guide to Traffic Generating Developments 2002 (RMS Guide)
- RMS Technical Direction 2013/04a (TDT)

The applicable land uses within the proposed development are defined by TfNSW as "warehouses" and "office".

Based on the TfNSW prescribed trip generation rates, the proposed development has a traffic generation potential of approximately 97 vehicle trips per hour (vph) during the weekday morning peak and 89 vph during the weekday afternoon peak periods, as set out in the table on the following page.

Table 5 – Proposed Concept & Indicative Peak Period Traffic Generation Potential					
Land Use	**Floor Areas**	**Trip Rate**		**Traffic Generation**	
		AM	**PM**	**AM**	**PM**
Warehouse	11,250m²	0.5 trips/100m²	0.5 trips/100m²	56 vph	56 vph
Storage	2,750m²	0.3 trips/100m²	0.3 trips/100m²	8 vph	8 vph
Office	2,090m²	1.6 trips/100m²	1.2 trips/100m²	33 vph	25 vph
Total				**97 vph**	**89 vph**

Consideration should also be given to the existing development on the site in order to determine the *nett change* in traffic generation potential.

Based on the TfNSW prescribed trip generation rates, the existing development on the site has a traffic generation potential of approximately 111 vph during the weekday morning peak and approximately 97 vph during the weekday afternoon peak periods, as set out in the table below.

Table 6 – Existing Peak Period Traffic Generation Potential					
Land Use	**Floor Areas**	**Trip Rate**		**Traffic Generation**	
		AM	**PM**	**AM**	**PM**
Warehouse	8,606m²	0.5 trips/100m²	0.5 trips/100m²	43 vph	43 vph
Office	4,109m²	1.6 trips/100m²	1.2 trips/100m²	66 vph	49 vph
Retail	103m²	2.3 trips/100m²	4.6 trips/100m²	2 vph	5 vph
Total				**111 vph**	**97 vph**

Based on the above trip generation rates and tables, the proposed development is expected to result in a *nett reduction* of 8-14 vph during the weekday morning and afternoon peaks, as detailed below.

Table 7 – Nett Peak Traffic Generation Potential			
Period	**Proposed Peak Trips**	**Existing Peak Trips**	**Nett Peak Trips**
AM Peak Hour	97 vph	-111 vph	-14 vph
PM Peak Hour	89 vph	-97 vph	-8 vph

That projected *nett reduction* in traffic generation potential of the site as a consequence of the development proposal will clearly not result in any unacceptable implications in terms of road network capacity and is therefore supportable on traffic grounds.

Off-street Parking Assessment

The off-street car parking rates applicable to the development proposal are specified in the Warringah DCP 2011, Part H – Appendices, Appendix 1 – Car Parking Requirements, in the following terms:

Industry and transport	
Use	**Requirement**
Warehouse or distribution centre	1.3 spaces per 100 m2 GFA (including up to 20% of floor area as office premises space component. Office premises component above 20% determined at office premises rate).

(Source: Warringah DCP 2011, Part H, Appendix 1)

In this regard, it is noted that the office mezzanine floor area represents less than 20% of the total warehouse floor area. Application therefore of the above WDCP *warehouse* parking rate to the various components of the concept and indicative warehouse development on the site, yields a total parking requirement of 210 car spaces, including 124 spaces on Lot C.

Table 8 – Concept & Indicative Parking Requirements & Provisions				
Lot	**Lot A Indicative Built Form**	**Lot B Indicative Built Form**	**Lot C Concept Built Form**	**Total**
Warehouse	2,650m^2	3,100m^2	5,500m^2	11,250m^2
Office	400m^2	400m^2	1,290m^2	2,090m^2
Storage	-	-	2,750m^2	2,750m^2
Total Floor Area	3,050m^2	3,500m^2	9,540m^2	21,768m^2
DCP Parking Rate	@ 1.3 spaces/100m^2	@ 1.3 spaces/100m^2	@ 1.3 spaces/100m^2	@ 1.3 spaces/100m^2
Total Parking Required	**40 spaces**	**46 spaces**	**124 spaces**	**210 spaces**
Total Parking Proposed	**46 spaces**	**51 spaces**	**104 spaces**	**201 spaces**

As noted above, off-street parking for Lots A & B is envisaged to be able to satisfy the WDCP's numerical requirements. Whilst the Lot C proposal results in a numerical shortfall of 20 parking spaces, these are attributed to the basement storage units which will not have staff working within them, noting they do not include private bathrooms, kitchenettes or mezzanines like the warehouse units on the levels above. "Dwell time" for owners accessing their basement unit is expected to be brief and infrequent. Users will therefore be able to park directly outside their respective unit.

As such, the proposed provision of 104 parking spaces for Lot C's concept built form is considered acceptable.

Design Layout Compliance

The geometric design layout of the indicative and concept vehicular access and parking arrangements have been reviewed and are generally in compliance with the AS2890 series. The following design standards have been used as the basis for compliance with respect to the vehicular access, parking and loading requirements:

- Australian Standards 2890.1:2004 – Off-Street Car Parking (AS2890.1)
- Australian Standards 2890.2:2018 – Off-Street Commercial Vehicle Facilities (AS2890.2)
- Australian Standards 2890.6:2022 – Off-Street Parking for People with Disabilities (AS2890.6)

Whilst the vehicular access, parking and loading areas have been designed in accordance with the above Australian Standards, the design will be further refined as part of any future application. Further, it is expected that a condition(s) of consent would be imposed requiring reconfirmation of compliance at the Construction Certificate stage (CC).

Conclusion

In summary, the proposed development involves the demolition of the existing building on the site, subdivision of the site into three lots (Lots A, B & C), and the concept built form of a new three-storey warehouse building on the new rear lot (Lot C).

Off-street parking and loading for the concept warehouse is envisaged across all three levels and in accordance with Council's DCP's numerical rates, or, if the DCP is silent on an applicable rate, TfNSW's Guide to Transport Impact Assessment (GTIA).

Vehicular access to the concept warehouse building in Lot C is envisaged to be provided in the north-western corner of Lot C, via an existing shared vehicular right-of-carriageway (ROW) which extends through No.108 & No.114 Old Pittwater Road.

When factoring in the concept built form on Lot C and the indicative built form on Lots A & B, the proposal results in an overall nett reduction in peak vehicle trips when compared to the existing building and uses on the site.

Furthermore, adequate off-street parking and loading is capable of being accommodated on the respective lots, with future detailed applications needing to be submitted for any new buildings on the new lots, noting the built form on Lot C will be "locked in" by this current application.

In the circumstances, it is therefore concluded that the proposed development will not result in any unacceptable traffic, parking, servicing or access implications.

Please do not hesitate to contact me should you have any comments or questions.

Kind regards

Chris Palmer
Director
B.Eng (Civil), MAITPM

DEVELOPMENT TABLE

LOT AREAS

LOT A	6,579 m²
LOT B	6,817 m²
LOT C	8,372 m²
TOTAL BUILDING AREA (GLA)	**21,768 m²**

LEGEND

- SITE BOUNDARY
- PROPOSED LOT BOUNDARY

NOTES

1. ALL FFL LEVELS ±500mm.
2. ALL LEVELS AND EXTENTS ARE INDICATIVE & SHOULD BE READ IN CONJUNCTION WITH CIVIL ENG. DWGS FOR FINAL LEVELS OF ALL EARTH WORKS AND EXCAVATION.
3. ALL LANDSCAPING TO LANDSCAPE ARCHITECT'S DETAILS.
4. ALL INFORMATION SUBJECT TO DETAILED DESIGN AND ENGINEERING INPUT.
5. ALL MEASUREMENTS OF EXISTING STRUCTURES ARE APPROXIMATE ONLY, AND TO BE CONFIRMED ON SITE

0m 8m 16m 24m 32m 40m

SCALE BAR 1:400 @ A1 ; 1: 800 @ A3

Notes

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Kevin Lynn-Black NSWARB No. 6026

Issue	Description	Date	By	QA
A	For Information	02.06.25	AG	MM
B	For Information	17.06.25	AG	NP
C	Client Review	12.09.25	BZ	NP
D	Client Review	22.09.25	BZ	NP
E	Client Review	10.10.25	BZ	NP

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Fax: 61 02 9954 4946
Email: sydney@reidcampbell.com
Website: www.reidcampbell.com

DEVELOPMENT APPLICATION

CLIENT: CENTENNIAL

PROJECT MANAGER:

PROJECT
PROPOSED LAND SUBDIVISION FOR INDUSTRIAL DEVELOPMENT
120 OLD PITTWATER ROAD, BROOKVALE, NSW 2100

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PRINT DATE 10/10/2025 2:28:18 PM

NORTH POINT

Drawing Title
DRAFT SUBDIVISION PLAN

SHEET NUMBER 1240041_ A005
ISSUE E

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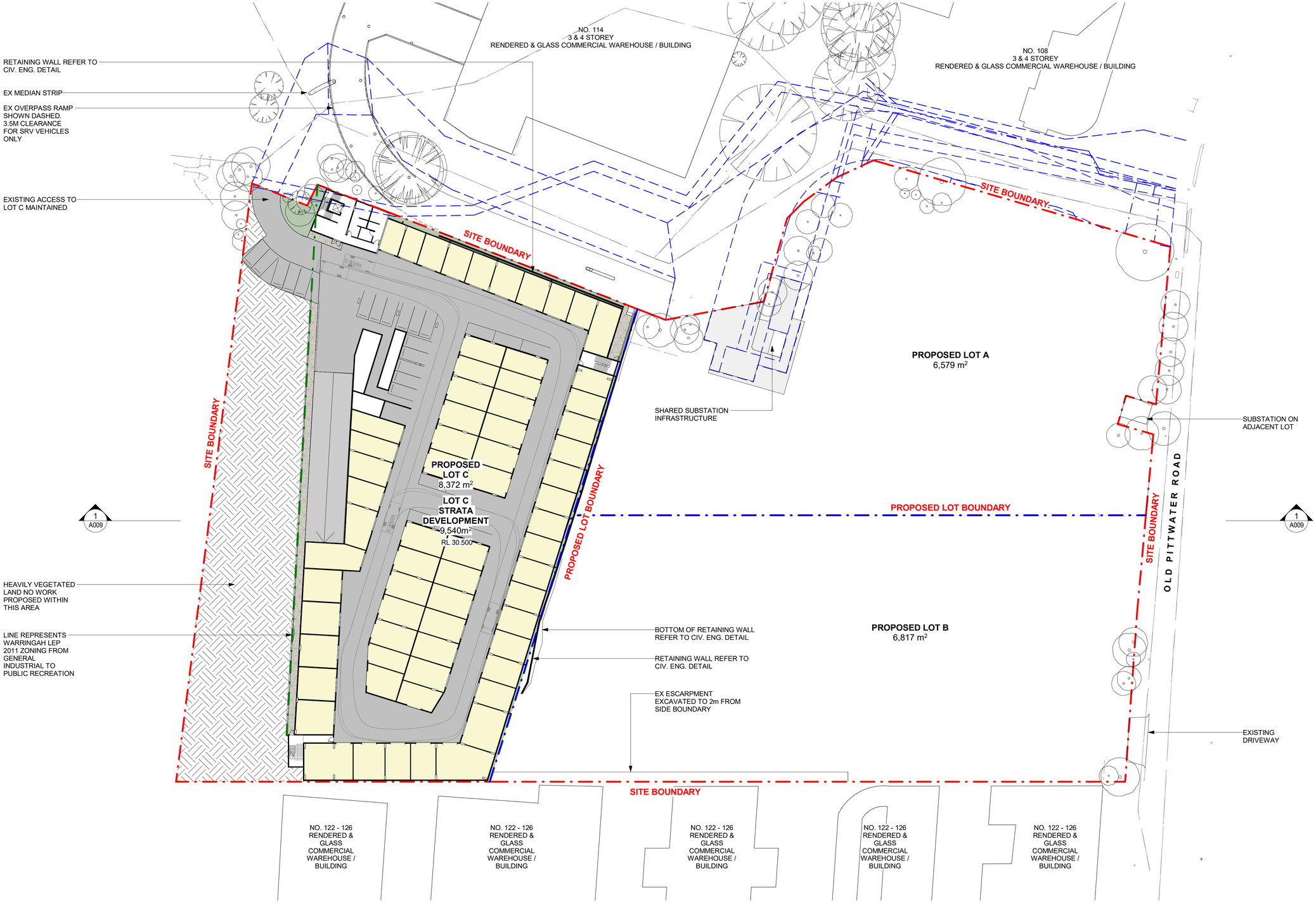

DEVELOPMENT TABLE

LOT AREAS	
LOT A	6,579 m²
LOT B	6,817 m²
LOT C	8,372 m²
TOTAL BUILDING AREA (GLA)	**21,768 m²**
LOT C AREA	**8,372 m²**
STORAGE UNITS	2,750 m²
WAREHOUSE UNITS	5,500 m²
OFFICE MEZZANINES	1,290 m²
BUILDING AREA C (GFA)	**9,540 m²**
LOT C PARKING PROVIDED	104 SPACES
LOT C PARKING REQUIRED	105 SPACES

LEGEND

- SITE BOUNDARY
- PROPOSED LOT BOUNDARY
- EASEMENT

NOTES

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0m 8m 16m 24m 32m 40m

SCALE BAR 1:400 @ A1 ; 1: 800 @ A3

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Kevin Lynn-Black NSWARB No. 6026

Issue	Description	Date	By	QA
A	Client Review	22.09.25	BZ	NP
B	Client Review	23.09.25	BZ	NP
C	Client Review	29.09.25	BZ	NP
D	Client Review	01.10.25	BZ	NP
E	Client Review	10.10.25	BZ	NP

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Email: sydney@reidcampbell.com
Website: www.reidcampbell.com

DEVELOPMENT APPLICATION

CLIENT: CENTENNIAL

PROJECT MANAGER

PROJECT: PROPOSED LAND SUBDIVISION FOR INDUSTRIAL DEVELOPMENT
120 OLD PITTWATER ROAD, BROOKVALE, NSW 2100

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NORTH POINT

Drawing Title: PROPOSED SITE PLAN

SHEET NUMBER: 1240041_ A006

ISSUE: E

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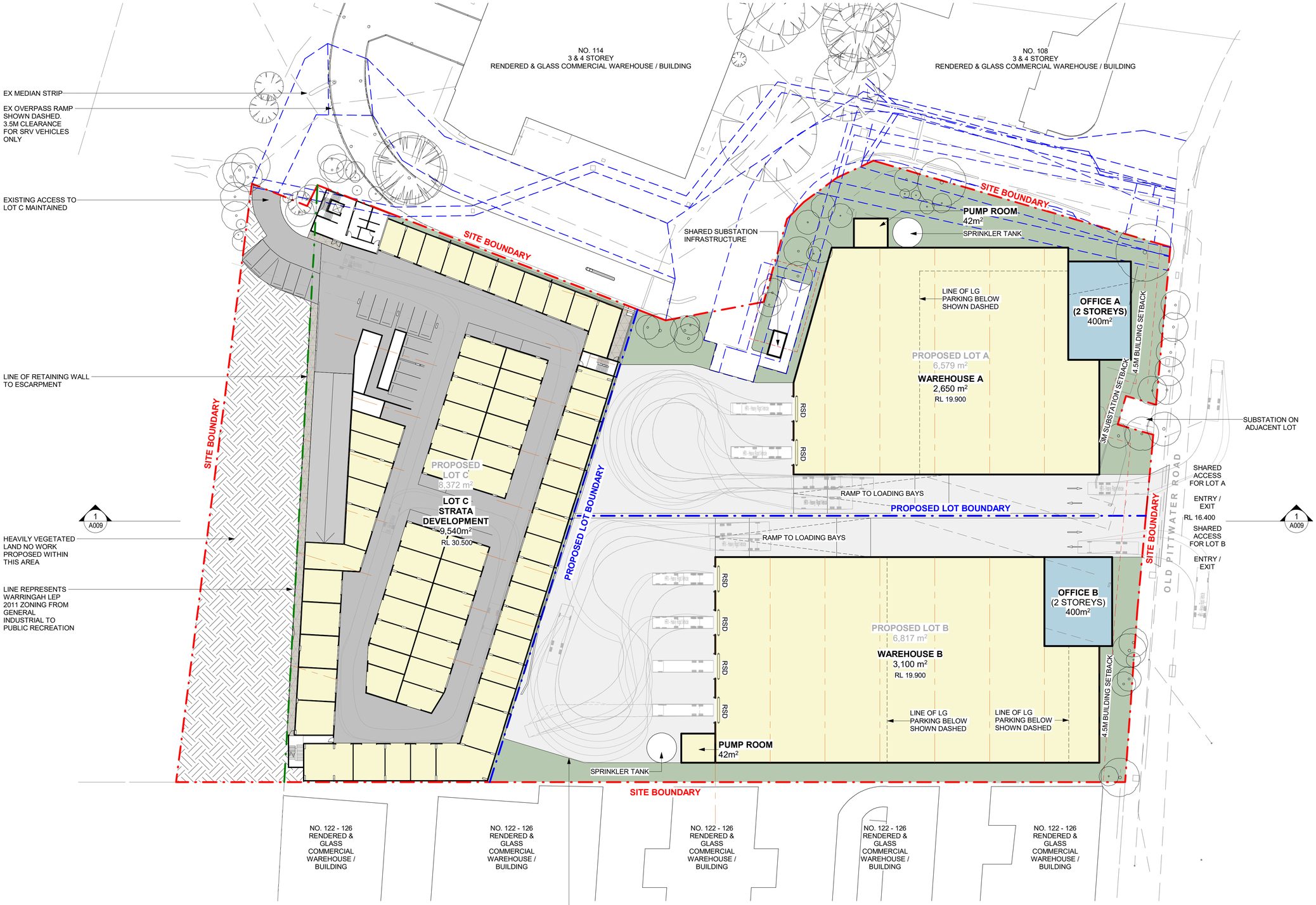

DEVELOPMENT TABLE

LOT A AREA	**6,579 m²**
WAREHOUSE A	2,650 m²
OFFICE A	400 m²
BUILDING AREA A (GFA)	**3,050 m²**
LOT B AREA	**6,817 m²**
WAREHOUSE B	3,100 m²
OFFICE B	400 m²
BUILDING AREA B (GFA)	**3,500 m²**
LOT C AREA	**8,372 m²**
STORAGE UNITS	2,750 m²
WAREHOUSE UNITS	5,500 m²
OFFICE MEZZANINES	1,290 m²
BUILDING AREA C (GFA)	**9,540 m²**
LOT A PARKING PROVIDED	46 SPACES
LOT A PARKING REQUIRED	45 SPACES
LOT B PARKING PROVIDED	51 SPACES
LOT B PARKING REQUIRED	51 SPACES
LOT C PARKING PROVIDED	104 SPACES
LOT C PARKING REQUIRED	105 SPACES

LEGEND

- SITE BOUNDARY
- PROPOSED LOT BOUNDARY
- BUILDING SETBACK
- LANDSCAPE SETBACK
- EASEMENT
- RETAINING WALL
- WAREHOUSE
- OFFICE
- FIRE STAIRS
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- LANDSCAPING

NOTES

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A	For Information	02.06.25	AG	MM
B	For Information	17.06.25	AG	NP
C	For Information	02.07.25	AG	NP
D	For Information	04.07.25	AG	NP
E	Client Review	12.09.25	BZ	NP
F	Client Review	22.09.25	BZ	NP
G	Client Review	10.10.25	BZ	NP

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DEVELOPMENT APPLICATION

CLIENT: CENTENNIAL

PROJECT MANAGER

PROJECT: PROPOSED LAND SUBDIVISION FOR INDUSTRIAL DEVELOPMENT
120 OLD PITTWATER ROAD, BROOKVALE, NSW 2100

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Drawing Title: PROPOSED INDUSTRIAL DEVELOPMENT REFERENCE GL PLAN

SHEET NUMBER 1240041_ A007
ISSUE G

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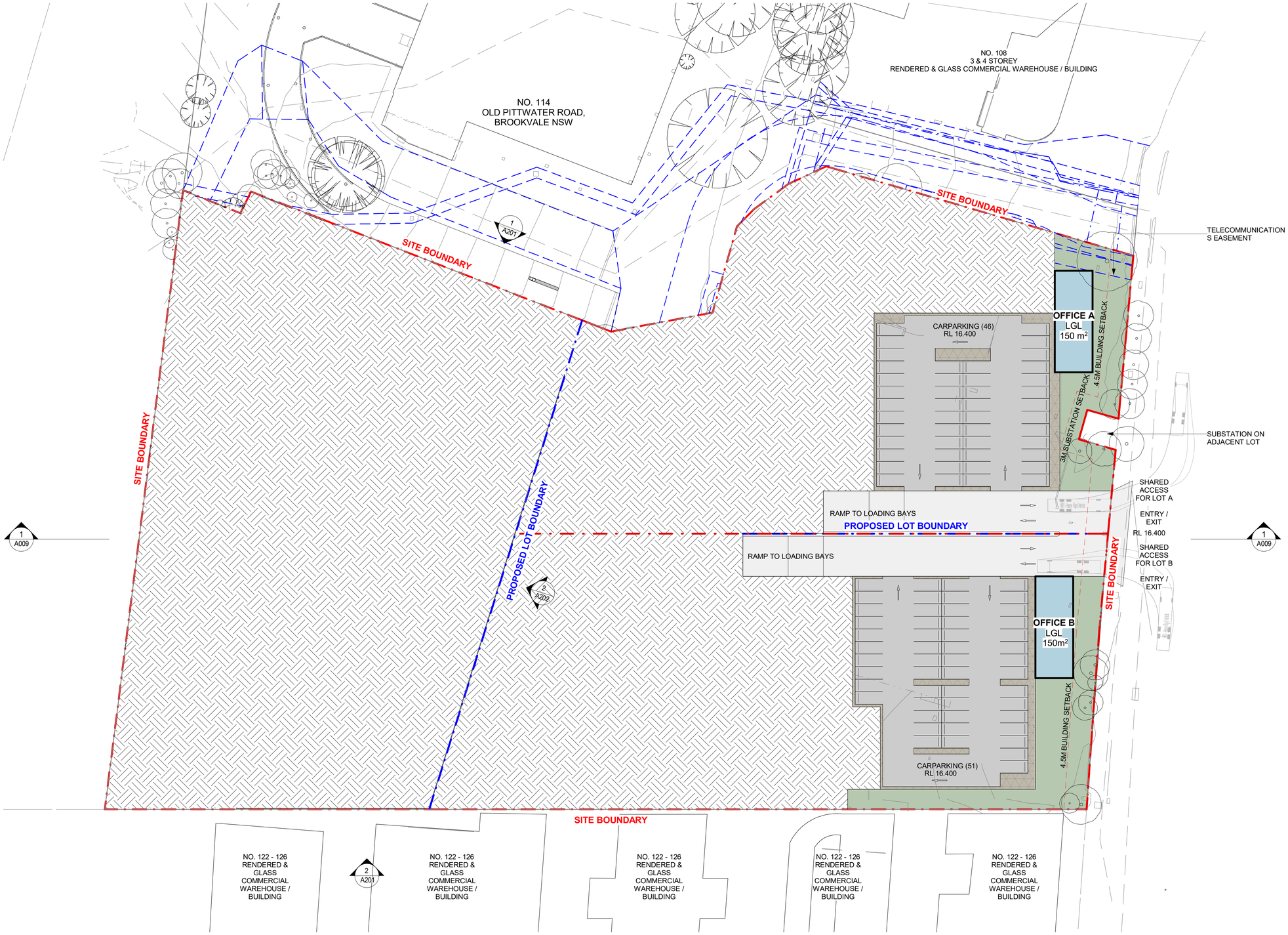

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BUILDING AREA A (GFA)	**3,050 m²**
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BUILDING AREA B (GFA)	**3,500 m²**
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LEGEND

- SITE BOUNDARY
- PROPOSED LOT BOUNDARY
- BUILDING SETBACK
- LANDSCAPE SETBACK
- EASEMENT
- RETAINING WALL
- WAREHOUSE
- OFFICE
- FIRE STAIRS
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- LANDSCAPING

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DEVELOPMENT APPLICATION

CLIENT: CENTENNIAL

PROJECT MANAGER:

PROJECT
PROPOSED LAND SUBDIVISION FOR INDUSTRIAL DEVELOPMENT
120 OLD PITTWATER ROAD, BROOKVALE, NSW 2100

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Drawing Title
PROPOSED INDUSTRIAL DEVELOPMENT REFERENCE LGL PLAN

SHEET NUMBER 1240041_ A008
ISSUE E

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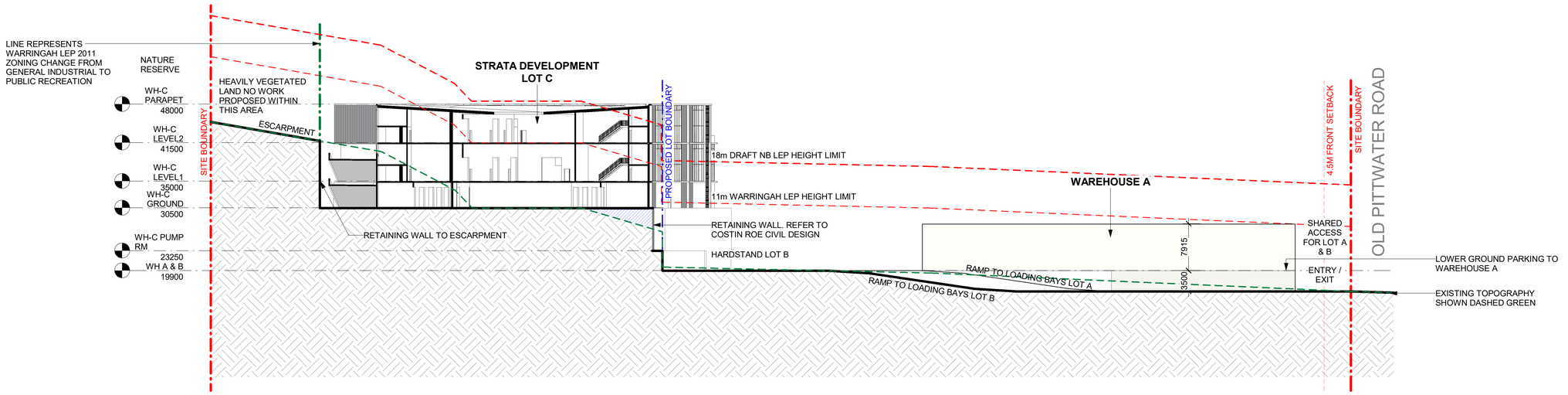

LEGEND

- SITE BOUNDARY
- PROPOSED LOT BOUNDARY
- BUILDING SETBACK
- LANDSCAPE SETBACK
- EASEMENT
- RETAINING WALL
- WAREHOUSE
- OFFICE
- FIRE STAIRS
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- LANDSCAPING

NOTES

1. ALL FFL LEVELS ±500mm.
2. ALL LEVELS AND EXTENTS ARE INDICATIVE & SHOULD BE READ IN CONJUNCTION WITH CIVIL ENG. DWGS FOR FINAL LEVELS OF ALL EARTH WORKS AND EXCAVATION.
3. ALL LANDSCAPING TO LANDSCAPE ARCHITECT'S DETAILS.
4. ALL INFORMATION SUBJECT TO DETAILED DESIGN AND ENGINEERING INPUT.
5. ALL MEASUREMENTS OF EXISTING STRUCTURES ARE APPROXIMATE ONLY, AND TO BE CONFIRMED ON SITE

0m 6m 12m 18m 24m 30m

SCALE BAR 1:300 @ A1 ; 1: 600 @ A3

Notes

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-Report all discrepancies to project manager prior to construction.
-Figured dimensions to be taken in preference to scaled drawings.
-All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

Kevin Lynn-Black NSWARB No. 6026

Issue	Description	Date	By	QA
A	For Information	02.06.25	AG	MM
B	For Information	17.06.25	AG	NP
C	For Information	02.07.25	AG	NP
D	For Information	04.07.25	AG	NP
E	Client Review	12.09.25	BZ	NP
F	Client Review	22.09.25	BZ	NP

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Email: sydney@reidcampbell.com
Website: www.reidcampbell.com

DEVELOPMENT APPLICATION

CLIENT: CENTENNIAL

PROJECT MANAGER

PROJECT: PROPOSED LAND SUBDIVISION FOR INDUSTRIAL DEVELOPMENT
120 OLD PITTWATER ROAD, BROOKVALE, NSW 2100

Drawn AG Checked MM

PRINT DATE: 10/10/2025 3:35:02 PM

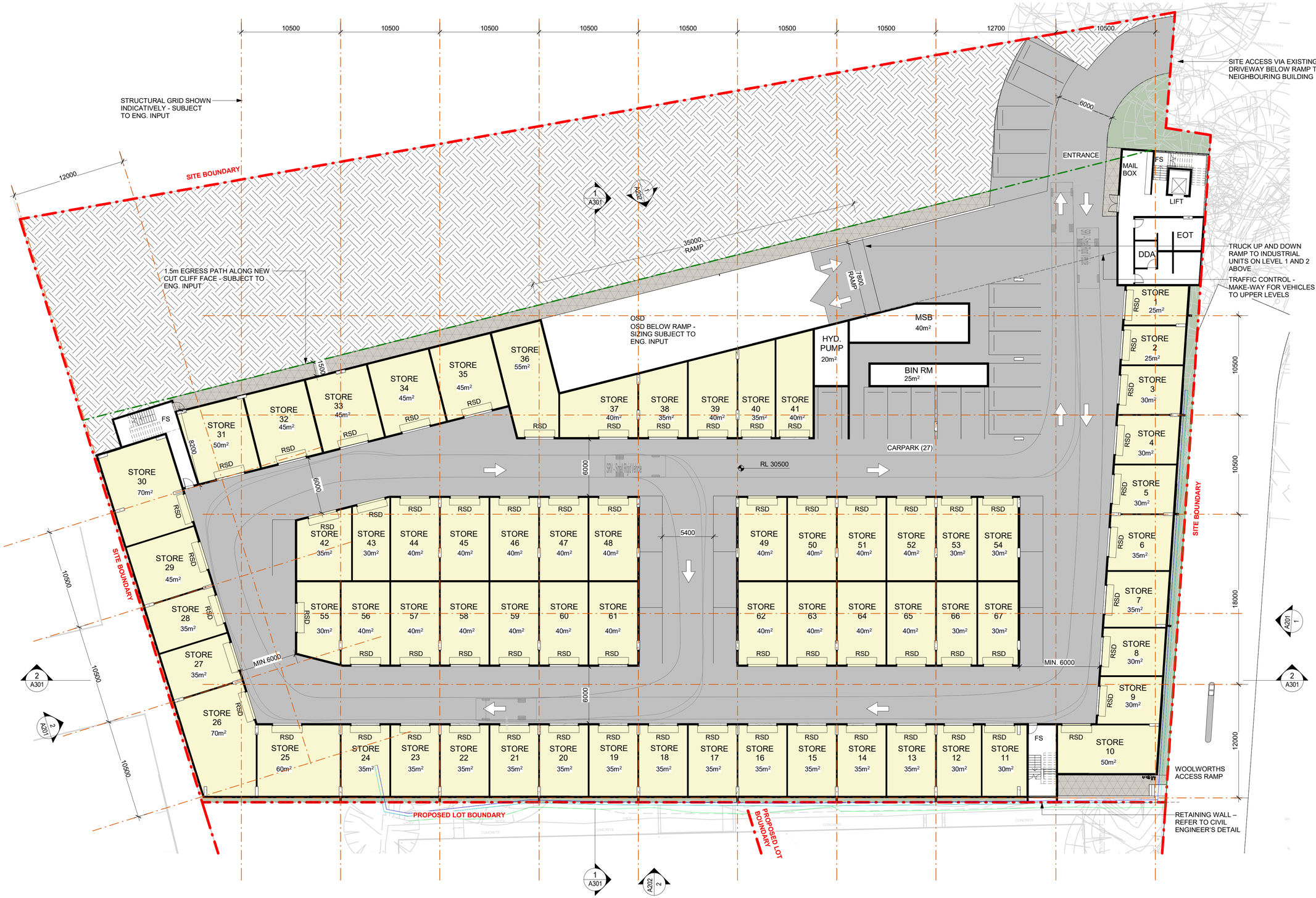
NORTH POINT

Drawing Title: PROPOSED INDUSTRIAL DEVELOPMENT REFERENCE SECTION

SHEET NUMBER: 1240041_ A009

ISSUE: F

Autodesk Docs://1240041_120 OPWR New Subdivision Development/1240041_120 OPWR New Subdivision Development_A_DD_R23.rvt



LOT C - DEVELOPMENT TABLE (NLA)

GROUND FLOOR	
STORAGE UNITS	2,750 m²
LEVEL 01	
WAREHOUSE	2,800 m²
MEZZANINE OFFICE	675 m²
LEVEL 02	
WAREHOUSE	2,700 m²
MEZZANINE OFFICE	615 m²
TOTAL BUILDING AREA (NLA)	**9,540 m²**
LOT C PARKING PROVIDED	105 SPACES
LOT C PARKING REQUIRED	104 SPACES

LEGEND

- SITE BOUNDARY
- LOT BOUNDARY
- LANDSCAPE SETBACK
- LINE SHOWS WARRINGAH LEP 2011 REZONING: GENERAL INDUSTRIAL TO PUBLIC RECREATION
- WAREHOUSE
- OFFICE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PEDESTRIAN PATHWAY
- LANDSCAPING

ABBREVIATION

RSD	ROLLER SHUTTER DOOR

NOTES:
ALL AREAS AND DIMENSIONS ARE APPROXIMATE ONLY AND SUBJECT TO SURVEY

0m 4m 8m 12m 16m 20m

SCALE BAR 1:200 @ A1 ; 1: 400 @ A3

Notes

Kevin Lynn-Black NSWARB No. 6026

Issue	Description	Date	By	QA
A	Client Review	21.08.25	BZ	NP
B	Client Review	29.08.25	BZ	NP
C	Client Review	09.09.25	BZ	NP
D	Client Review	12.09.25	BZ	NP
E	Client Review	22.09.25	BZ	NP

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Website: www.reidcampbell.com

DEVELOPMENT APPLICATION

CLIENT: CENTENNIAL

PROJECT MANAGER

PROJECT: PROPOSED LAND SUBDIVISION FOR INDUSTRIAL DEVELOPMENT
120 OLD PITTWATER ROAD, BROOKVALE, NSW 2100

Drawn NP Checked AM PRINT DATE 10/10/2025 3:35:12 PM

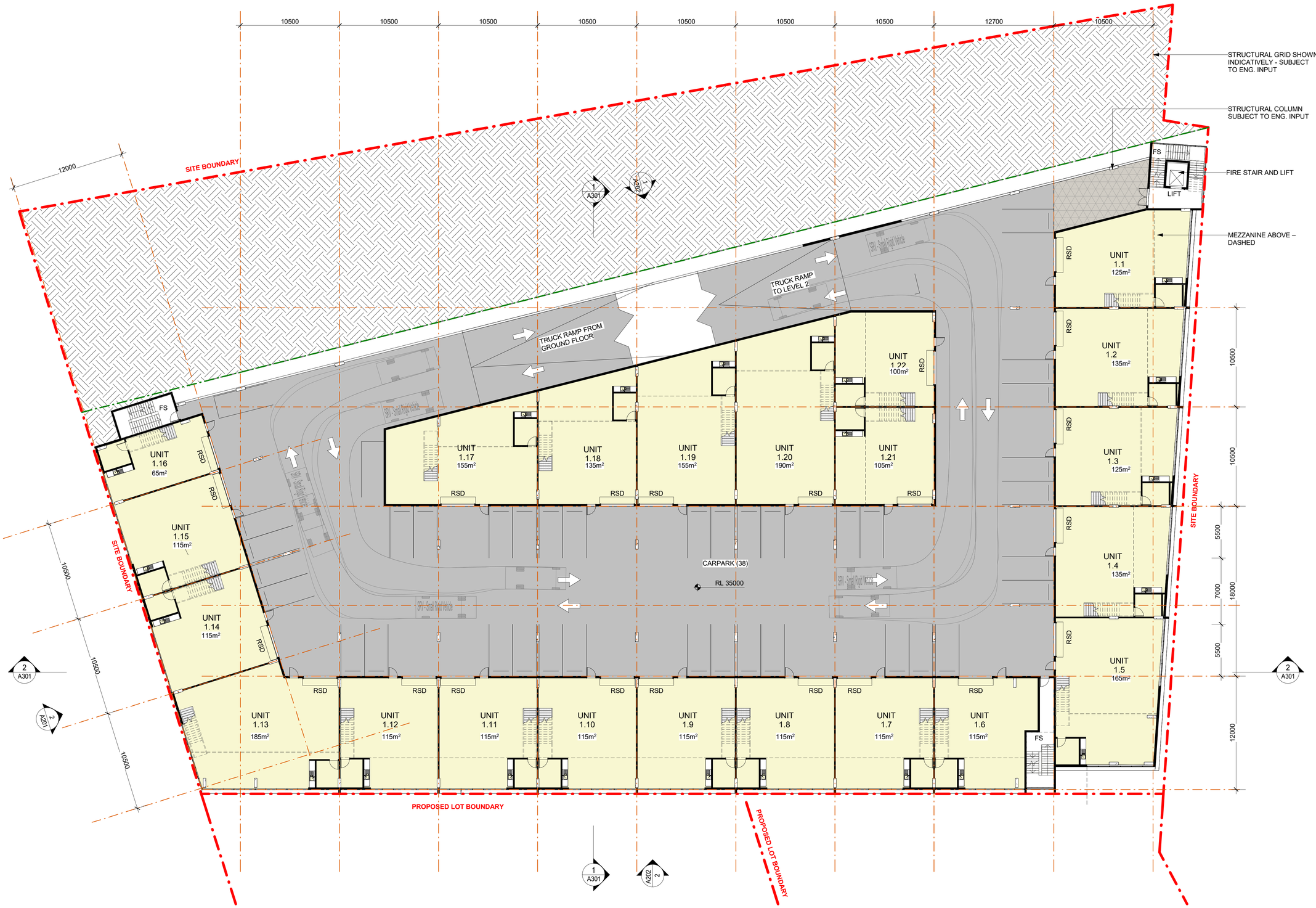
NORTH POINT

Drawing Title: LOT C STRATA SCHEME - GROUND LEVEL

SHEET NUMBER: 1240041_ A101

ISSUE: E

Autodesk Docs://1240041_120 OPWR New Subdivision Development/1240041_120 OPWR New Subdivision Development_A_DD_R23.rvt



LOT C - DEVELOPMENT TABLE (NLA)

GROUND FLOOR	
STORAGE UNITS	2,750 m²
LEVEL 01	
WAREHOUSE	2,800 m²
MEZZANINE OFFICE	675 m²
LEVEL 02	
WAREHOUSE	2,700 m²
MEZZANINE OFFICE	615 m²
TOTAL BUILDING AREA (NLA)	**9,540 m²**
LOT C PARKING PROVIDED	105 SPACES
LOT C PARKING REQUIRED	104 SPACES

LEGEND

- SITE BOUNDARY
- LOT BOUNDARY
- LANDSCAPE SETBACK
- LINE SHOWS WARRINGAH LEP 2011 REZONING: GENERAL INDUSTRIAL TO PUBLIC RECREATION
- WAREHOUSE
- OFFICE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PEDESTRIAN PATHWAY
- LANDSCAPING

ABBREVIATION

RSD	ROLLER SHUTTER DOOR

NOTES:
ALL AREAS AND DIMENSIONS ARE APPROXIMATE ONLY AND SUBJECT TO SURVEY

0m 4m 8m 12m 16m 20m

SCALE BAR 1:200 @ A1 ; 1: 400 @ A3

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Kevin Lynn-Black NSWARB No. 6026

Issue	Description	Date	By	QA
A	Client Review	21.08.25	BZ	NP
B	Client Review	29.08.25	BZ	NP
C	Client Review	09.09.25	BZ	NP
D	Client Review	12.09.25	BZ	NP
E	Client Review	22.09.25	BZ	NP

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Website: www.reidcampbell.com

DEVELOPMENT APPLICATION

CLIENT: CENTENNIAL

PROJECT MANAGER

PROJECT: PROPOSED LAND SUBDIVISION FOR INDUSTRIAL DEVELOPMENT
120 OLD PITTWATER ROAD, BROOKVALE, NSW 2100

Drawn NP Checked AM PRINT DATE 10/10/2025 3:35:18 PM

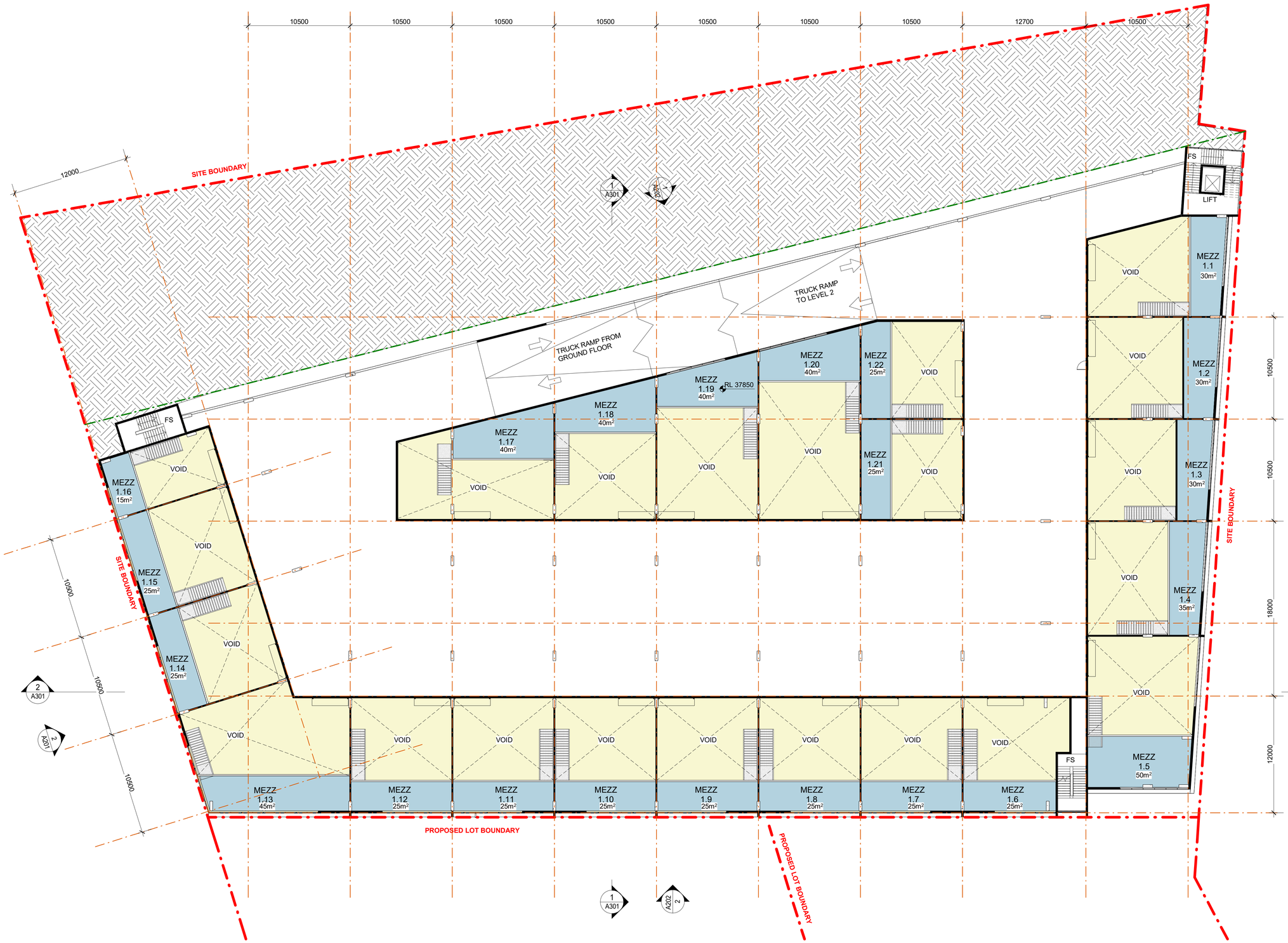
NORTH POINT

Drawing Title: LOT C STRATA SCHEME - LEVEL 1

SHEET NUMBER: 1240041_ A102

ISSUE: E

Autodesk Docs://1240041_120 OPWR New Subdivision Development/1240041_120 OPWR New Subdivision Development_A_DD_R23.rvt



LOT C - DEVELOPMENT TABLE (NLA)

GROUND FLOOR	
STORAGE UNITS	2,750 m²
LEVEL 01	
WAREHOUSE	2,800 m²
MEZZANINE OFFICE	675 m²
LEVEL 02	
WAREHOUSE	2,700 m²
MEZZANINE OFFICE	615 m²
TOTAL BUILDING AREA (NLA)	**9,540 m²**
LOT C PARKING PROVIDED	105 SPACES
LOT C PARKING REQUIRED	104 SPACES

LEGEND

- SITE BOUNDARY
- LOT BOUNDARY
- LANDSCAPE SETBACK
- LINE SHOWS WARRINGAH LEP 2011 REZONING: GENERAL INDUSTRIAL TO PUBLIC RECREATION
- WAREHOUSE
- OFFICE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PEDESTRIAN PATHWAY
- LANDSCAPING

ABBREVIATION

RSD	ROLLER SHUTTER DOOR

NOTES:
ALL AREAS AND DIMENSIONS ARE APPROXIMATE ONLY AND SUBJECT TO SURVEY

0m 4m 8m 12m 16m 20m

SCALE BAR 1:200 @ A1 ; 1: 400 @ A3

Notes

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Kevin Lynn-Black NSWARB No. 6026

Issue	Description	Date	By	QA
A	Client Review	01.09.25	BZ	NP
B	Client Review	09.09.25	BZ	NP
C	Client Review	12.09.25	BZ	NP
D	Client Review	22.09.25	BZ	NP

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Website: www.reidcampbell.com

DEVELOPMENT APPLICATION

CLIENT: CENTENNIAL

PROJECT MANAGER:

PROJECT: PROPOSED LAND SUBDIVISION FOR INDUSTRIAL DEVELOPMENT
120 OLD PITTWATER ROAD, BROOKVALE, NSW 2100

Drawn NP Checked AM

PRINT DATE: 10/10/2025 3:35:23 PM

NORTH POINT

Drawing Title: LOT C STRATA SCHEME - LEVEL 1 MEZZ.

SHEET NUMBER: 1240041_ A103

ISSUE: D

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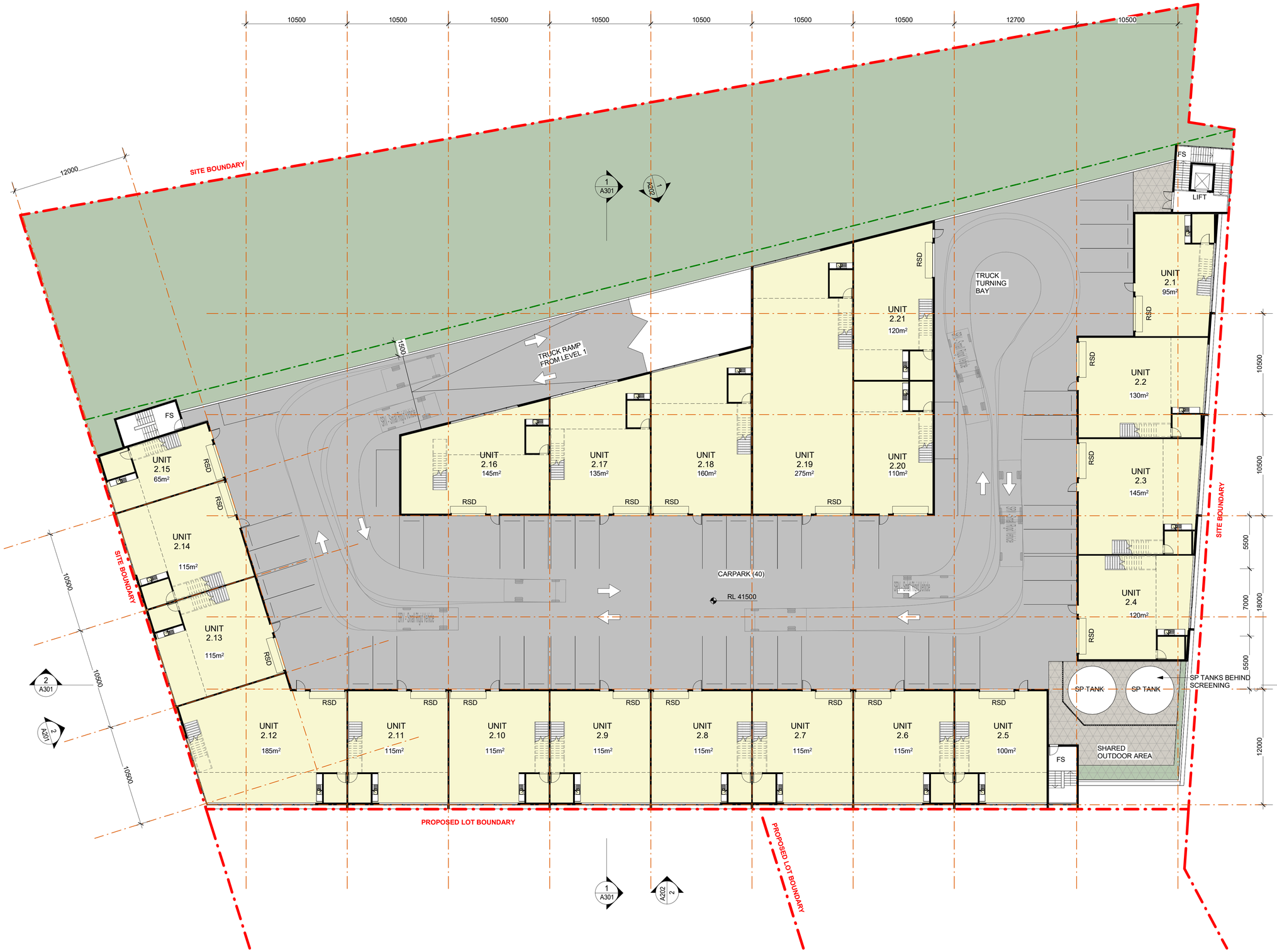

LOT C - DEVELOPMENT TABLE (NLA)

GROUND FLOOR	
STORAGE UNITS	2,750 m²
LEVEL 01	
WAREHOUSE	2,800 m²
MEZZANINE OFFICE	675 m²
LEVEL 02	
WAREHOUSE	2,700 m²
MEZZANINE OFFICE	615 m²
TOTAL BUILDING AREA (NLA)	**9,540 m²**
LOT C PARKING PROVIDED	105 SPACES
LOT C PARKING REQUIRED	104 SPACES

LEGEND

- SITE BOUNDARY
- LOT BOUNDARY
- LANDSCAPE SETBACK
- LINE SHOWS WARRINGAH LEP 2011 REZONING: GENERAL INDUSTRIAL TO PUBLIC RECREATION
- WAREHOUSE
- OFFICE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PEDESTRIAN PATHWAY
- LANDSCAPING

ABBREVIATION

RSD	ROLLER SHUTTER DOOR

NOTES:
ALL AREAS AND DIMENSIONS ARE APPROXIMATE ONLY AND SUBJECT TO SURVEY

0m 4m 8m 12m 16m 20m

SCALE BAR 1:200 @ A1 ; 1: 400 @ A3

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Kevin Lynn-Black NSWARB No. 6026

Issue	Description	Date	By	QA
A	Client Review	21.08.25	BZ	NP
B	Client Review	29.08.25	BZ	NP
C	Client Review	09.09.25	BZ	NP
D	Client Review	12.09.25	BZ	NP
E	Client Review	22.09.25	BZ	NP

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Website: www.reidcampbell.com

DEVELOPMENT APPLICATION

CLIENT: CENTENNIAL

PROJECT MANAGER

PROJECT
PROPOSED LAND SUBDIVISION FOR INDUSTRIAL DEVELOPMENT
120 OLD PITTWATER ROAD, BROOKVALE, NSW 2100

Drawn NP Checked AM
PRINT DATE 10/10/2025 3:35:30 PM

NORTH POINT

Drawing Title
LOT C STRATA SCHEME - LEVEL 2

SHEET NUMBER 1240041_ A104
ISSUE E

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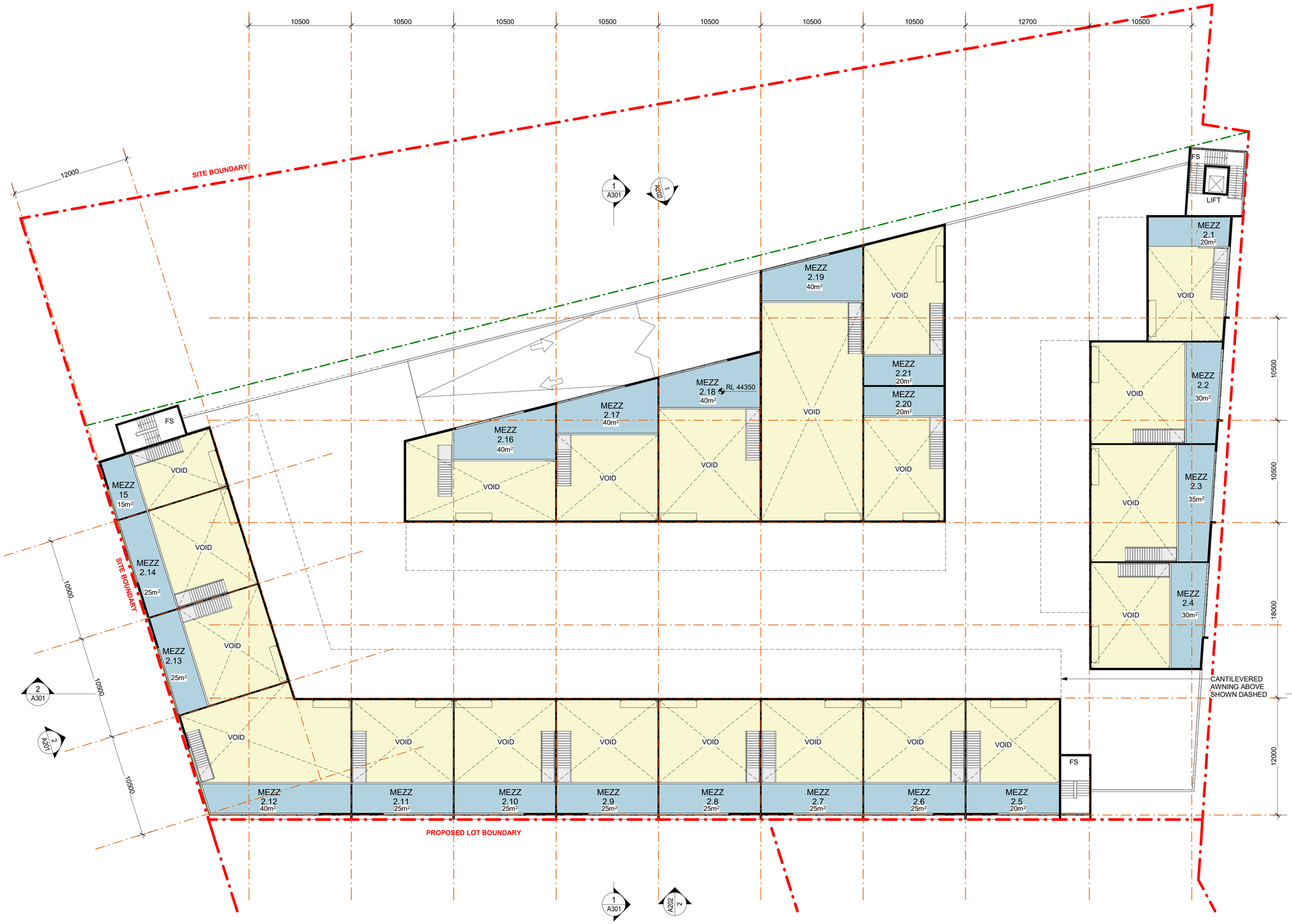

LOT C - DEVELOPMENT TABLE (NLA)

GROUND FLOOR	
STORAGE UNITS	2,750 m²
LEVEL 01	
WAREHOUSE	2,800 m²
MEZZANINE OFFICE	675 m²
LEVEL 02	
WAREHOUSE	2,700 m²
MEZZANINE OFFICE	615 m²
TOTAL BUILDING AREA (NLA)	**9,540 m²**
LOT C PARKING PROVIDED	105 SPACES
LOT C PARKING REQUIRED	104 SPACES

LEGEND

- SITE BOUNDARY
- LOT BOUNDARY
- LANDSCAPE SETBACK
- LINE SHOWS WARRINGAH LEP 2011 REZONING: GENERAL INDUSTRIAL TO PUBLIC RECREATION
- WAREHOUSE
- OFFICE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PEDESTRIAN PATHWAY
- LANDSCAPING

ABBREVIATION

RSD	ROLLER SHUTTER DOOR

NOTES:
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0m 4m 8m 12m 16m 20m

SCALE BAR 1:200 @ A1 ; 1: 400 @ A3

Notes

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Kevin Lynn-Black NSWARB No. 6026

Issue	Description	Date	By	QA
A	Client Review	01.09.25	BZ	NP
B	Client Review	09.09.25	BZ	NP
C	Client Review	12.09.25	BZ	NP
D	Client Review	22.09.25	BZ	NP

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Website: www.reidcampbell.com

DEVELOPMENT APPLICATION

CLIENT: CENTENNIAL

PROJECT MANAGER

PROJECT: PROPOSED LAND SUBDIVISION FOR INDUSTRIAL DEVELOPMENT
120 OLD PITTWATER ROAD, BROOKVALE, NSW 2100

Drawn: NP Checked: AM
PRINT DATE: 10/10/2025 3:35:36 PM

NORTH POINT

Drawing Title: LOT C STRATA SCHEME - LEVEL 2 MEZZ.

SHEET NUMBER: 1240041_ A105
ISSUE: D

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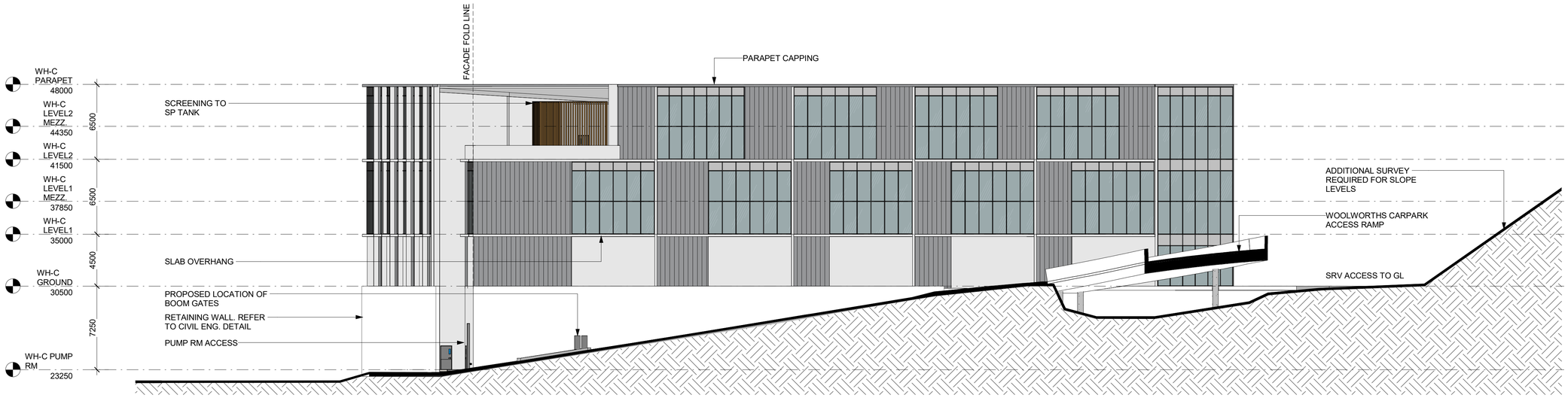
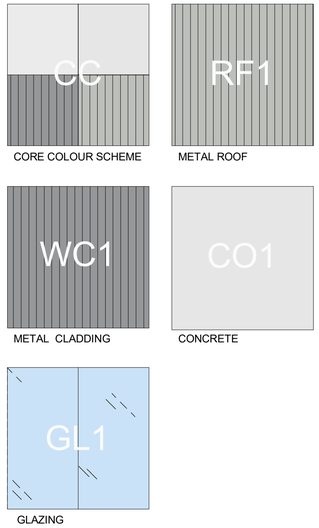
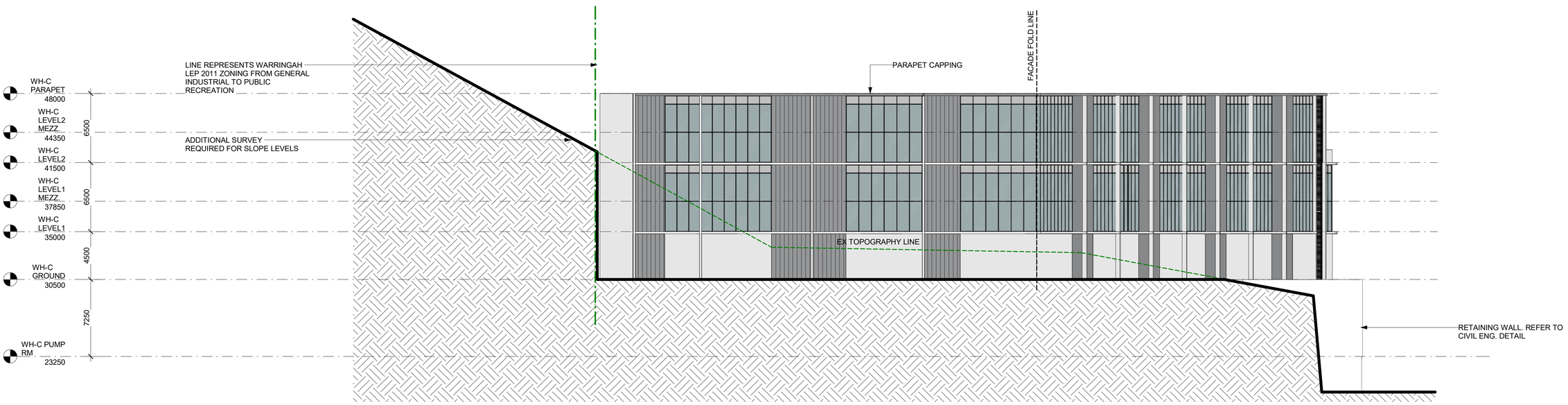




1 Elevation - North

1 : 200



2 Elevation - South

1 : 200

0m 4m 8m 12m 16m 20m

SCALE BAR 1:200 @ A1 ; 1: 400 @ A3

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Kevin Lynn-Black NSWARB No. 6026

Issue	Description	Date	By	QA
A	Client Review	01.09.25	BZ	NP
B	Client Review	12.09.25	BZ	NP
C	Updated Facade Design	16.09.25	BZ	NP
D	Client Review	22.09.25	BZ	NP

REID CAMPBELL
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DEVELOPMENT APPLICATION

CLIENT: CENTENNIAL

PROJECT MANAGER

PROJECT: PROPOSED LAND SUBDIVISION FOR INDUSTRIAL DEVELOPMENT
120 OLD PITTWATER ROAD, BROOKVALE, NSW 2100

NORTH POINT

Drawn NP Checked AM

PRINT DATE 10/10/2025 3:35:44 PM

Drawing Title: LOT C STRATA SCHEME - ELEVATION NORTH & SOUTH

SHEET NUMBER: 1240041_ A201

ISSUE: D

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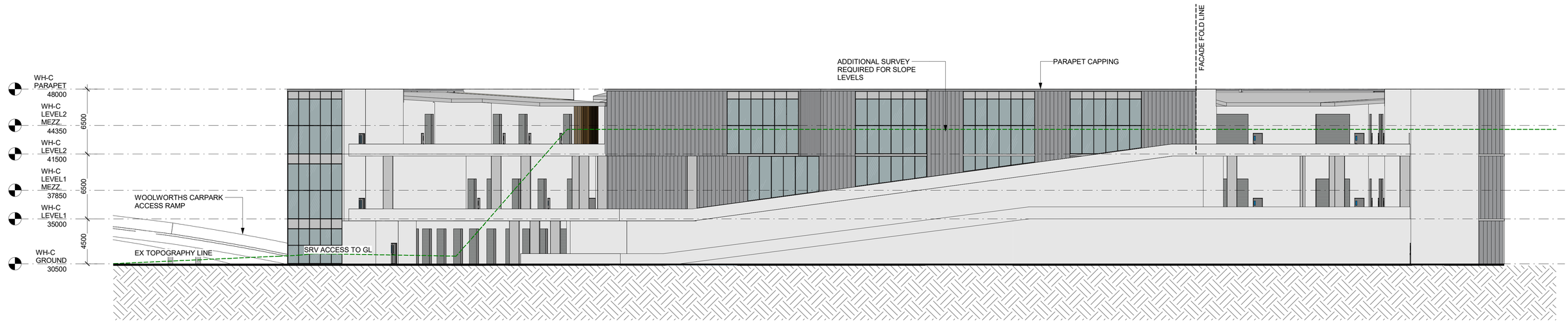
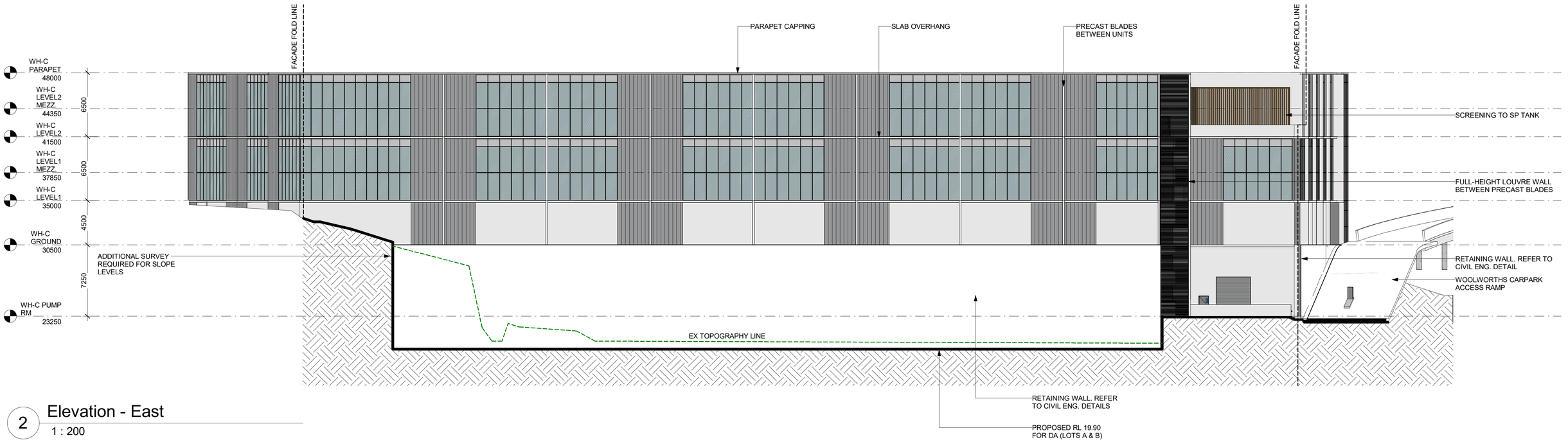


1 Elevation - West

1 : 200



2 Elevation - East

1 : 200

CORE COLOUR SCHEME | METAL ROOF | METAL CLADDING | CONCRETE | GLAZING

0m 4m 8m 12m 16m 20m

SCALE BAR 1:200 @ A1 ; 1: 400 @ A3

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Kevin Lynn-Black NSWARB No. 6026

Issue	Description	Date	By	QA
A	Client Review	01.09.25	BZ	NP
B	Client Review	12.09.25	BZ	NP
C	Updated Facade Design	16.09.25	BZ	NP
D	Client Review	22.09.25	BZ	NP

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DEVELOPMENT APPLICATION

CLIENT: CENTENNIAL

PROJECT MANAGER

PROJECT
PROPOSED LAND SUBDIVISION FOR INDUSTRIAL DEVELOPMENT
120 OLD PITTWATER ROAD, BROOKVALE, NSW 2100

Drawn NP Checked AM

PRINT DATE 10/10/2025 3:35:52 PM

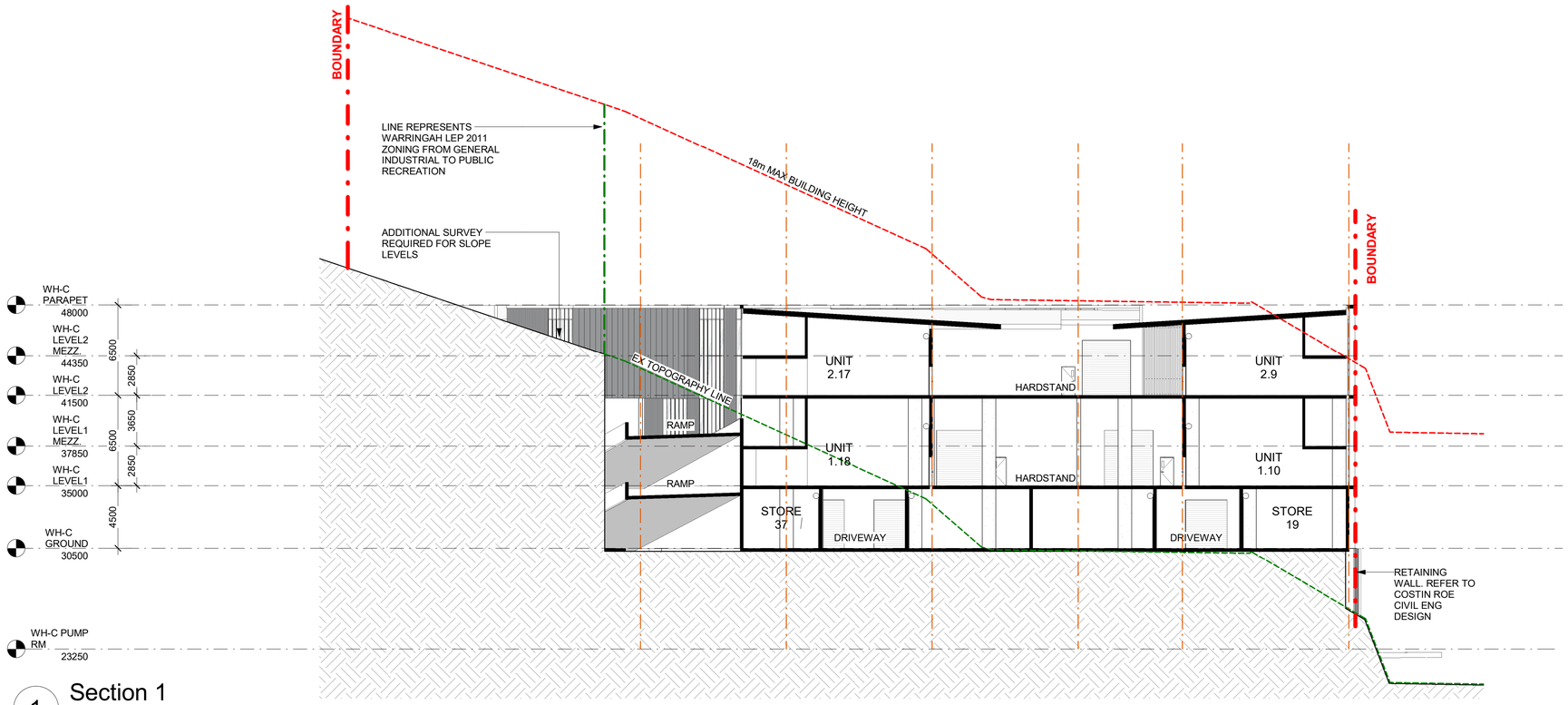
NORTH POINT

Drawing Title
LOT C STRATA SCHEME - ELEVATION WEST & EAST

SHEET NUMBER 1240041_ A202

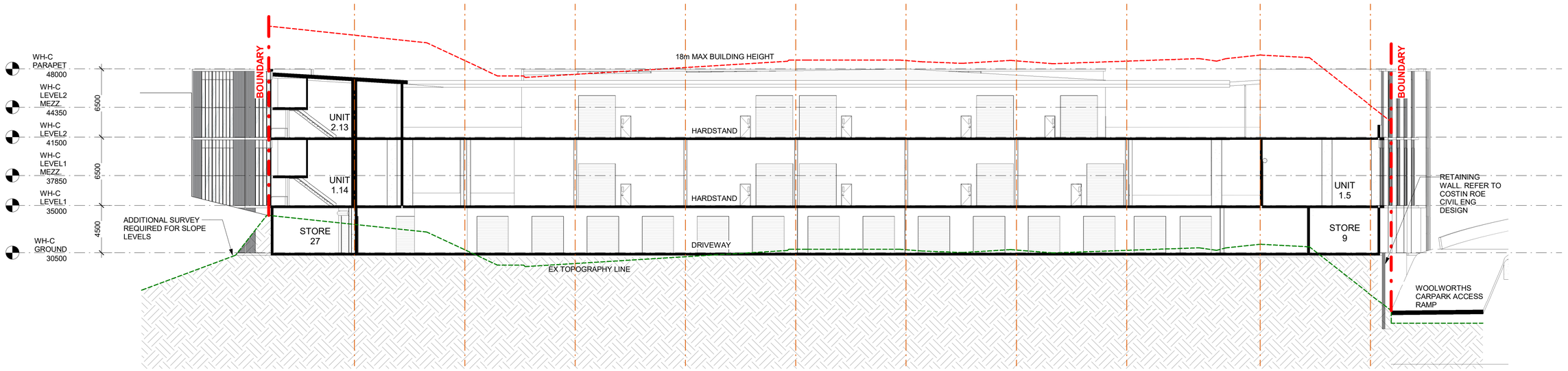
ISSUE D

Autodesk Docs://1240041_120 OPWR New Subdivision Development/1240041_120 OPWR New Subdivision Development_A_DD_R23.rvt



1 Section 1

1 : 200



2 Section 2

1 : 200

0m 4m 8m 12m 16m 20m

SCALE BAR 1:200 @ A1 ; 1: 400 @ A3

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Kevin Lynn-Black NSWARB No. 6026

Issue	Description	Date	By	QA
A	Client Review	29.08.25	BZ	NP
B	Client Review	12.09.25	BZ	NP
C	Client Review	22.09.25	BZ	NP

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CLIENT: CENTENNIAL

PROJECT MANAGER

PROJECT: PROPOSED LAND SUBDIVISION FOR INDUSTRIAL DEVELOPMENT
120 OLD PITTWATER ROAD, BROOKVALE, NSW 2100

Drawn NP Checked AM

PRINT DATE 10/10/2025 3:36:02 PM

NORTH POINT: N/A

Drawing Title: LOT C STRATA SCHEME - SECTION

SHEET NUMBER: 1240041_ A301

ISSUE: C

Autodesk Docs://1240041_120 OPWR New Subdivision Development/1240041_120 OPWR New Subdivision Development_A_DD_R23.rvt