

Reference: T21331

15 August 2023

Walsh Architects

Mr. Neil Ma

Email: neil@walsharchitects.com.au

Dear Neil

Re: 27 Gulliver Street, Brookvale – S4.55 Modification

I refer to your request to review the proposed amendments in respect of an approved development scheme DA 2022/1176, concerning demolition works on the site and construction of 3 dwellings on a basement car park comprising 7 spaces.

The relevant amendments which are the subject of this S4.55 Modification are:

- Revision of car park levels on the northern and southern parts of the basement
- Revision of car park aisle grade from 1:23 to 1:20
- Addition of 1 residential parking space
- Addition of 1 visitor parking space

The approved access driveway and development yield are retained.

For ease of reference, the stamped and proposed modified car parking plans by Walsh Architects are reproduced in **Figure 1** and **Figure 2** overleaf to provide a side-by-side visual comparison.

The amendments made to the approved car park layout have been assessed against the relevant design criteria contained in AS2890.1:2004. Following my review, I confirm that the proposed revisions have regard to those AS design requirements, and on this basis, I conclude that the proposed amended car park will retain its consistency with the AS2890.1 design principles.

I trust that the above is sufficient for Council's assessment. Otherwise, please do not hesitate to contact me to discuss this further.

Yours faithfully,



Bernard Lo BE (Civil), MTrans, PRE 0001491
Principal

Encl.

Figure 1 Approved Car Park Layout

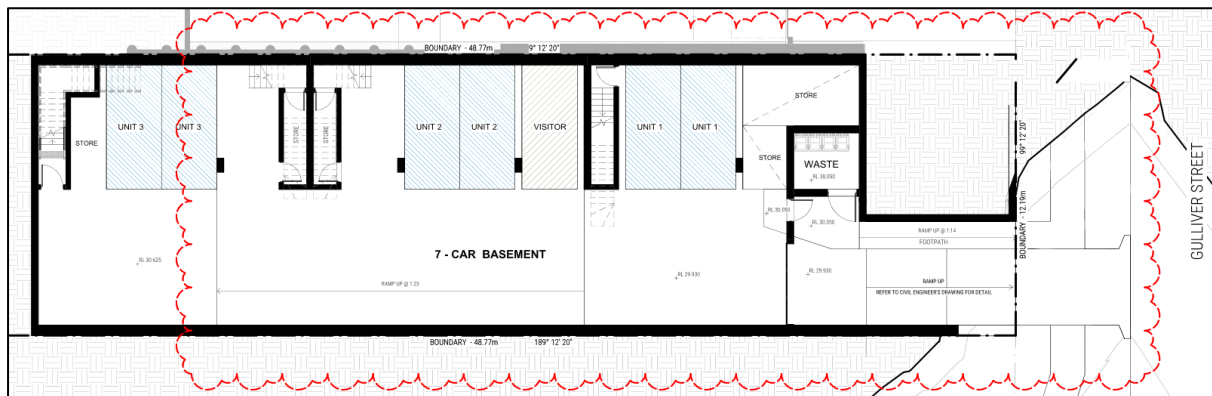


Figure 2 Proposed Amended Car Park Layout

