



15 September 2011
Ref 10063

PTI Architects
Level 10
263 Clarence Street
SYDNEY NSW 2000

Attn: Mr Peter Israel
peter@ptigroup.com.au

Dear Peter,

**PROPOSED MIXED USE DEVELOPMENT
23-37 LINDFIELD AVENUE & 11 HAVILAH AVENUE, LINDFIELD
REVISED VEHICULAR ACCESS & CARPARKING ARRANGEMENTS**

As requested, I have reviewed the vehicular access and carparking arrangements illustrated on the revised plans, copies of which are attached.

I can confirm that the revised vehicular access arrangements make provision for a driveway in Havilah Lane with a minimum width of 7m, as requested by the Council.

I can also confirm that the revised plans of the retail carparking levels make provision for "user class 3A" parking spaces, as specified by AS2890.1 – 2004, comprising 2.6m wide carparking spaces with 6.6m wide aisle widths. I note also in this regard that the circulation aisle width between the central parking bay and the internal pedestrian ramp is provided for vehicle circulation purposes only, and is not intended to be used for manoeuvring in/out of the adjacent parking bays. Wheel stops will be provided in the subject parking bays to prevent vehicles manoeuvring in/out of the "wrong-end" of the parking spaces.

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



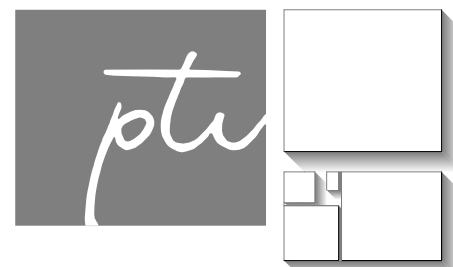
GENERAL LEGEND	
	EXISTING RL
	PROPOSED RL
	BOUNDARY LINES
	STRUCTURAL WALLS
	LIGHTWEIGHT WALLS
	FHR
	EC
	CC
	RC
	GC
	W
	F
	EXISTING ADJOINING BUILDING
	RETAIL AREAS
	RESIDENTIAL AREAS
	SERVICE/ PLANT AREAS
	EXTERNAL RESIDENTIAL STORAGE AREAS

NOTE

- Contractors to verify all dimensions on site before any shop drawings or work is commenced.
- Figured dimensions to be taken in preference to scaled dwgs.
- This drawing is to be read in conjunction with the specification and engineers drawings.

This drawing is the copyright of Project Tourism International Architecture Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means, in part or in whole without the written permission of Project Tourism International Architecture Pty Ltd. ABN: 90 050 071 022.

REVISIONS			
REV	DESCRIPTION	BY	CHK
A	DEVELOPMENT APPLICATION	VD	22.07.10
B	UPDATED SUBMISSION WITH PROPOSED SETBACK LINE	TN	06.10.10
C	CARPARK ACCESS RAMP CHANGED TO SUIT EASEMENTS	RA	11.02.11
D	RETAIL & SUPERMARKET RELOCATED KOCHIA LN SETBACK INCREASED	VD	13.04.11
E	RESUBMISSION TO DEPARTMENT OF PLANNING	CK	13.09.11



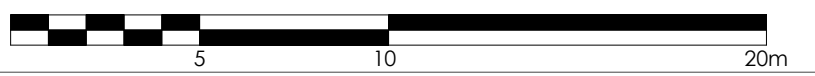
ARCHITECTURE
Project Tourism International Architecture Pty Ltd Level 10, 263 Clarence St Sydney 2000
T (02) 9283 0860 F (02) 9283 0870 www.ptigroup.com.au ABN 90 050 071 022
Nominated Registered Architect: Peter Israel (reg no. 5054)

COMMERCIAL & DESIGN ARCHITECTS
INTERIOR DESIGNERS
PROPERTY DEVELOPMENT ANALYSTS & ADVISORS
FOR TOURISM, LEISURE, ENTERTAINMENT & RESIDENTIAL PROPERTIES

CLIENT :
ANKA PROPERTY GROUP

PROJECT :
LINDFIELD RETAIL & RESIDENTIAL DEVELOPMENT

DRAWING TITLE:
GROUND FLOOR PLAN



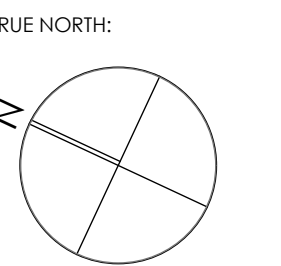
SCALE: 1:200 @ A1, 1:400 @ A3

PRINT DATE: 14/09/2011

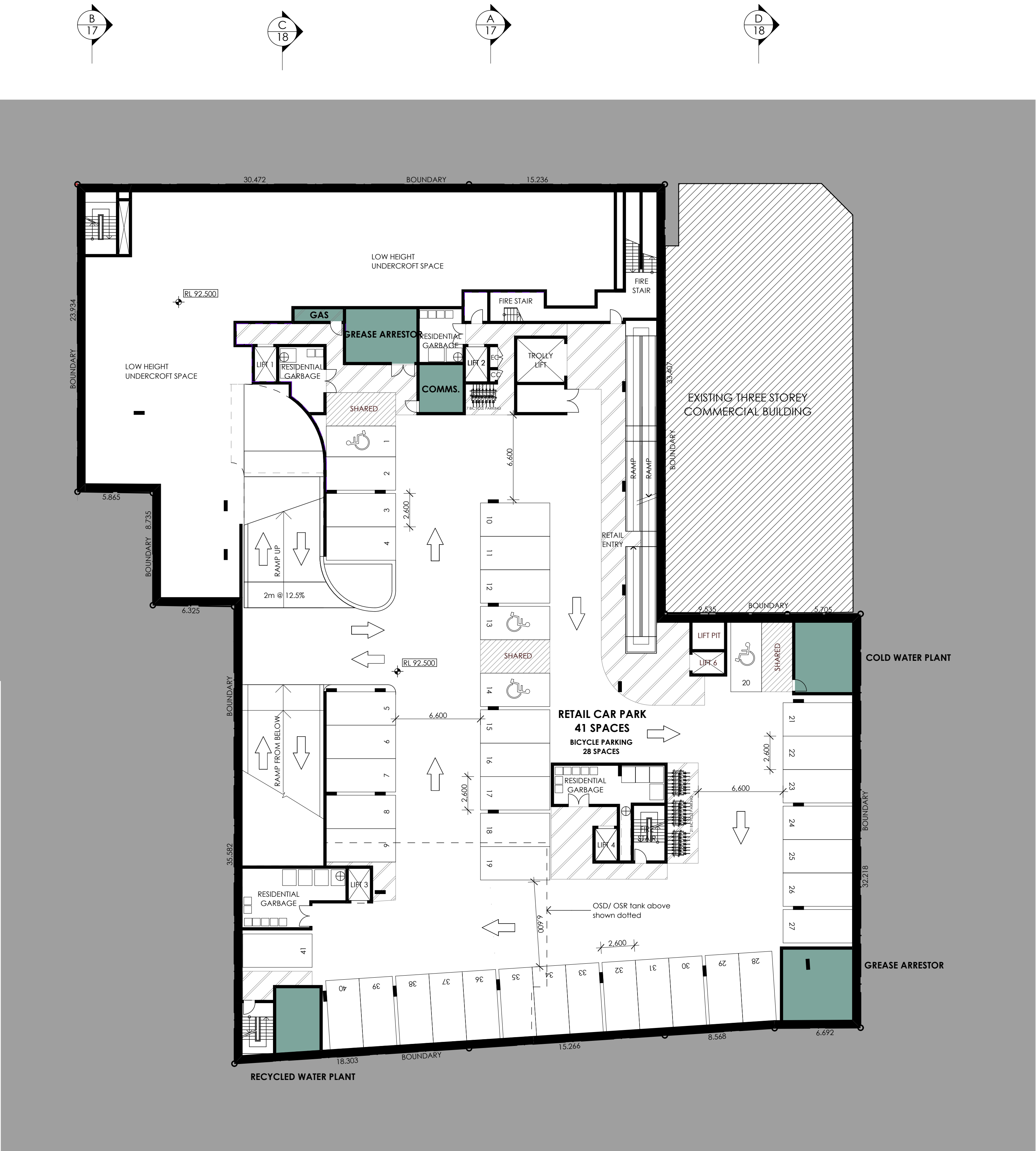
DRAWN BY: VD

CHECKED BY: VD

PROJECT NO: P194.2



A	DA	05	E
disc	stage	dwg no.	revision



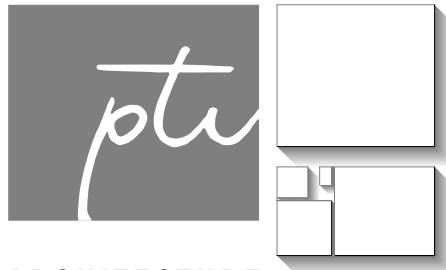
GENERAL LEGEND	
	EXISTING RL
	PROPOSED RL
	BOUNDARY LINES
	STRUCTURAL WALLS
	LIGHTWEIGHT WALLS
	FHR
	EC
	CC
	RC
	GC
	W
	F
	EXISTING ADJOINING BUILDING
	RETAIL AREAS
	RESIDENTIAL AREAS
	SERVICE/ PLANT AREAS
	EXTERNAL RESIDENTIAL STORAGE AREAS

NOTE

- Contractors to verify all dimensions on site before any shop drawings or work is commenced.
- Figured dimensions to be taken in preference to scaled dwgs.
- This drawing is to be read in conjunction with the specification and engineers drawings.

This drawing is the copyright of Project Tourism International Architecture Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means, in part or in whole without the written permission of Project Tourism International Architecture Pty Ltd. ABN: 90 050 071 022.

REVISIONS				
REV	DESCRIPTION	BY	CHK	DATE
A	DEVELOPMENT APPLICATION	VD		22.07.10
B	ACCESS RAMP POSITION CHANGED TO SUIT EASEMENTS, PARKING ARRANGEMENT MODIFIED	RA		13.04.11
C	RESUBMISSION TO DEPARTMENT OF PLANNING	CK		13.09.11



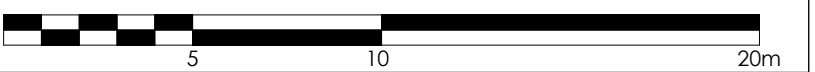
ARCHITECTURE
Project Tourism International Architecture Pty Ltd Level 10, 263 Clarence St Sydney 2000
T (02) 9283 0860 F (02) 9283 0870 www.ptigroup.com.au ABN 90 050 071 022
Nominated Registered Architect: Peter Israel (reg no. 5054)

COMMERCIAL & DESIGN ARCHITECTS
INTERIOR DESIGNERS
PROPERTY DEVELOPMENT ANALYSTS & ADVISORS
FOR TOURISM, LEISURE, ENTERTAINMENT & RESIDENTIAL PROPERTIES

CLIENT :
ANKA PROPERTY GROUP

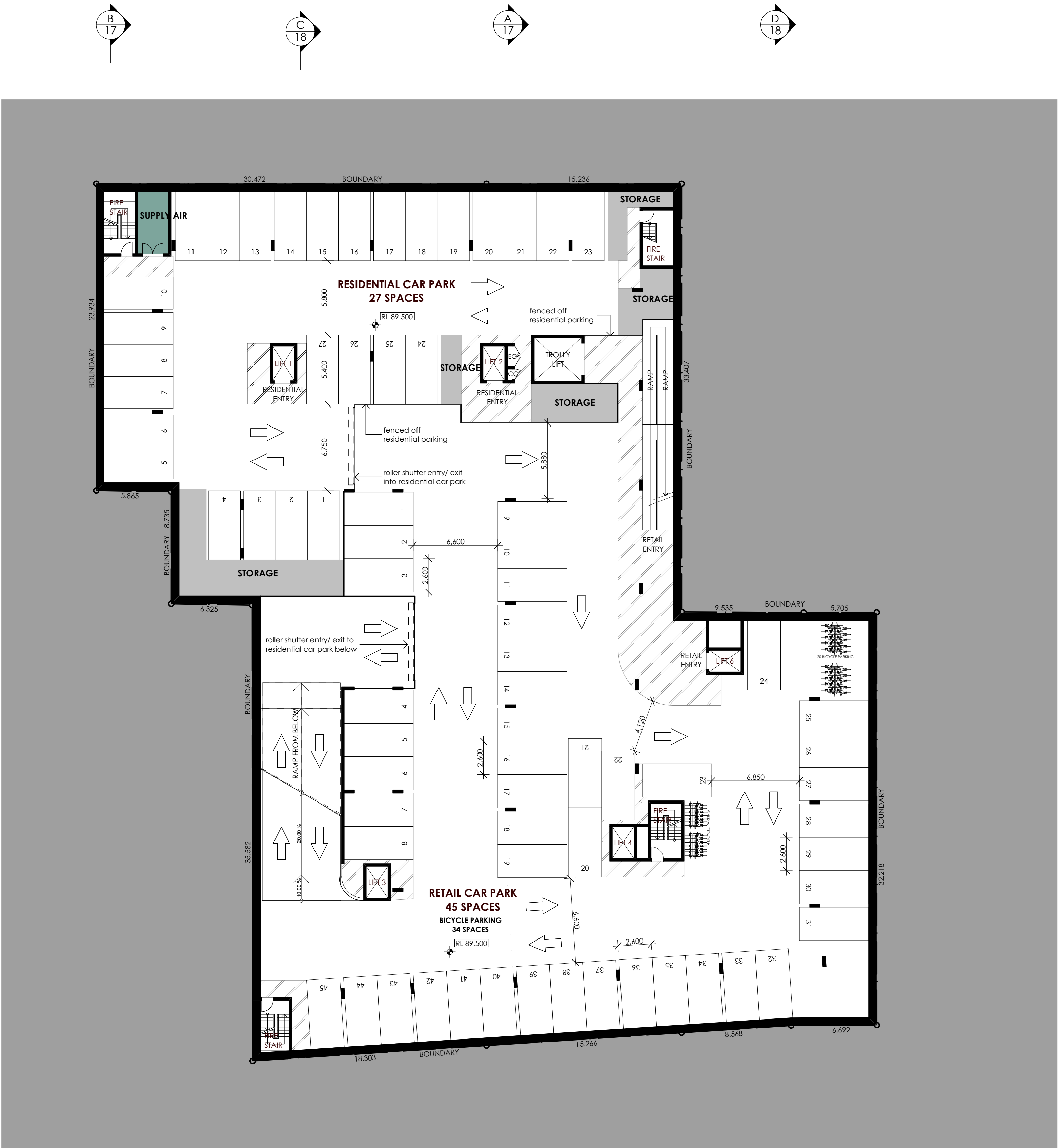
PROJECT :
LINDFIELD RETAIL & RESIDENTIAL DEVELOPMENT

DRAWING TITLE:
BASEMENT 1 PLAN



SCALE:	1:200 @ A1, 1:400 @ A3	
PRINT DATE:	14/09/2011	
DRAWN BY:	VD	
CHECKED BY:	VD	
PROJECT No:	P194.2	

A	DA	04	C
disc	stage	dwg no.	revision



GENERAL LEGEND	
	EXISTING RL
	PROPOSED RL
	BOUNDARY LINES
	STRUCTURAL WALLS
	LIGHTWEIGHT WALLS
	FHR
	EC
	CC
	RC
	GC
	W
	F
	EXISTING ADJOINING BUILDING
	RETAIL AREAS
	RESIDENTIAL AREAS
	SERVICE/ PLANT AREAS
	EXTERNAL RESIDENTIAL STORAGE AREAS

NOTE

- Contractors to verify all dimensions on site before any shop drawings or work is commenced.
- Figured dimensions to be taken in preference to scaled dwgs.
- This drawing is to be read in conjunction with the specification and engineers drawings.

This drawing is the copyright of Project Tourism International Architecture Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means, in part or in whole without the written permission of Project Tourism International Architecture Pty Ltd. ABN: 90 050 071 022.

REVISIONS			
REV	DESCRIPTION	BY	CHK
A	DEVELOPMENT APPLICATION	VD	22.07.10
B	ACCESS RAMP POSITION CHANGED & PARKING ARRANGEMENT MODIFIED	RA	13.04.11
C	RESUBMISSION TO DEPARTMENT OF PLANNING	CK	13.09.11

pta ARCHITECTURE

Project Tourism International Architecture Pty Ltd Level 10, 263 Clarence St Sydney 2000
T (02) 9283 0860 F (02) 9283 0870 www.ptigroup.com.au ABN 90 050 071 022
Nominated Registered Architect: Peter Israel (reg no. 5054)

COMMERCIAL & DESIGN ARCHITECTS
INTERIOR DESIGNERS
PROPERTY DEVELOPMENT ANALYSTS & ADVISORS
FOR TOURISM, LEISURE, ENTERTAINMENT & RESIDENTIAL PROPERTIES

CLIENT :
ANKA PROPERTY GROUP

PROJECT :
LINDFIELD RETAIL & RESIDENTIAL DEVELOPMENT

DRAWING TITLE:
BASEMENT 2 PLAN

SCALE: 1:200 @ A1, 1:400 @ A3

PRINT DATE: 14/09/2011

DRAWN BY: VD

CHECKED BY: VD

PROJECT No: P194.2

TRUE NORTH:

A DA 03 C
disc stage. dwg no. revision



GENERAL LEGEND	
	EXISTING RL
	PROPOSED RL
	BOUNDARY LINES
	STRUCTURAL WALLS
	LIGHTWEIGHT WALLS
	FIRE HOSE REEL CUPBOARD
	ELECTRICAL CUPBOARD
	COMMS. CUPBOARD
	RECYCLING CUPBOARD
	GARBAGE CHUTE
	WASHING MACHINE/ DRYER
	REFRIDGERATOR
	EXISTING ADJOINING BUILDING
	RETAIL AREAS
	RESIDENTIAL AREAS
	SERVICE/ PLANT AREAS
	EXTERNAL RESIDENTIAL STORAGE AREAS

NOTE

- Contractors to verify all dimensions on site before any shop drawings or work is commenced.
- Figured dimensions to be taken in preference to scaled dwgs.
- This drawing is to be read in conjunction with the specification and engineers drawings.

This drawing is the copyright of Project Tourism International Architecture Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means, in part or in whole without the written permission of Project Tourism International Architecture Pty Ltd. ABN: 90 050 071 022.

REVISIONS				
REV	DESCRIPTION	BY	CHK	DATE
A	ADDITIONAL CARPARK LEVEL	VD	VD	13.04.11
B	RESUBMISSION TO DEPARTMENT OF PLANNING	CK		13.09.11

ARCHITECTURE
Project Tourism International Architecture Pty Ltd Level 10, 263 Clarence St Sydney 2000
T (02) 9283 0860 F (02) 9283 0870 www.ptigroup.com.au ABN 90 050 071 022
Nominated Registered Architect: Peter Israel (reg no. 5054)

COMMERCIAL & DESIGN ARCHITECTS

INTERIOR DESIGNERS

PROPERTY DEVELOPMENT ANALYSTS & ADVISORS

FOR TOURISM, LEISURE, ENTERTAINMENT & RESIDENTIAL PROPERTIES

CLIENT :
ANKA PROPERTY GROUP

PROJECT :
LINDFIELD RETAIL & RESIDENTIAL DEVELOPMENT

DRAWING TITLE:
BASEMENT 3 PLAN

SCALE:	1:200 @ A1	
PRINT DATE:	14/09/2011	
DRAWN BY:	VD	
CHECKED BY:	VD	
PROJECT No:	P194.2	

A	DA	02.5	B
disc	stage.	dwg no.	revision