

Our Ref: 17084

11 September 2019

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

**Attention: Mr Claudio Minns**

Dear Claudio,

**RE: 8 NARABANG WAY, BELROSE – DA 2019 / 0801  
CHANGE OF USE DA OF UNIT 1  
TRAFFIC AND PARKING ASSESSMENT**

This traffic and parking assessment has been prepared by The Transport Planning Partnership (TPPP) of the proposed change of use of Unit 1 at 8 Narabang Way Belrose from a storage unit to a café.

### **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.

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 floor warehouse units.

A subsequent S4.55 application converted 14 ground floor storage units to 6 warehouse units.

The Transport Planning Partnership (TPPP) undertook the traffic and parking assessments for these proposed developments. The traffic and parking assessment presented herein has considered the findings of those assessments such the potential overall site implications of the proposed change of use for Unit 1 can be understood.

## Overview of Proposed Modifications

It is understood that a DA is to be lodged with Council which will seek approval to modify the approved development as follows.

### Ground Floor

- Convert Unit 1 from a storage unit to a café and single garaged parking space
- The café will have an internal area of approximately 24m<sup>2</sup>.
- The garaged parking space will be accessed via the internal vehicle driveway.
- Pedestrian access to the café will be via a pedestrian walkway to Narabang Road.

As shown in an extract from the proposed plans prepared by Figgis + Jefferson in Attachment A, the proposed change of use will not alter the existing (approved) vehicle access arrangements at Narabang Way. Similarly, no changes will be made to the first floor warehouse units.

## Assessment of Proposed Modifications

### *Traffic Generation*

With regard to traffic generation, it is considered that the proposed café use will function as an ancillary use to the approved uses on the site at 8 Narabang Way and to a lesser extent ancillary to uses immediately surrounding the site.

Given the site's location and the café size it is not envisaged that the café will function as a destination use. Rather the café will service patrons who are already on site or who have a different purpose to be in the surrounds.

Thus, with regard to traffic generation, vehicle movements associated with the café are likely to be limited to:

- staff vehicle; and
- deliveries.

Staff related vehicle movements are estimated to be one movement at the start of the working day and then one movement at the end of the working day.

It is anticipated that deliveries would also be limited and to a large extent, goods would be brought to the site by the staff vehicle. Other deliveries may include small vans for delivery of baked goods or fresh food. Deliveries would generally be undertaken prior to the morning peak traffic period on the surrounding network and the site. Delivery vehicles would be able to utilise the internal site driveways to stand temporarily and deliver goods before turning around and exiting the site (in a forward direction).

Waste would be accommodated by the site's waste storage and collection arrangements.

In summary, the proposed change of use from a storage unit to café is not expected to change the approved level of traffic generation associated with the overall site uses of 8 Narabang Way.

### ***Car Parking***

As an ancillary use, the café is estimated to generate limited additional on site parking demands which are associated with the staff of the café.

The provision of an additional garaged parking space will satisfactorily accommodate the parking demand associated with the café staff.

No modifications are proposed to the common access or driveway areas and as such the constructed vehicle aisles will remain unchanged and as such vehicles will be able to access the car parking for the existing uses as per the existing arrangements.

The design of the proposed café parking space has been reviewed and determined that it has been set out in accordance with the design requirements of AS2890.

### **Conclusions**

In summary it is concluded that the proposed change of use of Unit 1 for a storage unit to café 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 - Extract of DA Change of Use Plan

