



10 May 2022
Ref 21490

Xceler8 Pty Ltd

Attn: Sean David
sean@xceler8.net.au

Dear Sean,

**S4.55 APPLICATION TO MODIFY A PREVIOUSLY APPROVED RECREATIONAL FACILITY
(INDOOR SWIMMING SCHOOL & WELLNESS CENTRE)
145 OLD PITTWATER ROAD, BROOKVALE**

As requested, we have reviewed the following amended plans as part of this Section 4.55 Modification Application:

Drawing No.	Dated	Prepared By
S4.55-A-000 / Revision B	29 April 2022	Quattro Architecture
S4.55-A-100 / Revision B	29 April 2022	Quattro Architecture
S4.55-A-101 / Revision B	29 April 2022	Quattro Architecture
S4.55-A-102 / Revision B	29 April 2022	Quattro Architecture
S4.55-A-200 / Revision B	29 April 2022	Quattro Architecture
S4.55-A-250 / Revision B	29 April 2022	Quattro Architecture

We have reviewed the proposed scope of modification to Development Consent No. DA21/2116, which includes the following scope:

- removal of pool deck seats and storage on the western side of the Ground Floor to accommodate the existing sewer position
- revision to the layout of the approved reception area on the Ground Floor
- revision of the stairs to accommodate raising of the Level 1 floor level by 200mm
- revision to the layout of the approved accessible bathroom on the Ground Floor to accommodate accessible clearances
- revision to size and position of windows on the Ground Floor
- removal of the section of roof above the pool deck seats and storage area on the western side of the Ground Floor that are proposed to be removed

- revision of the layout of the hydro pool plant so that it is adjacent to the approved hydro pool on the eastern side of the approved building
- installation of new roofing above the revised layout of the hydro pool plant of a similar material to the existing approved roof
- raising of hydro pool roof and parapet by 800mm to accommodate mechanical equipment
- raising of roof and parapet walls by 600mm on the south-western extent of the approved building
- raising of parapet wall by 200m on the southern extent of the approved building
- revision to the direction and slope of part of the roof above the squad training pool.

Following a review of the documentation associated with this application, we consider that the recommendations made in our Traffic and Parking Assessment Report dated 28 October 2021 submitted with Development Application No. DA21/2116 will remain the same.

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