



04/12/2024

**Northern Beaches Council**

**Subject: Review of Proposed Architectural Design Changes for the Project at 638 Pittwater Road, Brookvale**

Dear Sir/Madam,

We are writing to inform you that we have thoroughly reviewed the proposed architectural design changes for the project located at 638 Pittwater Road, Brookvale. These changes include an additional floor level to the existing design.

The changes that could potentially affect the stormwater design, which include an additional floor level to the existing design and several updates to the architectural drawings as outlined below:

- A05A: Ground Floor Level - Mezzanine above shown & stair layouts amended to coordinate with A04 & A19 as per updated BCA report. Further information required.
- A08A: Roof Plan - Removed light disk, revised RL, revised units with skylights, revised drainage, and additional solar panels as per BASIX.
- A09A: Elevations - Addition of apartment L3.
- A10A: Elevations - Addition of apartment L3.
- A11B: Sections - Addition of apartment L3.

Our team has carefully examined the above noted potential impacts of these modifications on our stormwater design. We confirm that the proposed design changes, including the additional floor level, do not impact our stormwater design. The stormwater design shall be updated at CC stage incorporating any DA conditions that Council will list relevant to stormwater engineering.

Should you require any further information or clarification, please do not hesitate to contact us.

Signed,

**Jean Jose Mauad | Managing Director**

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**PER ALPHA ENGINEERING & DEVELOPMENT P/L**