



27 April 2017  
Ref 17067

Develotek Property Group  
PO Box Q294  
SYDNEY QVB NSW 1230

Attn: Mr Alex Deacon  
[alex@develotek.com.au](mailto:alex@develotek.com.au)

Dear Alex,

**34-42 EAST STREET, GRANVILLE**  
**PLANNING PROPOSAL**

As requested, I have reviewed the traffic and parking implications of a Planning Proposal for the abovementioned site.

I understand that the Planning Proposal seeks to increase the building height currently permissible under the *LEP* from 52m to 82m, with *no change* to the 6:1 FSR allowed in the current *LEP*. This represents an increase of just 2m above the 80m height limit recommended by the *Parramatta Road Corridor Urban Transformation Strategy*.

I can confirm that the proposed increase in height of 30m above current *LEP* controls (and just 2m above the *Parramatta Road Corridor Urban Transformation Strategy*) with *no change* in FSR would not result in any increase in yield, and it follows therefore that there would be no increase in traffic and parking demands as a consequence of the proposed minor increase in building height.

In any event, any future development application would need to be accompanied by a detailed traffic and parking assessment report.

Please do not hesitate to contact me on telephone 9904 3224 should you have any enquiries.

Yours sincerely

Robert Varga  
Director  
Varga Traffic Planning Pty Ltd