
Colston Budd Rogers & Kafes Pty Ltd

as Trustee for C & B Unit Trust
ABN 27 623 918 759

Our Ref: JH/10212/jj

Transport Planning
Traffic Studies
Parking Studies

8 December, 2020

Dukor 24 Pty Limited
c/- Henroth Investments Pty Ltd
Suite 604, Eastpoint Tower
180 Ocean Street
EDGECLIFF NSW 2027

Attention: Dan Maurici
Email: dan@henroth.com.au

Dear Sir,

**RE: SECTION 4.55 APPLICATION FOR APPROVED INDEPENDENT
LIVING UNITS, BARNES ROAD, FRENCHS FOREST**

1. As requested, we are writing regarding the modified internal parking layouts proposed in the Section 4.55 application for the above development. The approved development provides 41 independent living units with access from Barnes Road.
2. Minor modifications are proposed to internal circulation and parking layouts in the approved development, including:
 - realignment of the internal circulation road and turning area along the eastern and northern parts of the site;
 - associated relocation of the visitor parking spaces on the north-western part of the site; and
 - modifications to the basement parking layout under buildings 6 to 9.
3. No changes are proposed to the approved number of dwellings, access arrangements or car parking provision.
4. The internal road will continue to provide for access to the lower part of the site for maintenance vehicles, visitor parking and access to basement parking spaces.
5. The amended design continues to provide parking spaces with minimum dimensions of 2.4 metres wide by 5.4 metres long, with 6.1 metre wide access aisles. Spaces with adjacent obstructions will be 0.3 metres wider to provide

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for doors to open. Disabled spaces will be 2.4 metres wide, with an additional 2.4 metre wide adjacent area for wheelchairs. Columns will be set back 750mm from the front of spaces. Height clearance will be 2.5 metres above disabled spaces, and 2.2 metres elsewhere. These dimensions are considered appropriate, being in accordance with the Australian Standard for Parking Facilities (Part 1: Off-street car parking and Part 6: Off-street parking for people with a disability), AS 2890.1:2004 and AS 2890.6:2009.

6. We trust the above provides the information you require. Finally, if you should have any queries, please do not hesitate to contact us.

Yours faithfully,

COLSTON BUDD ROGERS & KAFES PTY LTD



J Hollis
Director