

9 December 2020

Ref 18705

A+ Design Group
89 Chandos Street
ST LEONARDS NSW 2065

Attn: Rohit Lunawat
rohitl@aplusdg.com.au

Dear Bing,

282-284 AND 298 VICTORIA AVENUE, CHATSWOOD
PROPOSED CONCEPT VEHICULAR ACCESS & CAR PARKING ARRANGEMENTS

As requested, we have reviewed the concept plans which have been prepared for a potential development of 282-284 Victoria Avenue in conjunction with Number 298 Victoria Avenue, extending from Neridah Street to Bertram Street.

I have reviewed the vehicular access and car parking arrangements illustrated on the concept plans (copies attached) for the combined development proposal. Key features of the plans are:

- a single two-way vehicular access driveway off Neridah Street to serve both sites
- separate basement car parking areas, enabling the development at Number 298 Victoria Avenue to be undertaken at a later date
- interconnected basement car parking levels which would enable basement car parking on both sites to be accessed via a single two-way car park ramp located on Number 282-284 Victoria Avenue.

I can confirm that the vehicular access and car parking arrangements illustrated on the concept plans are capable of achieving compliance with the requirements of *AS2890.1 – 2004* and Council's DCP parking requirements.

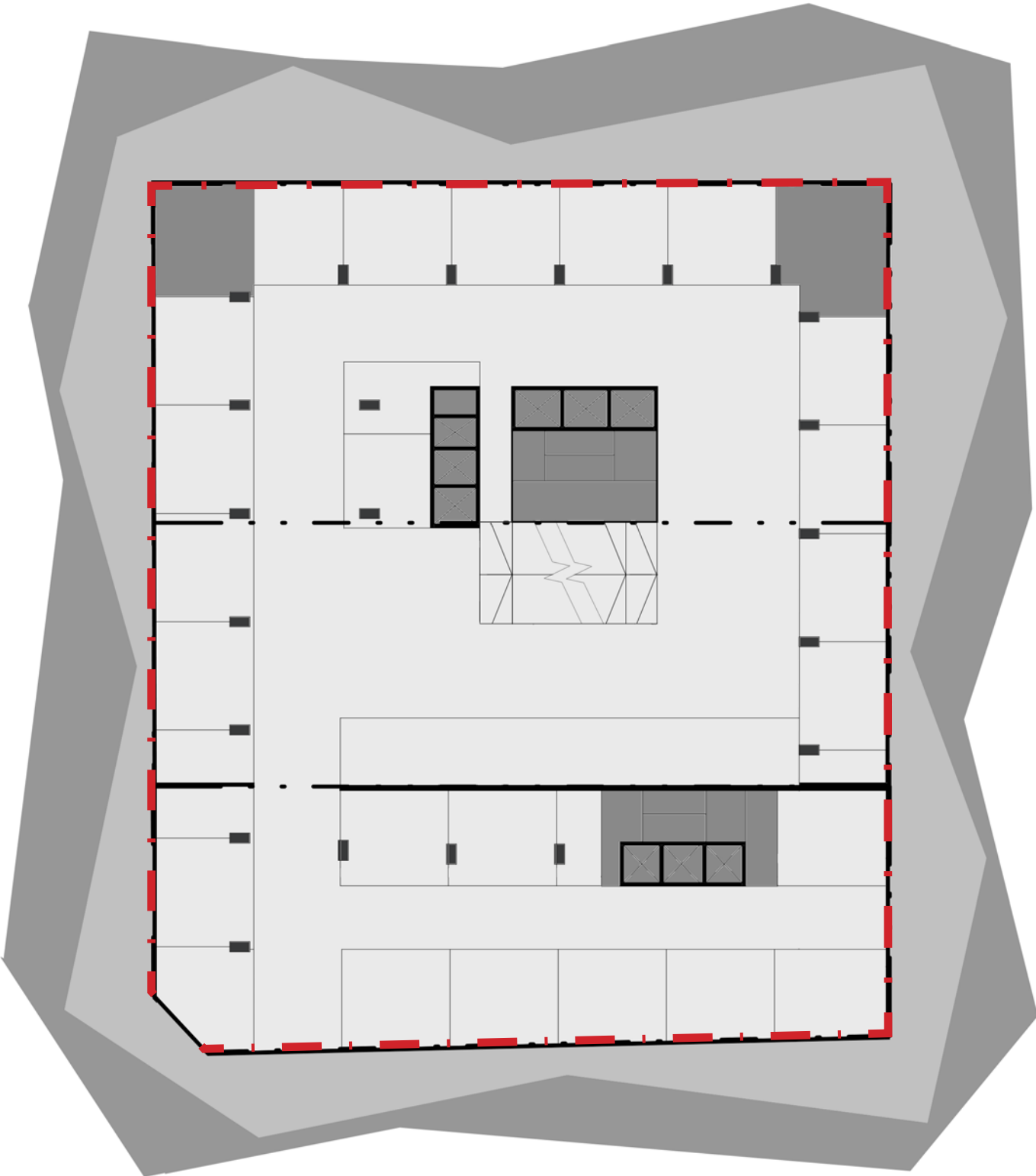
Please do not hesitate to contact me on telephone 9904 3224 should you have any enquiries.

Yours sincerely



Robert Varga
Director
Varga Traffic Planning Pty Ltd

Proposed Scheme | Basement Level Plan



Proposed Scheme | Ground Floor Plan

