

Our Ref: 17084

3 March 2020

Life Property Group
P.O. Box 1097
Dee Why Post Shop NSW 2099

Attention: Mr Claudio Minns

Dear Claudio,

**RE: 8 NARABANG WAY, BELROSE
RE-INSTATEMENT OF PREVIOUSLY APPROVED MEZZANINES
TRAFFIC AND PARKING ASSESSMENT**

This traffic and parking assessment has been prepared by The Transport Planning Partnership (TPPP) in support of the proposed development application for the provision of mezzanine floor space into approved warehouse units at 8 Narabang Way, Belrose.

Background

In November 2017, development consent (DA2017/0388) was granted for the construction of a mixed use development including industrial units, warehouse units and storage units with associated offices, caretakers residence, car parking and landscaping on the site at 8 Narabang Way Belrose. The warehouse units on the first and second floor included mezzanine office space.

Subsequent to the DA approval, a Section 96 application was approved in June 2018 for minor amendments to the number of storage units with no change to the overall storage area (ie. more smaller storage units 66 to 69 units) and removal of mezzanine offices from several first and second floor warehouse units.

A subsequent S4.55 application converted 14 ground floor storage units to 6 warehouse units, each with the additional of a car parking space.

Additionally, DA 23019 / 0801 approved the conversion of Unit 1 on the ground floor from a storage unit to a café with the addition of a car parking space.

Overview of Proposed Development Application

It is understood that a DA is to be lodged with Council seeking approval to reinstate the previously approved mezzanine level into 17 warehouse units on Level 1 and Level 2. The units to be modified are Units 60, 62-68 and 77 – 85. It is also proposed to create a mezzanine to Unit 73.

The extent of works is shown in the DA plans prepared by Figgis + Jefferson TEPA (see Attachment A).

It is noted that no changes to the approved vehicle access driveway, internal circulation, car parking provisions and service vehicles arrangements are proposed as part of this DA.

Assessment of Proposed Modifications

Traffic Generation

With regard to traffic generation, it is considered that the proposed reinstatement of mezzanine space to 17 warehouse units and the additional mezzanine space to Unit 73 will not generate a discernible change to the approved development.

Furthermore, the potential traffic generation of the site with mezzanines was considered and approved by Council as part of DA2017/0388).

In summary, the proposed reinstatement of the mezzanines and the additional mezzanine to Unit 73 is not expected to change the approved level of traffic generation associated with the overall site uses of 8 Narabang Way.

Car Parking

As part of the modification application which removed the mezzanines from the approved development, the approved car parking provisions were retained for each of the relevant units.

Thus the reinstatement of mezzanines and the additional Mezzanine to Unit 73 with the car parking as previously approved will essentially reinstate the approved provisions as per DA2017/0388).

Notwithstanding the above each unit will be provided with car parking spaces.

Site Access Driveways

No modifications are proposed to the approved driveway access at Narabang Road.

Conclusions

In summary it is concluded that the proposed re-instatement of a mezzanine level to 17 warehouse units is consistent with previous and current approvals for the site with regard to traffic and parking.

The proposed mezzanines will not have an adverse impact on the surrounding road network compared with the approved development.

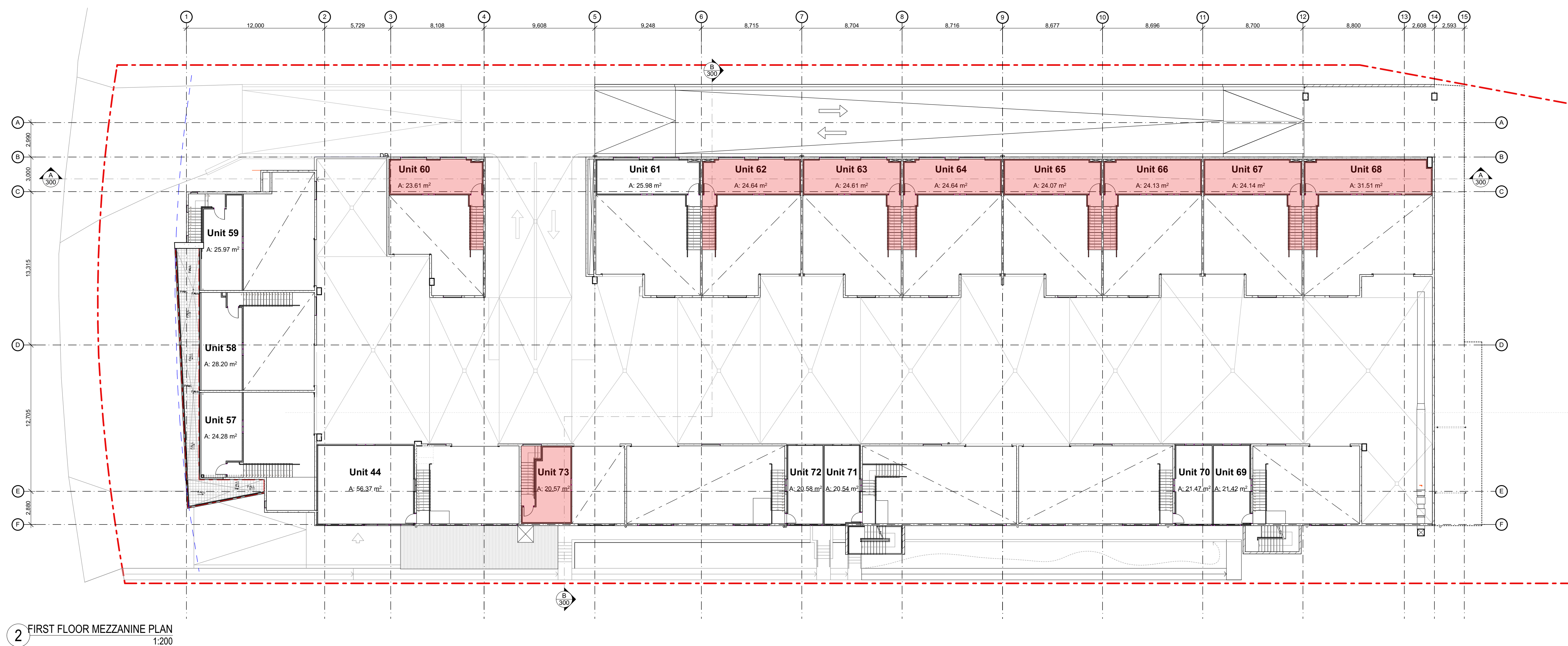
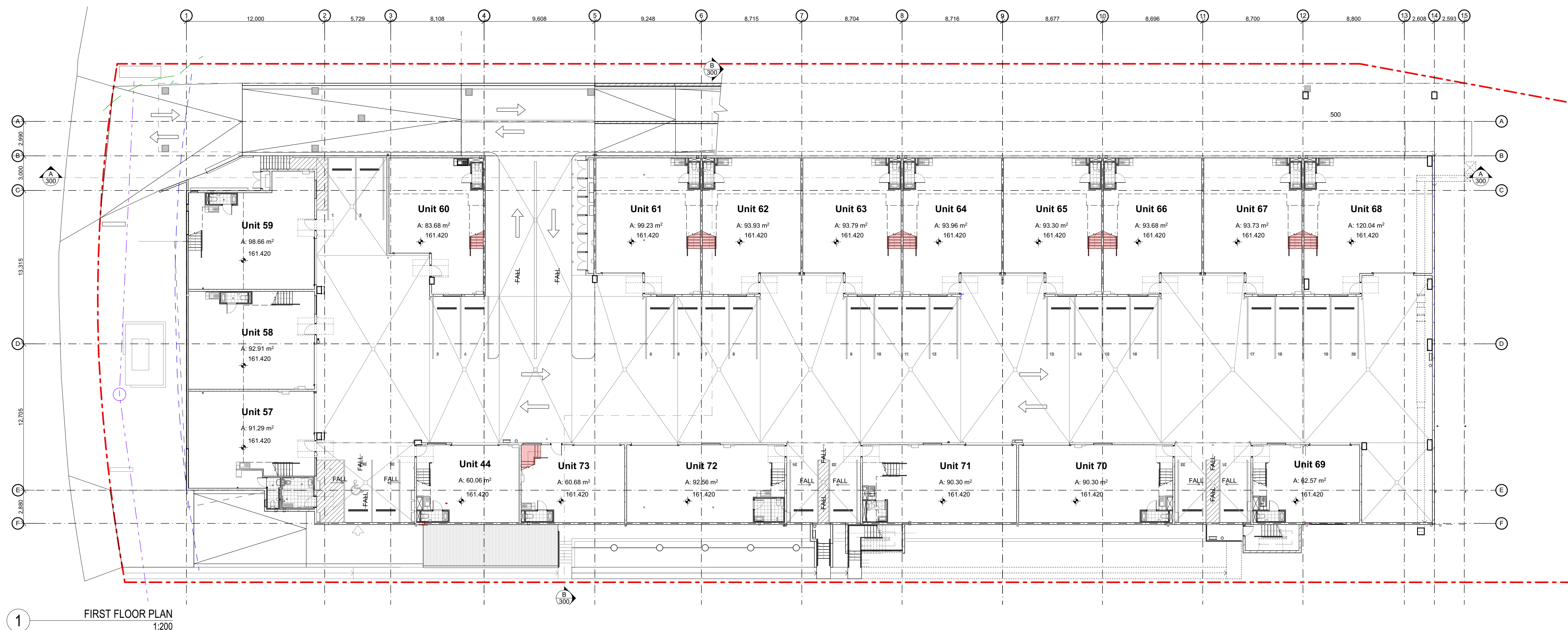
If you have any queries regarding the above or require further information, please do not hesitate to contact the undersigned on 02 8437 7800.

Yours sincerely,



Jason Rudd
Director

Attachment A - DA Plans



LEGEND

NEW WORKS ASSOCIATED WITH THIS DA

FIGGIS + JEFFERSON TEPA

FIGGIS + JEFFERSON TEPA PTY LTD
 220 Willoughby Road, Crows Nest, NSW 2065 Australia
 T 02 9438 5555 E studio@figgis.com.au
 F 02 9439 5163 W www.fggis.com.au

ACN 002 875 505 • NSW Architects Registration Board Nominated Architect Stephen Figgis 3545

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PROJECT
 8 NARABANG WAY

FOR
 LIFE PROPERTY GROUP P/L

AT
 8 NARABANG WAY BELROSE NSW

DRAWING TITLE
 FIRST FLOOR PLAN

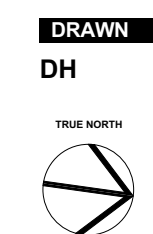
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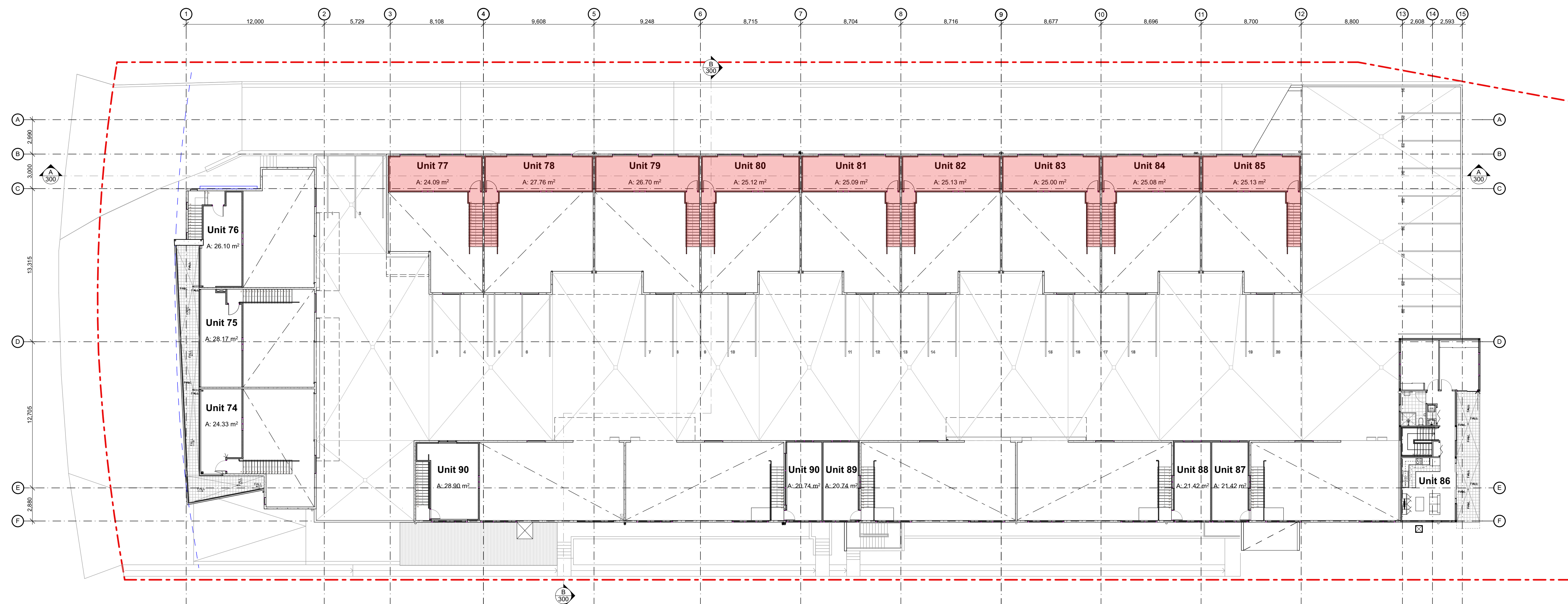
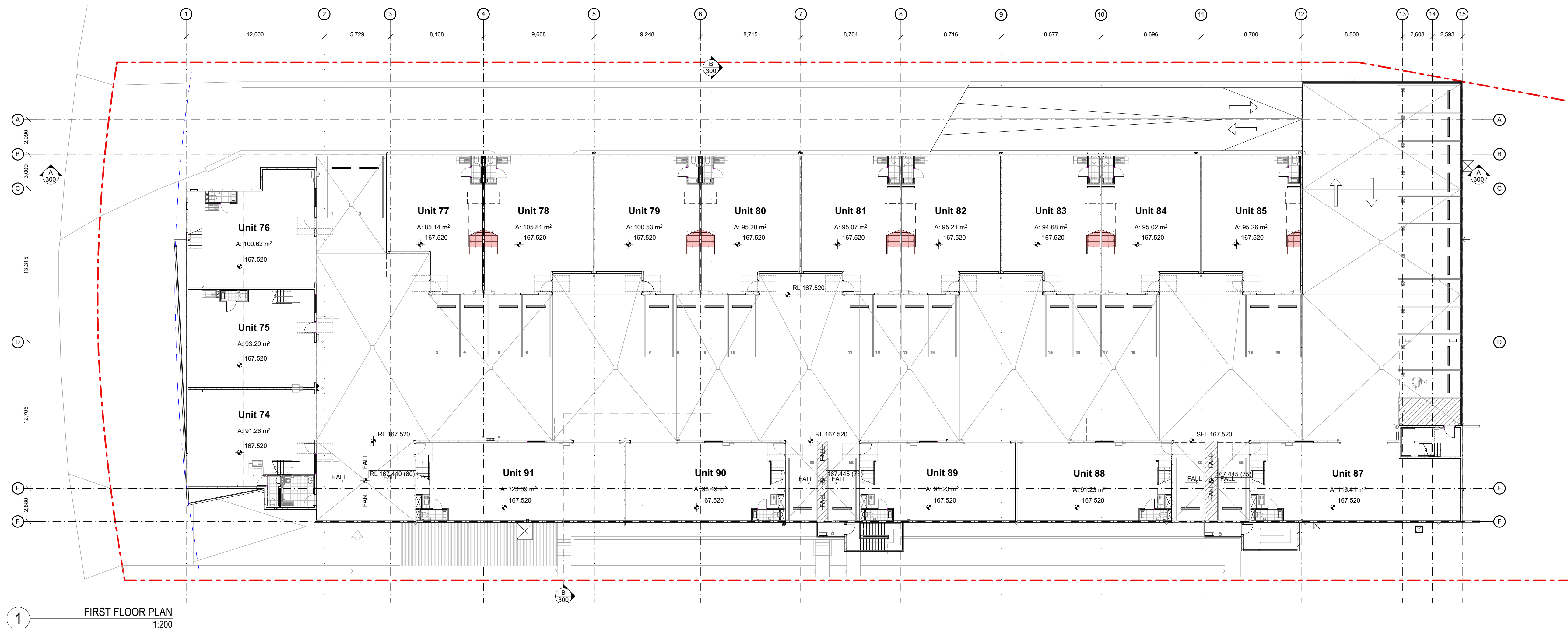
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PROJECT
8 NARABANG WAY
FOR
LIFE PROPERTY GROUP P/L
AT
8 NARABANG WAY BELROSE NSW

DRAWING TITLE
SECOND FLOOR PLAN

ARCHITECT
JC

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