

Our Ref: 17084

27 May 2021

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 FOR CONSTRUCTION OF STORAGE 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 and storage 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.

A further modification (DA2020/0257) approved the construction of mezzanine storage facilities into 18 warehouse units on Levels 1 and 2.

The approved development has been constructed and is operating as approved with storage and warehouse land uses.

Overview of Proposed Development Application

It is understood that a DA is to be lodged with Council seeking approval to construct mezzanine storage facilities into the following units:

- Storage Units: Lots 1, 5, 6, 11, 12, 16, 19, 23, 24, 28, 29, 31, 46, 50, 53
- Warehouse Units: Lots 70, 71, 74 and 91.

The proposed mezzanines for these units would be similar to the approved mezzanines (DA2020/0257). The mezzanines would notionally under Council's DCP generate additional GFA for each of the units but are designed and intended to be used as storage area.

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 construction of mezzanine storage space to 19 storage and warehouse units will not generate a discernible change to the approved development.

The proposed mezzanines would not lead to an intensification of land uses on the site nor generate demand for additional employees / visitors.

Thus, the proposed construction of mezzanines is not expected to change the existing (approved) level of traffic generation associated with the overall site uses of 8 Narabang Way.

Moreover, the ability to store additional products and material on slight may decrease the traffic generation as the frequency in which products and materials need to be transport from the site would decrease.

Car Parking

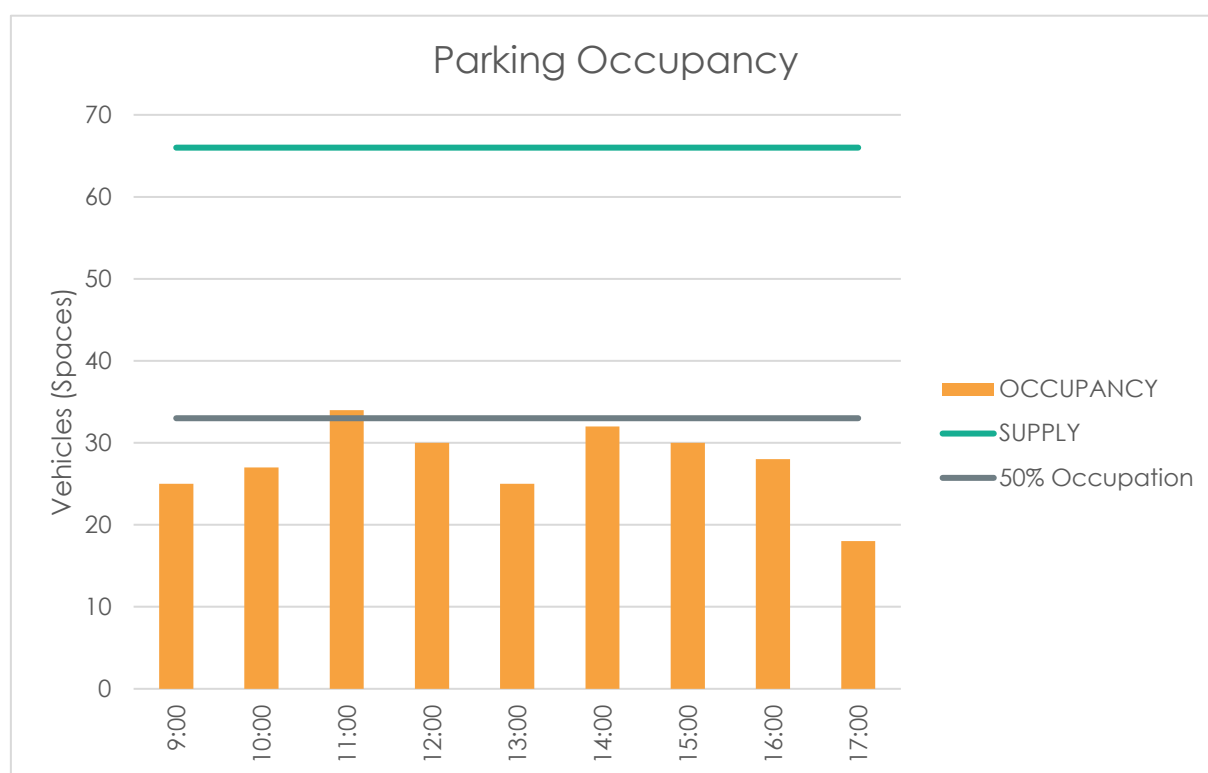
No changes to the approved parking arrangements are proposed by this development application. The site provides 71 parking spaces external to the individual units plus parking within units with roller door access.

Existing on site parking provisions are provided in accordance with the minimum parking rates required under Council's DCP.

A car parking occupancy survey of the existing car parking demand was undertaken by TTPP to determine the extent of parking demand for the sites uses.

The parking accumulation survey was undertaken on 28 January 2021 between 9am and 5pm. The results of the survey are present in Figure 1. It is noted that at the time of the parking survey, 100% of the warehouse units were occupied and only 2 of the storage units at the ground floor were not leased.

Figure 1: 8 Narabang Way Belrose – Existing Car Parking Demand (Occupancy Survey)



The parking demand survey indicated that the demand for on site car parking for the site overall was significantly lower than the actual on site parking supply. The demand for parking was found to consistently be approximately 50% of the parking supply.

The surveys indicate that the site has sufficient on site parking provisions to accommodate existing and any additional demand should it be generated by the proposed mezzanine storage facilities.

Site Access Driveways

No modifications are proposed to the approved driveway access at Narabang Way which was observed to operate satisfactorily.

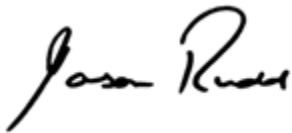
Conclusions

In summary, it is concluded that the proposed installation of mezzanine storage facilities into the nominated warehouse and storage units represented in the DA 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 operation of the surrounding road network compared with the approved development. Additionally, the existing on site parking provisions are adequate to accommodate existing and proposed parking demands.

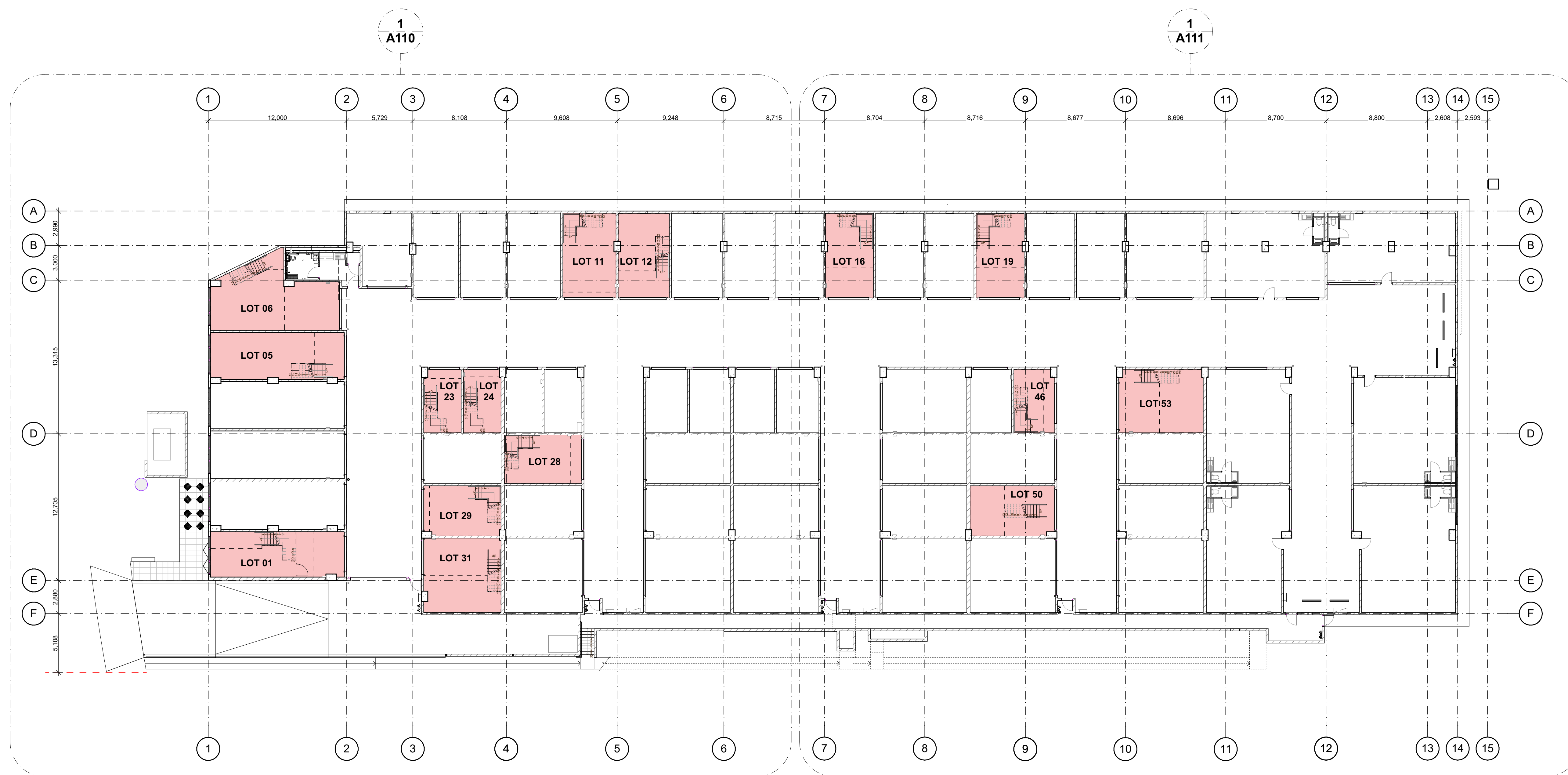
If you have any queries regarding the above or require further information, please do not hesitate to contact the undersigned on 02 8437 7800.

Yours sincerely,



Jason Rudd
Director

Attachment A - DA Plans



1 GA GROUND FLOOR
1:200

LEGEND
UNITS PROPOSED TO HAVE
MEZZANINES INSTALLED

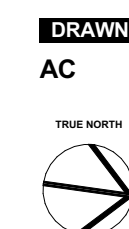
GENERAL NOTES:
1. ALL MEZZANINE HEIGHTS AND CLEARANCES TO COMPLY WITH NCC 2019 CLAUSE F3.1.
2. FOR CLASSIFICATION OF MEZZANINE AND UNIT USE REFER TO PLANNERS REPORT (SEE).
3. ALL STAIRS AND HANDRAILS / BALUSTRADES TO COMPLY WITH AS1428.1.
4. ALL BARRIERS TO COMPLY WITH NCC 2019 AND AS1428.1.
5. DOCUMENTS TO BE READ INCONJUNCTION WITH SEE / PLANNERS REPORT AND BCA REPORT.
6. BCA REPORT / PLANNERS SEE TO SPECIFY USE CLASSIFICATION TO DETERMINE MINIMUM HEAD HEIGHT CLEARANCES UNDER THE NCC 2019

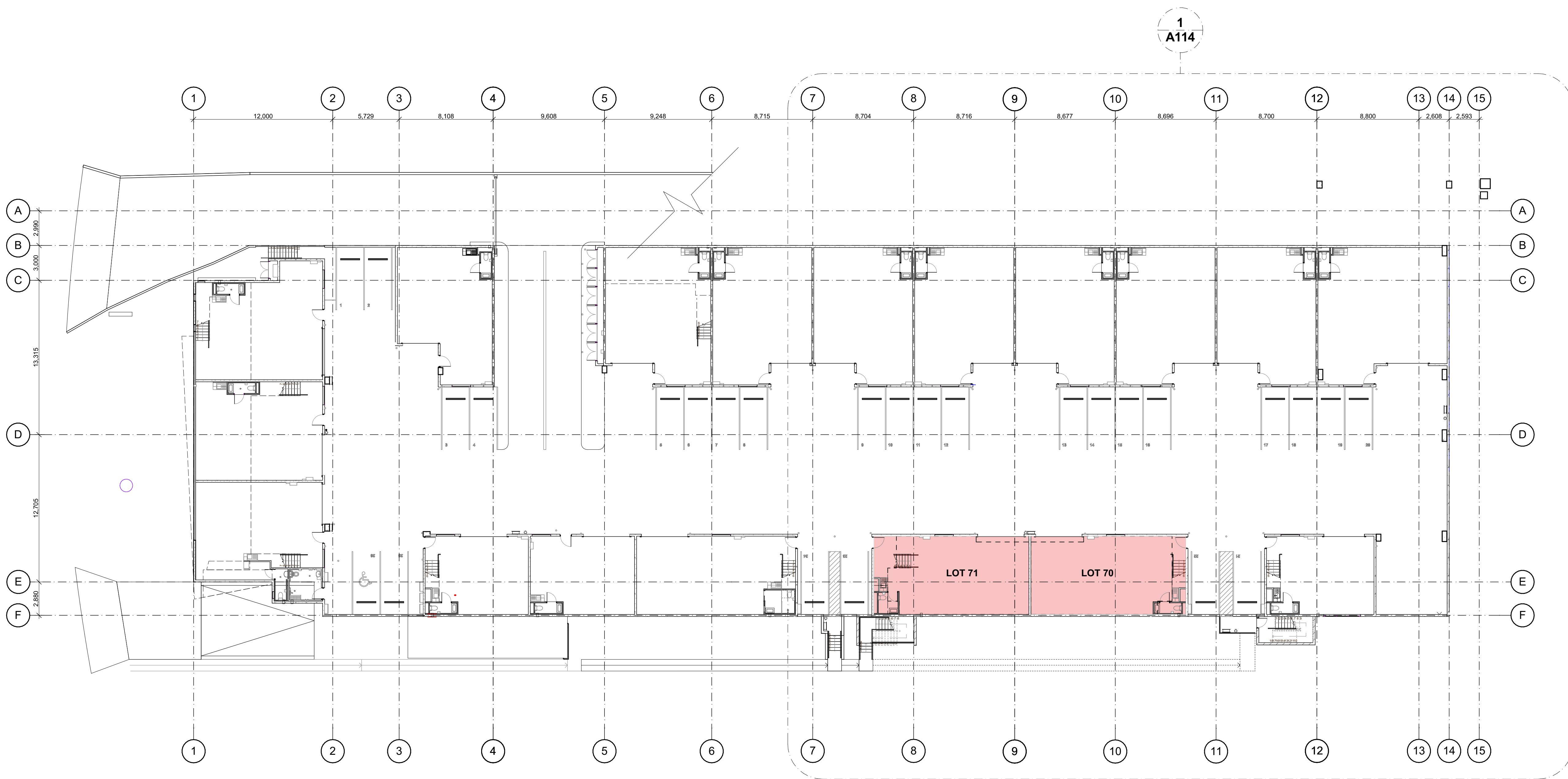
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Board Nominated Architect Stephen Figgis 3565

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PROJECT
8 NARABANG WAY - MEZZANINES
FOR
LIFE PROPERTY GROUP
AT
8 NARABANG WAYBELROSE NSW
DRAWING TITLE
GA GROUND FLOOR
ARCHITECT
JC
LAST PRINTED
26/05/2021
DRAWING NO.
3762 DA 100
ISSUE
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1 GA FIRST FLOOR
1:200

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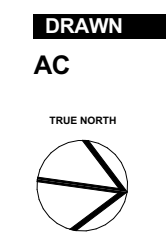
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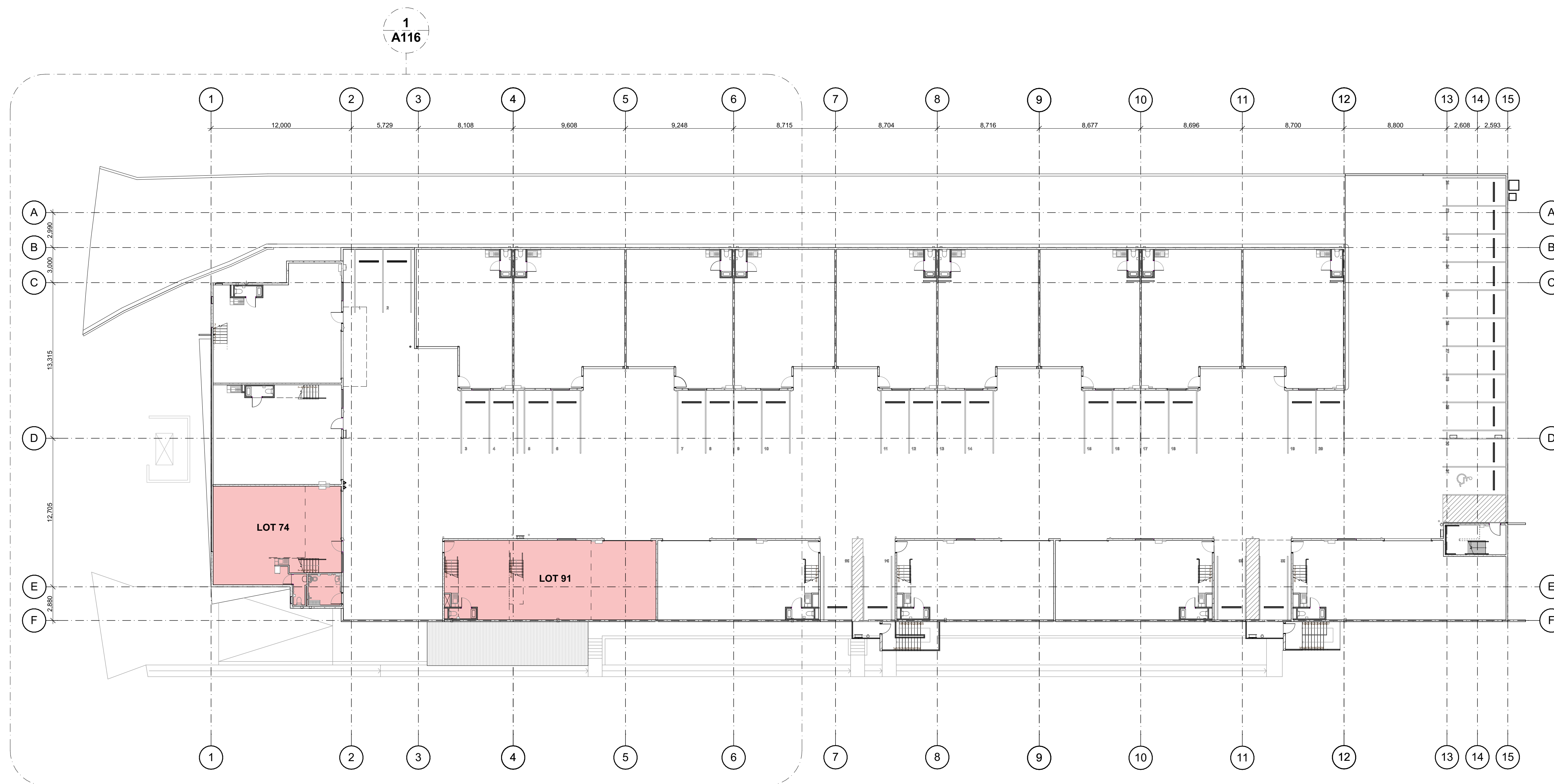
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LAST PRINTED
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3762 DA 101 B
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1 GA SECOND FLOOR
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