

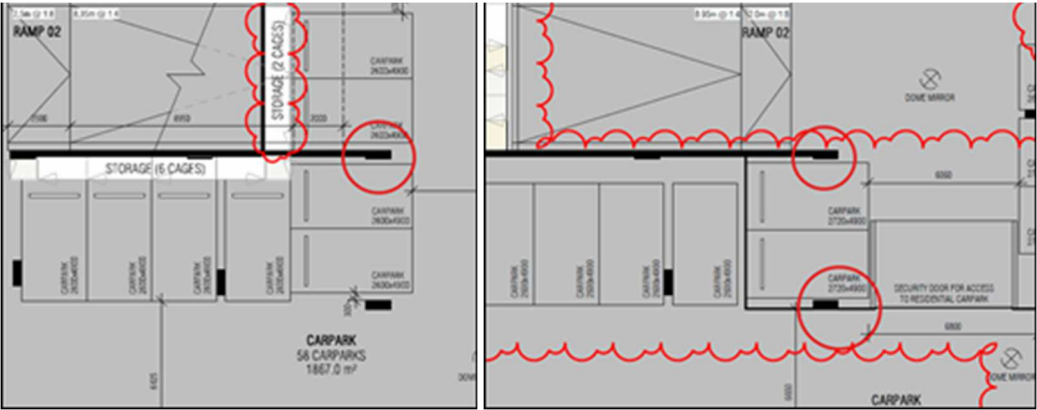
|                  |                                                                                           |
|------------------|-------------------------------------------------------------------------------------------|
| To               | Jordan Arendale (Jordan@pacedg.com.au)                                                    |
| From             | Satish Dangol (satishd@ratio.com.au)                                                      |
| Regarding        | Response to Council's comments<br>251-265 Lygon Street and 1A Pitt Street, Brunswick East |
| Date             | 7 July 2026                                                                               |
| Reference Number | 18505T-MEMO02-F01                                                                         |

Dear Jordan,

As requested, this memorandum has been prepared to address Council's comments regarding the proposed car parking layout. Following the submission of the s72 application, Council provided comments relating to the car parking design. These comments are reproduced below in **bold italics**, followed by Ratio's response and assessment.

**Column Locations**

***Diagram 1 of Clause 52.06 of the Planning Scheme requires that columns not be inside the 'Clearance Required' areas of each car parking space. It appears that some of the columns are not meeting this requirement.***



It is acknowledged that the columns adjacent to the car parking spaces identified above do not strictly comply with Diagram 1 of Clause 52.06, which specifies an additional 300mm clearance where a parking space is located adjacent to a vertical obstruction within the clearance envelope, resulting in a total parking space width of 2.9 metres. The purpose of this additional clearance is to provide adequate space for vehicle door opening.

In assessing the functionality of the affected spaces, consideration has been given to the relevant requirements of AS 2890.1. The subject spaces will be allocated to residents of the development and are provided with a minimum overall width of 2.7 metres,

comprising a standard 2.4 metre wide parking bay with an additional 300mm clearance adjacent to the obstruction. As such, the spaces are consistent with the dimensional requirements illustrated in Figure 5.2 of AS 2890.1 and are considered to achieve the underlying objective of providing sufficient door opening clearance and an acceptable level of parking functionality.

Furthermore, as these spaces will be used by residents who will become familiar with the parking layout and operating conditions of the development, the proposed arrangement is expected to operate effectively in practice. Given the location and configuration of these parking spaces, it is recommended that they be designated as "Reverse Parking Only" to facilitate suitable vehicle manoeuvring and accessibility.

### **Blind Aisles**

***Clause 2.4.2 of the Australian Standard for Off-Street Car Parking (AS2890.1) states that in blind aisles (i.e. dead-end aisles), the aisle shall be extended a minimum of one metre beyond the last parking space, because of the difficulty in accessing or egressing these spaces. This has not been shown for the northern car parking space in Basement level 2. The plans are to show the access aisle extended one metre past the last parking space to improve access and egress to and from this last space in accordance with Clause 2.4.2 of the Australian Standard for Off-Street Parking (AS2890.1).***

The location of the northern car parking space on Basement Level 2 is consistent with the endorsed plans, with this space provided with 600mm clearance from the edge of the parking space to the adjacent wall. Access to/from this car parking space has been satisfactorily demonstrated within the swept path assessment attached to the letter prepared by Ratio accompanying the s72 application.

If you have any questions or require further information regarding the above, please do not hesitate to contact the undersigned at (03) 9429 3111.

Yours sincerely,



**Satish Dangol**  
**Associate: Transport**