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Town Planners

15<sup>th</sup> July 2025

The CEO Northern Beaches Council PO Box 82 Manly NSW 1655

Attention: Tom Burnes – Principal Planner

Dear Mr Burnes,

#### Development Application No. DA2025/0042 Issues response/ Supplementary Statement of Environmental Effects Proposed mixed use industrial development 35, 37 and 39 Carter Road, Brookvale

Reference is made to Councils issues letter of 29<sup>th</sup> May 2025 in which a number of issues were raised. This supplementary statement of environmental effects details the considered response to the issues raised and is to be read in conjunction with the following amended/additional plans and documentation:

- Amended Architectural plans various revisions prepared by Figgis + Jefferson Tepa Architects.
- Amended landscape plans Revision D prepared by Ground Ink.
- Traffic and parking response, dated 4<sup>th</sup> July 2025, prepared by Varga Traffic Planning.
- Detailed Site Investigation and Assessment Report, dated 25<sup>th</sup> June 2025, prepared by Dr Upsilon Environments.
- Remediation Action Plan prepared by Dr Upsilon Environments.
- Response to RFI/ DSAP minutes prepared by Figgis + Jefferson Tepa Architects (Attachment 1).

The amendments can be summarised as follows:

- Increase landscaping and the provision of a seating area adjacent to the Carter Road frontage.
- Relocation of the ground floor level unisex WC closer to the café.
- Provision of an indicative Café layout with final fit-out subject to separate approval.
- Additional tenant and visitor bicycle parking.
- Provision of motorcycle parking.
- The provision of an enlarged landscape planter at Level 1.

- > The provision of EV charging allowances.
- > Amendments to the car parking layout.
- > The provision of a commercial waste storage area.
- > The nomination of indicative building identification and tenant signage.

We respond to the various issues as follows.

### **DSAP Report and Urban Design**

Response: A comprehensive response to the DSAP minutes is at Attachment 1. In particular, we note that landscape opportunity has been increased within the Carter Road front setback with a 1.5 metre wide pedestrian pathway provided along the West Street frontage. This submission is accompanied by amended landscape plans Revision D prepared by Ground Ink which nominates additional landscaping within the Carter Road front setback and within the Level 1 carparking area as recommended by DSAP.

In relation to the DSAP recommendation that a recognition and design response to country is provided I would like to start with acknowledging the Traditional Custodians of the land upon which the proposed development is situated and pay my respects to their ancestors and Elders past and present. I extend this acknowledgement and respect to all Aboriginal or Torres Strait Islander people.

I note that the application provides for the retention/ reuse of existing building elements including the face brickwork at both street frontages which not only goes to the notion of sustainability but also the reuse of a natural earth/ clay based material. The proposal also incorporates a publicly accessible outdoor seating area adjacent to the café where patrons can gather or sit quietly within an informal landscaped setting. These elements represent an appropriate recognition and design response to country.

## Car Parking, Access and Traffic

Response: This submission is accompanied by a Traffic and parking response, dated 4<sup>th</sup> July 2025, prepared by Varga Traffic Planning. This report addresses the carparking, access, and traffic issues identified within the traffic referral with the architectural plans amended as required. This report contains the following commentary in relation to the incorporated amendments:

- one kerb extension on West Street as marked has been removed in order to add an additional parking space. Time restricted parking with "1P restriction" will also be implemented along West Street to ensure adequate turnover of parking and can be conditioned as part of the approval
- the driveway ramp on the Lower Ground Floor has been modified as per Council's comments
- a convex mirror has been added on the First Floor near the top of the ramp

- the layout of parking P17, P18, and P19 next to Unit IN10 has been updated as per Council's recommendation
- one designated parking space for Unit IN06 has been relocated within the main car parking area on the Lower Ground Floor
- 10 x vertical bike parking for staff has been provided in a 5.4m long x 2.7m wide secure room/enclosure adjacent to the café parking space
- the visitor bike parking has been relocated from the First Floor to the Lower Ground Floor
- 2 motorcycle parking bays have been provided on the First Floor
- the unisex WC has been relocated closer to the Café

In addition, I can confirm that the revised vehicular access, car parking, and loading dock arrangements have been designed generally in accordance with the relevant requirements of the Standards Australia publication AS2890.1, AS2890.2, AS2890.3, and AS2890.6.

#### Waste Management

Response: We confirm that a commercial waste storage area capable of accommodating 2x 240 litre waste and 2x 240 litre recycling bins for weekly collection by a commercial contractor has been incorporated at ground floor level to service the café.

## Contamination

Response: This submission is accompanied by a Detailed Site Investigation and Assessment Report (DSI) and Remediation Action Plan (RAP) prepared by Dr Upsilon Environments.

## Easements

Response: We confirm that the existing lots will be consolidated and the existing right-of-way over Lot 15 extinguished.

#### **Operational Management Plan**

Response: We are of the opinion that the preparation of an Operational Management Plan is unreasonable and unnecessary given that the exact operational characteristics of future tenants including staff numbers and proposed hours of operation is unknown and in circumstances where the subject property is not located within proximity of any residential receivers. No objection would be raised in relation to the imposition of standard conditions pertaining to operational noise.

## Café Use

Response: We confirm that there will be no cooking facilities requiring mechanical exhaust within the café. We anticipate that the majority of food will be prepared off-site and heated up as required.

Whilst an indicative Café layout has been provided on the plans the fit-out and use of the café will be subject to separate approval.

Having given due consideration to the matters pursuant to Section 4.15(1) of the Environmental Planning and assessment Act, 1979 as amended, it is considered that there are no matters which would prevent Council from granting consent to the subdivision sought in this instance.

Please not hesitate to contact me to discuss any aspect of this submission.

#### Yours faithfully

Boston Blyth Fleming Town Planners

for for

Greg Boston B Urb & Reg Plan (UNE) MPIA **Director** 

# Attachment 1 RFI/ DSAP Response

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e)       Include a recognition and design Response to Country       This issue will be address in amended SEE         21       Scale, built form and articulation       Existing building at 35 Carter Road comprises a column-and-beam structure with IAI proposed window openings are limited to the infill brickwork only, therefore, target resus - whether the intended brickwork and structure will retain AI proposed window openings are limited to the infill brickwork only, therefore, target resus - whether with a pergola         b)       Consideration might be given to another use for part or all of this outdoor.       Seating amenity: in now provided at the street level, and making use of the outdo propec, e.g. break-out area with a pergola         a)       Access, whicular movement and car parking       Addressed in item - 4.di above         b)       Isomer Ground tenancies' Dedestrian accessibility to be clarified for IN 04, IV as and NO6       This issue had been addressed in Access Accessment Report prepared by East Coa Py Ltd darde of bacember 2024         car park ramp duplication - Opportunities to relocate the Level 1 car park Id existing building at 35 Carter Road need to be retained. Therefore, the ramp cannot relocate to Visct Street       Clear directional signs will be provided at vehicular entrance along Carter Road         d)       The Road In Otte stree stacks along West Street       Small planters on Ground Level have been grouped to become bigger planters         b)       Deep soil landscape       Small planters on Ground Level have been grouped to become bigger planters         b)       Deper-level window box planters	amp length. Planters are integrated along the ramp frontage to reduce its visual impact and enhance streetscape amenity.         keeponse to Country       This issue will be address in amended SEE         inded brickwork and structure will retain       Existing building at 35 Carter Road comprises a column-and-beam structure with brick infill walls All proposed window openings are limited to the infill brickwork only; therefore, the primary structural elements will renain unaffected.         nother use for part or all of this outdoor       Seating amenity is now provided at the street level, and making use of the outdoor amenity provided by the café         care parking       Addressed in item 1.d.ii above         an accessibility to be clarified for IN 04.       This issue that been addressed in Access Accessment Report prepared by East Coast Accessibility PLU di dated 9 Decemebr 2024         trutinities to relocate the Level 1 car at the existing building at 35. Carter Road need to be retained. Therefore, the ramp to Level 1         canot relocate the Level 1 car at the existing building at 35. Carter Road need to be come bigger planters         departures from the DCP min 4.5m         opsed zero setbacks along West Street         street planting in groppoal as per landscape plan prepared by Ground ink Landscape Architect dated 2.2 November 2024 and been suppor			
ramp length. "Planters are integrated along the ramp frontage to reduce its visual enhance streetscape amenity.         e)       Include a recognition and design Response to Country       This issue will be address in amended SEE         2)       Scale, built form and articulation       Ald prive reuse - white the intended brickwork and structure will retain in a structure will in a structure with a structure will retain its integrity due to the infil brickwork only, therefore, to changes         a)       Adjoint crease. white the intended brickwork and structure will retain a structure will remain unaffected.         b)       Consideration might be given to another use for part or all of this outdoor Seating amenity is now provided at the street level, and making use of the outdo propec, e.g. break-out area with a pergola         a)       Access, whicular movement and car parking         a)       Access, whicular movement and car parking         a)       Access, whicular movement and car parking         d)       Addressed in Item 1.d.ii above         b)       Lower Ground tenancies 'Do tenancies 'Do tenancies 'Do tenancies 'Do tenancies' Do tena	amp length. Planters are integrated along the ramp frontage to reduce its visual impact and enhance streetscape amenity.         Response to Country       This issue will be address in amended SEE         Inded brickwork and structure will retain       Existing building at 35 Carter Road comprises a column-and-beam structure with brick infill walls All proposed window openings are limited to the infill brickwork only; therefore, the primary structural elements will renain unaffected.         nother use for part or all of this outdoor       Seating amenity is now provided at the street level, and making use of the outdoor amenity provided by the café         care parking       Addressed in item 1.d ii above         an accessibility to be clarified for IN 04.       This issue thab been addressed in Access Accessment Report prepared by East Coast Accessibility PLU didated 9 Decemebr 2024         trutinities to relocate the Level 1 car the existing building at 35. Carter Road need to be retained. Therefore, the ramp to Level 1         cannot relocate the Level 1 car the existing building at 35. Carter Road need to be creatined. Therefore, the ramp to Level 1         cannot relocate the vel vel car the diversion of Clear divectional signs will be provided at vehicular entrance along Carter Road         departures from the DCP min 4.5m       4.5m setback is provided for new building on 37 - 39 Carter Road         street planting in West Street       Small planters on Ground Level have been grouped to become bigger planters         Permeable paving will be used terrace in front of Café       Street planting propopal as per landscape pla		Carter Boad building entries	Accessible samping is now provided from highest point of the site along Caster Boad to minimize
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its integrity due to the       All proposed window openings are limited to the infill brickwork only; therefore, t         its integrity due to the       structural elements will remain unaffected.         b) Consideration might be given to another use for part or all of this outdoor provided at the street level, and making use of the outdo provided by the café         a) Access behicular moment and car parking       Addressed in item 1.dl ia hove         b) Lower Ground tenancies 'P destrian accessibility to be clarified for IN 04, fibris issue had been addressed in Access Accessment Report prepared by East Coa Py Ltd dated 9 Decemebr 2024         c) Car park ramp duplication - Opportunities to relocate the Level 1 car park in the provided at vehicular entrance along Carter Road tenancy access         d) The proposed side-by-side location may introduce some confusion for tenancy access         d) Landscape       4.Sm setback is provided for new building on 37 - 39 Carter Road         a) Deep soil landscape       5mail planters on Ground Level have been grouped to become bigger planters         b) Deep soil landscape       Smail planters on Ground Level have been grouped to become bigger planters         defaust a for seating on Level 1       Addressed in rem A.sh ab ens supported by Council Landscape Officer         d) Upper-level window box planters       Addressed in tem A.2. b above         f) Planter on Level 1       Addressed in tem A.2. b above         f) Planter on Level 1       Addressed in tem A.2. b above         f) Planter	All proposed window openings are limited to the infill brickwork only; therefore, the primary structural elements will remain unaffected. nother use for part or all of this outdoor serging amenity is now provided at the street level, and making use of the outdoor amenity provided by the café care parking dia accessibility to be clarified for IN 04. Pty Ltd dated 9 December 2024 trunities to relocate the Level 1 car park. The sustaine bale maddressed in Access Accessment Report prepared by East Coast Accessibility Pty Ltd dated 9 December 2024 trunities to relocate the Level 1 car park. The existing building at 35 Carter Road need to be retained. Therefore, the ramp to Level 1 cannot relocate to West Street may introduce some confusion for departures from the DCP min 4.5m oposed zero setbacks along West Street see planting in West Street see planting in West Street see planting in West Street Adequate soil and irrigation will be used terrace in front of Café Street planting proposal as per landscape plan prepared by Ground Ink Landscape Architect dated 22 November 2024 had been supported by Cound Landscape Officer Adequate soil and irrigation will be provided to ensure long-term and consistent plant health at upper-level window box planters Addressed in Item A.2.b above Planter on Level 1 is enlarged after removing the seating amenity er Ground tenancies Sufficient mechanical ventilation and artifical light will be provided for inductrial units on Lower Ground WC con Lower Ground had been relocated closer to Café Addressed in Item 3.a above Issues had been addressed by Scicion "/r Assessment Report prepared by Building & Energy Consultants Australia dated 20 October 2024 Rev. A Tenancy signages shown are indicative only, further council submission will be lodged for final layout. et will require overly complicated of the walls. to be addressed in Item A.2.a above Storage and implications for substation Ev Charging points had been indicated on plans. ASP2 Design for upgrading Substation 516948 prepared by S			
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extent of changes       structural elements will remain unaffected.         b)       Consideration might be given to another use for part or all of this outdoor       Seating amenity is now provided at the street level, and making use of the outdoor provided by the café         3)       Access, wehicular movement and car parking       Addressed in tem 1.d.ii above         a)       Access, wehicular movement and car parking       Addressed in tem 1.d.ii above         a)       Access, wehicular movement and car parking       Addressed in tem 1.d.ii above         b)       Lower Ground tenancies' pedestrian accessibility to be clarified for IN 04, IN 05 and IN 06       This issue had been addressed in Access Accessment Report prepared by East Coar PL Utd dated 9 December 2024         c)       Car park ramg duplication - Opportunities to relocate the Level 1 car park in the existing building at 35 Carter Road need to be retained. Therefore, the ramp cannot relocate to West Street       Clear directional signs will be provided at vehicular entrance along Carter Road teen on the addressed in context of proposed zero setbacks along West Street         d)       The proposed side-by-side location may introduce some confusion or tenancy access       Small planters on Ground Level have been grouped to become bigger planters         d)       Deep soil landscape       Small planters on Ground Level have been grouped to become bigger planters         d)       Deprotunities to increase street tree planting in West Street       Street planting proposal asper landscape Office	structural elements will remain unaffected. nother use for part or all of this outdoor Seating amenity is now provided at the street level, and making use of the outdoor amenity provided by the café car parking car parking Addressed in tem 1.d ii above an accessibility to be clarified for IN 04 This issue had been addressed in Access Accessment Report prepared by East Coast Accessibility Pty Ltd dated 9 Decemebr 2024 Truinties to relocate the Level 1 car park truinties to relocate the Level 1 car park truinties to relocate the Level 3 car park truinties to relocate the Addressed in Kerne Road need to be retained. Therefore, the ramp to Level 1 cannot relocate to West Street Clear directional signs will be provided at vehicular entrance along Carter Road tempertures from the DCP min 4.5m oposed zero setbacks along West Street Small planters on Ground Level have been grouped to become bigger planters Permeable paving will be used terrace in front of Café Small planters on Ground Level have been supported by Council Landscape Architect dated 22 November 2024 had been supported by Council Landscape Officer Addressed in tem A.2 b above Planter on Level 1 is enlarged after removing the seating amenity street foround WC on Lever 3 a above Sufficient mechanical ventiliation and artifical light will be provided for inductrial units on Lover Ground tenancies Ceround Center 2 addressed in tem A.2 a above Center 2 addressed in tem A.2 a above Center 2 addressed in tem A.2 a above Center 2 addressed in Construction Certificate Stage to be addressed in Construction Certificate Stage to be addressed in Construction Certificate Stage to be addressed in Construction Certificate Stage to bead addressed by Stepared by Simplex Engineer		its integrity due to the	All proposed window openings are limited to the infill brickwork only; therefore, the primary
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space, e.g. break-out area with a pergola       provided by the café         3)       Access, vehicular movement and car parking       Adcess, vehicular movement and car parking         a)       Access, vehicular movement and car parking       Addressed in item 1.d. ii above         b)       Lower Ground trenancies' pedertrian accessibility to be clarified for IN 04.       This issue had been addressed in Access Accessment Report prepared by East Cooperation of the ste along West Street         c)       Car park ramp duplication - Opportunities to relocate the Level 1 car park       The existing building at 35 Carter Road need to be retained. Therefore, the ramp cannot relocate to West Street         d)       The pranel notes the sought 0.5m departures from the DCP min 4.5m along Carter Road in context of proposed zero setbacks along West Street       Clear directional signs will be provided for new building on 37 - 39 Carter Road         b)       Deep soil landscape       Small planters on Ground Level have been grouped to become bigger planters         b)       Deep soil landscape       Small planters on Ground Level have been supported by Counci Landscape direct planting proposal as per landscape plan prepared by Ground ink Landscape         d)       Upper-level window box planters       Addressed in item A.2. b above         d)       Upper-level window box planters       Addressed in item A.2. b above         f)       Planter on Level 1       Planter on Level 1 is enlarged after removing the seating amenity	pergola       provided by the café         car parking       Addressed in item 1.d.ii above         can accessibility to be clarified for IN 0.4       This issue had been addressed in Access Accessment Report prepared by East Coast Accessibility         trunities to relocate the Level 1 car park       The existing building at 35 Carter Road need to be retained. Therefore, the ramp to Level 1         cannot relocate to West Street       Clear directional signs will be provided at vehicular entrance along Carter Road         departures from the DCP min 4.5m       Operations of Ground Level have been grouped to become bigger planters         permeable paving will be used terrace in front of Café       Small planters on Ground Level have been grouped to become bigger planters         Permeable paving will be used terrace in front of Café       Street planting proposal as per landscape plan prepared by Ground Ink Landscape Architect         date 32 November 2024 had been supported by Council Landscape Officer       Addressed in Item A.2.b above         Planter on Level 1 is enlarged after removing the seating amenity       Planter on Level 1 senlarged after removing the seating amenity         er Ground tenancies       Sufficient mechanical ventilation and artifical light will be provided for inductrial units on Lower Ground         WC on Lower Ground had been relocated closer to Café       Addressed in Item 3.a above         Ground       Tenancy signages shown are indicative only, further council submission will be lodged for final layout.	b)	Consideration might be given to another use for part or all of this outdoor	Seating amenity is now provided at the street level, and making use of the outdoor amenity
3)       Access, vehicular movement and car parking         a)       Access, vehicular movement and car parking         a)       Access, vehicular movement and car parking         a)       Access, vehicular movement and car parking         b)       Lower Ground tenancies 'Pedestrian accessibility to be clarified for IN 04, it is issue had been addressed in Access Accessment Report prepared by East Coa         c)       Car park ramp duplication - Opportunities to relocate the Level 1 car park ramp duplication - Opportunities to relocate to Level 1 car park ramp duplication - Opportunities to relocate to Level 1 car park ramp duplication access         d)       The proposed side-by-side location may introduce some confusion for tenane caces         d)       Landscape         a)       The Panel notes the sought 0.5m departures from the DCP min 4.5m along Carter Road in context of proposed zero setbacks along West Street         b)       Deep soil landscape         b)       Deep soil landscape         c)       Opportunities to increase street tree planting in West Street         d)       Upper-level window box planters         e)       Small planters on Ground Lavel have been grouped to become bigger planters         e)       Small planters on Level 1 Addressed in Item A.2 b above         f)       Planter on Level 1         planter on Level 1       Planter on Level 1 Senalarged after removing the seating amenity	car parking         Addressed in Item 1.d.ii above           cices N01 and IN 04 Mezzanine         Addressed in Item 1.d.ii above           an accessibility to be clarified for IN 04, Pty Ltd dated 9 Decemebr 2024         The existing building at 35 Carter Road need to be retained. Therefore, the ramp to Level 1           at along West Street         Cannot relocate to West Street         The existing building at 35 Carter Road need to be retained. Therefore, the ramp to Level 1           departures from the DCP min 4.5m         Clear directional signs will be provided at vehicular entrance along Carter Road           departures from the DCP min 4.5m         4.5m setback is provided for new building on 37 - 39 Carter Road           departures from the DCP min 4.5m         4.5m setback is provided for new building on 37 - 39 Carter Road           ree planting in West Street         Small planters on Ground Level have been grouped to become bigger planters           Permeable paving will be used terrace in front of Café         Street planting proposal as per landscape plan prepared by Ground Ink Landscape Architect           dated 22 November 2024 had been supported by Council Landscape Officer         Addressed in tem A.2 b above           Planter on Level 1 is enlarged after removing the seating amenity         Er Ground tenancies           Sufficient mechanical ventilation and artifical light will be provided for inductrial units on Lower Ground had been relocated closer to Café         Addressed in tem 3. a bove           VC on Lower Ground had been relocated close			
a)       Accessible paths of entry to tenancies IN01 and IN 04 Mezzanine       Addressed in Item 1.d. ii above         b)       Lower Ground tenancies' pedetstrian accessibility to be clarified for IN 04, Thi issue had been addressed in Access Accessment Report prepared by East Coa         c)       Car park ramp duplication - Opportunities to relocate the Level 1 car park is and tack addressed in Access Accessment Report prepared by East Coa         c)       Car park ramp duplication - Opportunities to relocate the Level 1 car park is annot relocate to West Street       The existing building at 35 Carter Road need to be retained. Therefore, the ramp cannot relocate to West Street         c)       The Panel notes the sought 0.5m departures from the DCP min 4.5m along Carter Road in context of proposed zero setbacks along West Street       4.5m setback is provided for new building on 37 - 39 Carter Road         b)       Deep soil landscape       Small planters on Ground Level have been grouped to become bigger planters         permeable paving will be used terrace in front of Café       Clear directional sign and irrigation will be provided to ensure long-term and consistent proporal as per landscape plan prepared by Ground Ink Landscape dated 22 November 2024 had been supported by Council Landscape Officer         d)       Upper-level window box planters       Addressed in tem A.2 b above         f)       Planter on Level 1       Planter on Level 1         planter on Level 1       Planter on Level 1 seniarge dafter removing the seating amenity         5)       Amenity	cies IN01 and IN 04 Mezzanine       Addressed in Item 1.d.ii above         an accessibility to be clarified for IN 04,       This issue had been addressed in Access Accessment Report prepared by East Coast Accessibility         Pty Ltd dated 9 Decemebr 2024       The existing building at 35 Carter Road need to be retained. Therefore, the ramp to Level 1         cannot relocate the Level 1 car park       The existing building at 35 Carter Road need to be retained. Therefore, the ramp to Level 1         cannot relocate to West Street       Clear directional signs will be provided at vehicular entrance along Carter Road         departures from the DCP min 4.5m       Clear directional signs will be used terrace in front of Café         Street planting proposal as per Inadscape plan prepared by Ground Ink Landscape Architect       Small planters on Ground Level have been grouped to become bigger planters         Permeable paving will be used terrace in front of Café       Street planting proposal as per Inadscape plan prepared by Ground Ink Landscape Architect         dated 22 November 2024 had been supported by Council Landscape Officer       Adequate soil and irrigation will be provided to ensure long-term and consistent plant health at         upper-level window box planters       Addressed in Item 3.2. baove         Planter on Level 1 is enlarged after removing the seating amenity       Exercise Ground         er Ground tenancies       Sufficient mechanical ventilation and artifical light will be provided for inductrial units on Lower Ground had been relocated closer to Café      <			p /
b)       Lower Ground tenancies' pedestrian accessibility to be clarified for IN 04, IN 05 and IN06       This issue had been addressed in Access Accessment Report prepared by East Coa Py Ltd date of Decemebr 2024         c)       Car park ramp duplication - Opportunities to relocate the Level 1 car park driveway to a higher point of the site along West Street       The existing building at 55 Carter Road need to be retained. Therefore, the ramp cannot relocate to West Street         d)       The proposed side-by-side location may introduce some confusion for tenancy access       Clear directional signs will be provided at vehicular entrance along Carter Road         d)       Landscape       Clear park is provided for new building on 37 - 39 Carter Road         d)       Landscape       4.5m setback is provided for new building on 37 - 39 Carter Road         b)       Deep soil landscape       Small planters on Ground Level have been grouped to become bigger planters         Permeable paving will be used terrace in front of Café       Street planting proposal as per landscape of plan prepared by Ground Ink Landscape dated 22 November 2024 had been supported by Council Landscape Officer         d)       Upper-level window box planters       Adequate soil and irrigation will be provided to ensure long-term and consistent p upper-level window box planters         e)       Small area for seating on Level 1       Planter on Level 1 is enlarged after removing the seating amenity         f)       Amenty	an accessibility to be clarified for IN 04, This issue had been addressed in Access Accessment Report prepared by East Coast Accessibility Pty Ltd dated 9 December 2024 The existing building at 35 Carter Road need to be retained. Therefore, the ramp to Level 1 cannot relocate to West Street n may introduce some confusion for Clear directional signs will be provided at vehicular entrance along Carter Road departures from the DCP min 4.5m oposed zero setbacks along West Street Small planters on Ground Level have been grouped to become bigger planters Permeable paving will be used terrace in front of Café Street planting proposal as per landscape plan prepared by Ground Ink Landscape Architect dated 22 November 2024 had been supported by Council Landscape Officer Addressed in item A.2 b above Planter on Level 1 is enlarged after removing the seating amenity er Ground tenancies Sufficient mechanical ventilation and artifical light will be provided for inductrial units on Lower Ground tenancies Sufficient mechanical ventilation and artifical light will be provided for inductrial units on Lower Ground tenancies Sufficient mechanical ventilation and artifical light will be provided for inductrial units on Lower Ground tenancies Sufficient mechanical 20 toction "/" Assessment Report prepared by Building & Energy Consultants Australia dated 28 October 2024 Rev. A Tenancy signages shown are indicative only, further council submission will be lodged for final layout. addressed in Item 3.2 a bove Feancy signages shown are indicative only, further council submission will be lodged for final layout. addressed in Item A.2.a above Consultants Australia dated 28 October 2024 Rev. A Tenancy signages shown are indicative only, further council submission will be lodged for final layout. Addressed in Item A.2.a above Consultants Australia dated 28 October 2024 Rev. A Addressed in Item A.2.a above Planter on Lever for planter on Cartificate Stage EV charging points had been indicated on plans. A			Addressed in Item 1 d ii above
IN 05 and IN06       Pty Ltd dated 9 Decemebr 2024         () Car park ramp duplication - Opportunities to relocate the Level 1 car park       The existing building at 35 Carter Road need to be retained. Therefore, the ramp duplication - Opportunities to relocate to West Street         (d)       The proposed side-by-side location may introduce some confusion for tenancy access       Clear directional signs will be provided at vehicular entrance along Carter Road         (a)       Landscape       Clear directional signs will be provided for new building on 37 - 39 Carter Road         (b)       Deep soil landscape       Small planters on Ground Level have been grouped to become bigger planters         (c)       Opportunities to increase street tree planting in West Street       Small planters on Ground Level have been grouped to become bigger planters         (d)       Upper-level window box planters       Adequate soil and irrigation will be provided to ensure long-term and consistent pupper-level window box planters         (d)       Small area for seating on Level 1       Addressed in tem A.2.b above         (f)       Planter on Level 1       Planter on Level 1 is enlarged after removing the seating amenity         (f)       Accessibility       Addressed in tem 3.a above         (f)       Landscape Officer         (f)       Daylight and ventilation into Lower Ground tenancies       Sufficient mechanical ventilation and artificial light will be provided for inductrial to Ground         (f)	Pty Ltd dated 9 Decemebr 2024           Tunities to relocate the Level 1 car park         The existing building at 35 Carter Road need to be retained. Therefore, the ramp to Level 1 cannot relocate to West Street           In may introduce some confusion for         Clear directional signs will be provided at vehicular entrance along Carter Road           departures from the DCP min 4.5m         4.5m setback is provided for new building on 37 - 39 Carter Road           oposed zero setbacks along West Street         Small planters on Ground Level have been grouped to become bigger planters           Permeable paving will be used terrace in front of Café         Street planting proposal as per landscape plan prepared by Ground Ink Landscape Architect dated 22 November 2024 had been supported by Council Landscape Officer           Addquate soil and irrigation will be provided to ensure long-term and consistent plant health at upper-level window box planters           Addressed in Item A.2.b above         Planter on Level 1 is enlarged after removing the seating amenity           er Ground tenancies         Sufficient mechanical ventilation and artifical light will be provided for inductrial units on Lower Ground tenancies           Sufficient mechanical ventilation and artifical light will be protided for final layout.           et will require overly complicated         Addressed by Section "J" Assessment Report prepared by Building & Energy Consultants Australia dated 28 October 2024 Rev. A           Tenancy signages shown are indicative only, further council submission will be lodged for final layout.			
clar park ramp duplication - Opportunities to relocate the Level 1 car park driveway to a higher point of the site along West Street       The existing building at 35 Carter Road need to be retained. Therefore, the ramp cannot relocate to West Street         d)       The proposed side-by-side location may introduce some confusion for tenancy access       Clear directional signs will be provided at vehicular entrance along Carter Road         d)       Landscape       Clear directional signs will be provided for new building on 37 - 39 Carter Road         d)       Deep soil landscape       Small planters on Ground Level have been grouped to become bigger planters         b)       Deep soil landscape       Small planters on Ground Level have been grouped to become bigger planters         d)       Upper-level window box planters       Adequate soil and irrigation will be provided to ensure long-term and consistent p upper-level window box planters         d)       Upper-level undow box planters       Addressed in tem A.2 b above         f)       Planter on Level 1       Planter on Level 1         f)       Amenity       Sufficient mechanical ventilation and artifical light will be provided for inductrial L Ground         b)       Location of a WC for Café       WC on Lower Ground habeen addressed by Section "/" Assessment Report prepared by Building Consultants Australia dated 28 October 2024 Rev. A         6)       Facade treatmet/Aesthetics       Tenancy signages shown are indicative only, further council submission will be lod layout.	rtunities to relocate the Level 1 car park iste along West Street n may introduce some confusion for departures from the DCP min 4.5m oposed zero setbacks along West Street 4.5m setback is provided for new building on 37 - 39 Carter Road departures from the DCP min 4.5m oposed zero setbacks along West Street 5mall planters on Ground Level have been grouped to become bigger planters Permeable paving will be used terrace in front of Café Street planting in West Street 5treet planting proposal as per landscape plan prepared by Ground Ink Landscape Architect dated 22 November 2024 hab been supported by Council Landscape Officer Adequate soil and irrigation will be provided to ensure long-term and consistent plant health at upper-level window box planters Addressed in item A.2 b above Planter on Level 1 is enlarged after removing the seating amenity ar Ground tenancies Sufficient mechanical ventilation and artifical light will be provided for inductrial units on Lower Ground tenancies Sufficient mechanical ventilation and artifical light will be protypered by Building & Energy Consultants Australia dated 28 October 2024 AeX . A Tenancy signages shown are indicative only, further council submission will be lodged for final layout. at will require overly complicated Addressed in item A.2 a above Fenney Signages shown are indicative only, further council submission will be lodged for final layout. Addressed in item A.2 a above Fenney Signages shown are indicative only, further council submission will be lodged for final layout. Addressed in item A.2 a above Fenney Signages shown are indicative only, further council submission will be lodged for final layout. Addressed in Item A.2 a above Fenney Signages shown are indicative only, further council submission will be lodged for final layout. Addressed in Item A.2 a above Fenney Signages shown are indicative only, further council submission will be lodged for final layout. Addressed in Item A.2 a above Fenney Signages shown are indi	-		
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d)       Upper-level window box planters       Adequate soil and irrigation will be provided to ensure long-term and consistent proper-level window box planters         e)       Small area for seating on Level 1       Addressed in Item A.2.b above         f)       Planter on Level 1       Planter on Level 1 is enlarged after removing the seating amenity         5)       Amenity	Adequate soil and irrigation will be provided to ensure long-term and consistent plant health at upper-level window box planters         Addressed in Item A.2.b above         Planter on Level 1 is enlarged after removing the seating amenity         er Ground tenancies         Sufficient mechanical ventilation and artifical light will be provided for inductrial units on Lower Ground         WC on Lower Ground had been relocated closer to Café         Addressed in Item 3.a above         Issues had been addressed by Section "J" Assessment Report prepared by Building & Energy Consultants Australia dated 28 October 2024 Rev. A         Tenancy signages shown are indicative only, further council submission will be lodged for final layout.         ed will require overly complicated // of the walls.         To be addressed in Construction Certificate Stage         EV charging points had been indicated on plans.         ASP2 Design for upgrading Substation S16948 prepared by Simplex Engineering dated 28 August	-/		Permeable paving will be used terrace in front of Café
a)       upper-level window box planters         e)       Small area for seating on Level 1       Addressed in Item A.2.b above         f)       Planter on Level 1       Planter on Level 1 is enlarged after removing the seating amenity         5)       Amenity         a)       Daylight and ventilation into Lower Ground tenancies       Sufficient mechanical ventilation and artifical light will be provided for inductrial u Ground         b)       Location of a WC for Café       WC on Lower Ground had been relocated closer to Café         c)       Accessibility       Addressed in Item 3.a above         d)       Solar protection       Issues had been addressed by Section "J" Assessment Report prepared by Building Consultants Australia dated 28 October 2024 Rev. A         6)       Façade treatment/Aesthetics       Tenancy signages shown are indicative only, further council submission will be lod layout.         7)       Sustainability	upper-level window box planters         Addressed in Item A.2.b above         Planter on Level 1 is enlarged after removing the seating amenity         er Ground tenancies         Sufficient mechanical ventilation and artifical light will be provided for inductrial units on Lower Ground         WC on Lower Ground had been relocated closer to Café         Addressed in Item 3.a above         Issues had been addressed by Section "J" Assessment Report prepared by Building & Energy Consultants Australia dated 28 October 2024 Rev. A         Tenancy signages shown are indicative only, further council submission will be lodged for final layout.         ed will require overly complicated / of the walls.         To be addressed in Item A.2.a above         storage and implications for substation         EV charging points had been indicated on plans.         ASP2 Design for upgrading Substation S16948 prepared by Simplex Engineering dated 28 August		Opportunities to increase street tree planting in West Street	
e)       Small area for seating on Level 1       Addressed in Item A.2.b above         f)       Planter on Level 1       Planter on Level 1 is enlarged after removing the seating amenity         5)       Amenity	Addressed in Item A.2.b above         Planter on Level 1 is enlarged after removing the seating amenity         er Ground tenancies       Sufficient mechanical ventilation and artifical light will be provided for inductrial units on Lower Ground         WC on Lower Ground had been relocated closer to Café       Addressed in Item 3.a above         Issues had been addressed by Section "J" Assessment Report prepared by Building & Energy Consultants Australia dated 28 October 2024 Rev. A         Tenancy signages shown are indicative only, further council submission will be lodged for final layout.         ed will require overly complicated / of the walls.         To be addressed in Construction Certificate Stage         storage and implications for substation         EV charging points had been indicated on plans.         ASP2 Design for upgrading Substation S16948 prepared by Simplex Engineering dated 28 August		Opportunities to increase street tree planting in West Street	Street planting proposal as per landscape plan prepared by Ground Ink Landscape Architect
e)       Small area for seating on Level 1       Addressed in Item A.2.b above         f)       Planter on Level 1       Planter on Level 1 is enlarged after removing the seating amenity         5)       Amenity	Addressed in Item A.2.b above         Planter on Level 1 is enlarged after removing the seating amenity         er Ground tenancies       Sufficient mechanical ventilation and artifical light will be provided for inductrial units on Lower Ground         WC on Lower Ground had been relocated closer to Café       Addressed in Item 3.a above         Issues had been addressed by Section "J" Assessment Report prepared by Building & Energy Consultants Australia dated 28 October 2024 Rev. A         Tenancy signages shown are indicative only, further council submission will be lodged for final layout.         ed will require overly complicated / of the walls.         To be addressed in Construction Certificate Stage         storage and implications for substation         EV charging points had been indicated on plans.         ASP2 Design for upgrading Substation S16948 prepared by Simplex Engineering dated 28 August	c)		Street planting proposal as per landscape plan prepared by Ground Ink Landscape Architect dated 22 November 2024 had been supported by Council Landscape Officer
f)       Planter on Level 1       Planter on Level 1 is enlarged after removing the seating amenity         5)       Amenity         a)       Daylight and ventilation into Lower Ground tenancies       Sufficient mechanical ventilation and artifical light will be provided for inductrial u Ground         b)       Location of a WC for Café       WC on Lower Ground had been relocated closer to Café         c)       Accessibility       Addressed in Item 3.a above         d)       Solar protection       Issues had been addressed by Section "J" Assessment Report prepared by Building Consultants Australia dated 28 October 2024 Rev. A         6)       Façade treatment/Aesthetics       Tenancy signages shown are indicative only, further council submission will be lod layout.         7)       Sustainability       Addressed in Item A.2.a above         a)       Larger openings currently indicated will require overly complicated engineering to ensure the stability of the walls.	Planter on Level 1 is enlarged after removing the seating amenity         er Ground tenancies       Sufficient mechanical ventilation and artifical light will be provided for inductrial units on Lower Ground         WC on Lower Ground had been relocated closer to Café       Addressed in Item 3.a above         Issues had been addressed by Section "J" Assessment Report prepared by Building & Energy Consultants Australia dated 28 October 2024 Rev. A         Tenancy signages shown are indicative only, further council submission will be lodged for final layout.         ed will require overly complicated / of the walls.         To be addressed in Construction Certificate Stage         storage and implications for substation         EV charging points had been indicated on plans.         ASP2 Design for upgrading Substation S16948 prepared by Simplex Engineering dated 28 August	c)		Street planting proposal as per landscape plan prepared by Ground Ink Landscape Architect dated 22 November 2024 had been supported by Council Landscape Officer Adequate soil and irrigation will be provided to ensure long-term and consistent plant health at
5)       Amenity         a)       Daylight and ventilation into Lower Ground tenancies       Sufficient mechanical ventilation and artifical light will be provided for inductrial u Ground         b)       Location of a WC for Café       WC on Lower Ground had been relocated closer to Café         c)       Accessibility       Addressed in Item 3.a above         d)       Solar protection       Issues had been addressed by Section "J" Assessment Report prepared by Building Consultants Australia dated 28 October 2024 Rev. A         6)       Façade treatment/Aesthetics       Tenancy signages shown are indicative only, further council submission will be lod layout.         7)       Sustainability       Addressed in Item A.2.a above         a)       Larger openings currently indicated will require overly complicated engineering to ensure the stability of the walls.	er Ground tenancies Sufficient mechanical ventilation and artifical light will be provided for inductrial units on Lower Ground WC on Lower Ground had been relocated closer to Café Addressed in Item 3.a above Issues had been addressed by Section "J" Assessment Report prepared by Building & Energy Consultants Australia dated 28 October 2024 Rev. A Tenancy signages shown are indicative only, further council submission will be lodged for final layout. dv of the walls. To be addressed in Item A.2.a above Storage and implications for substation EV charging points had been indicated on plans. ASP2 Design for upgrading Substation S16948 prepared by Simplex Engineering dated 28 August	c) d)	Upper-level window box planters	Street planting proposal as per landscape plan prepared by Ground Ink Landscape Architect dated 22 November 2024 had been supported by Council Landscape Officer Adequate soil and irrigation will be provided to ensure long-term and consistent plant health at upper-level window box planters
a)       Daylight and ventilation into Lower Ground tenancies       Sufficient mechanical ventilation and artifical light will be provided for inductrial u Ground         b)       Location of a WC for Café       WC on Lower Ground had been relocated closer to Café         c)       Accessibility       Addressed in Item 3.a above         d)       Solar protection       Issues had been addressed by Section "J" Assessment Report prepared by Building Consultants Australia dated 28 October 2024 Rev. A         6)       Façade treatment/Aesthetics         a)       Signage       Tenancy signages shown are indicative only, further council submission will be lod layout.         7)       Sustainability         a)       Larger openings currently indicated will require overly complicated engineering to ensure the stability of the walls.	Ground       WC on Lower Ground had been relocated closer to Café         Addressed in Item 3.a above       Issues had been addressed by Section "J" Assessment Report prepared by Building & Energy Consultants Australia dated 28 October 2024 Rev. A         Tenancy signages shown are indicative only, further council submission will be lodged for final layout.         addressed in Item A.2.a above         Y of the walls.         To be addressed in Construction Certificate Stage         storage and implications for substation         EV charging points had been indicated on plans.         ASP2 Design for upgrading Substation S16948 prepared by Simplex Engineering dated 28 August	c) d) e)	Upper-level window box planters Small area for seating on Level 1	Street planting proposal as per landscape plan prepared by Ground Ink Landscape Architect dated 22 November 2024 had been supported by Council Landscape Officer Adequate soil and irrigation will be provided to ensure long-term and consistent plant health at upper-level window box planters Addressed in Item A.2.b above
Ground         b)       Location of a WC for Café         WC on Lower Ground had been relocated closer to Café         c)       Accessibility         d)       Solar protection         d)       Solar protection         d)       Solar protection         f)       Façade treatment/Aesthetics         a)       Signage         Tenancy signages shown are indicative only, further council submission will be lod layout.         7)       Sustainability         a)       Larger openings currently indicated will require overly complicated engineering to ensure the stability of the walls.	Ground       WC on Lower Ground had been relocated closer to Café         Addressed in Item 3.a above       Issues had been addressed by Section "J" Assessment Report prepared by Building & Energy Consultants Australia dated 28 October 2024 Rev. A         Tenancy signages shown are indicative only, further council submission will be lodged for final layout.         addressed in Item A.2.a above         Y of the walls.         To be addressed in Construction Certificate Stage         storage and implications for substation         EV charging points had been indicated on plans.         ASP2 Design for upgrading Substation S16948 prepared by Simplex Engineering dated 28 August	c) d) e)	Upper-level window box planters Small area for seating on Level 1 Planter on Level 1	Street planting proposal as per landscape plan prepared by Ground Ink Landscape Architect dated 22 November 2024 had been supported by Council Landscape Officer Adequate soil and irrigation will be provided to ensure long-term and consistent plant health at upper-level window box planters Addressed in Item A.2.b above
b)       Location of a WC for Café       WC on Lower Ground had been relocated closer to Café         c)       Accessibility       Addressed in Item 3.a above         d)       Solar protection       Issues had been addressed by Section "J" Assessment Report prepared by Building Consultants Australia dated 28 October 2024 Rev. A         6)       Façade treatment/Aesthetics         a)       Signage       Tenancy signages shown are indicative only, further council submission will be lod layout.         7)       Sustainability         a)       Larger openings currently indicated will require overly complicated engineering to ensure the stability of the walls.	WC on Lower Ground had been relocated closer to Café           Addressed in Item 3.a above           Issues had been addressed by Section "J" Assessment Report prepared by Building & Energy Consultants Australia dated 28 October 2024 Rev. A           Tenancy signages shown are indicative only, further council submission will be lodged for final layout.           ed will require overly complicated / of the walls.           To be addressed in Construction Certificate Stage           EV charging points had been indicated on plans.           ASP2 Design for upgrading Substation S16948 prepared by Simplex Engineering dated 28 August	c) d) e) f) 5)	Upper-level window box planters Small area for seating on Level 1 Planter on Level 1 Amenity	Street planting proposal as per landscape plan prepared by Ground Ink Landscape Architect dated 22 November 2024 had been supported by Council Landscape Officer Adequate soil and irrigation will be provided to ensure long-term and consistent plant health at upper-level window box planters Addressed in Item A.2.b above Planter on Level 1 is enlarged after removing the seating amenity
c)     Accessibility     Addressed in Item 3.a above       d)     Solar protection     Issues had been addressed by Section "J" Assessment Report prepared by Building Consultants Australia dated 28 October 2024 Rev. A       6)     Façade treatment/Aesthetics       a)     Signage     Tenancy signages shown are indicative only, further council submission will be lod layout.       7)     Sustainability       a)     Larger openings currently indicated will require overly complicated engineering to ensure the stability of the walls.	Addressed in Item 3.a above         Issues had been addressed by Section "J" Assessment Report prepared by Building & Energy Consultants Australia dated 28 October 2024 Rev. A         Tenancy signages shown are indicative only, further council submission will be lodged for final layout.         ed will require overly complicated / of the walls.         To be addressed in Item A.2.a above         Storage and implications for substation         EV charging points had been indicated on plans.         ASP2 Design for upgrading Substation S16948 prepared by Simplex Engineering dated 28 August	c) d) e) f) 5)	Upper-level window box planters Small area for seating on Level 1 Planter on Level 1 Amenity	Street planting proposal as per landscape plan prepared by Ground Ink Landscape Architect dated 22 November 2024 had been supported by Council Landscape Officer Adequate soil and irrigation will be provided to ensure long-term and consistent plant health at upper-level window box planters Addressed in Item A.2.b above Planter on Level 1 is enlarged after removing the seating amenity Sufficient mechanical ventilation and artifical light will be provided for inductrial units on Lower
d)       Solar protection       Issues had been addressed by Section "J" Assessment Report prepared by Building Consultants Australia dated 28 October 2024 Rev. A         6)       Façade treatment/Aesthetics       Tenancy signages shown are indicative only, further council submission will be lod layout.         7)       Sustainability       Tenancy signage shown are indicative only, further council submission will be lod layout.         a)       Larger openings currently indicated will require overly complicated engineering to ensure the stability of the walls.       Addressed in Item A.2.a above	Issues had been addressed by Section "J" Assessment Report prepared by Building & Energy Consultants Australia dated 28 October 2024 Rev. A Tenancy signages shown are indicative only, further council submission will be lodged for final layout. Addressed in Item A.2.a above 7 of the walls. To be addressed in Construction Certificate Stage Storage and implications for substation EV charging points had been indicated on plans. ASP2 Design for upgrading Substation S16948 prepared by Simplex Engineering dated 28 August	c) d) e) f) 5) a)	Upper-level window box planters Small area for seating on Level 1 Planter on Level 1 Amenity Daylight and ventilation into Lower Ground tenancies	Street planting proposal as per landscape plan prepared by Ground Ink Landscape Architect dated 22 November 2024 had been supported by Council Landscape Officer Adequate soil and irrigation will be provided to ensure long-term and consistent plant health at upper-level window box planters Addressed in Item A.2.b above Planter on Level 1 is enlarged after removing the seating amenity Sufficient mechanical ventilation and artifical light will be provided for inductrial units on Lower Ground
6)       Façade treatment/Aesthetics         a)       Signage         7)       Sustainability         a)       Larger openings currently indicated will require overly complicated engineering to ensure the stability of the walls.	Consultants Australia dated 28 October 2024 Rev. A Tenancy signages shown are indicative only, further council submission will be lodged for final layout. Addressed in Item A.2.a above To be addressed in Construction Certificate Stage Storage and implications for substation EV charging points had been indicated on plans. ASP2 Design for upgrading Substation S16948 prepared by Simplex Engineering dated 28 August	c) d) e) f) 5) a) b)	Upper-level window box planters Small area for seating on Level 1 Planter on Level 1 Amenity Daylight and ventilation into Lower Ground tenancies Location of a WC for Café	Street planting proposal as per landscape plan prepared by Ground Ink Landscape Architect dated 22 November 2024 had been supported by Council Landscape Officer Adequate soil and irrigation will be provided to ensure long-term and consistent plant health at upper-level window box planters Addressed in Item A.2.b above Planter on Level 1 is enlarged after removing the seating amenity Sufficient mechanical ventilation and artifical light will be provided for inductrial units on Lower Ground WC on Lower Ground had been relocated closer to Café
6)       Façade treatment/Aesthetics         a)       Signage         b)       Tenancy signages shown are indicative only, further council submission will be lod layout.         7)       Sustainability         a)       Larger openings currently indicated will require overly complicated engineering to ensure the stability of the walls.	Tenancy signages shown are indicative only, further council submission will be lodged for final layout. ed will require overly complicated Addressed in Item A.2.a above To be addressed in Construction Certificate Stage storage and implications for substation EV charging points had been indicated on plans. ASP2 Design for upgrading Substation S16948 prepared by Simplex Engineering dated 28 August	c) d) e) f) 5) a) b)	Upper-level window box planters Small area for seating on Level 1 Planter on Level 1 Amenity Daylight and ventilation into Lower Ground tenancies Location of a WC for Café	Street planting proposal as per landscape plan prepared by Ground Ink Landscape Architect dated 22 November 2024 had been supported by Council Landscape Officer Adequate soil and irrigation will be provided to ensure long-term and consistent plant health at upper-level window box planters Addressed in Item A.2.b above Planter on Level 1 is enlarged after removing the seating amenity Sufficient mechanical ventilation and artifical light will be provided for inductrial units on Lower Ground WC on Lower Ground had been relocated closer to Café Addressed in Item 3.a above
a) Signage       Tenancy signages shown are indicative only, further council submission will be lod layout.         7) Sustainability       Sustainability         a) Larger openings currently indicated will require overly complicated engineering to ensure the stability of the walls.       Addressed in Item A.2.a above	Iayout.         ad will require overly complicated y of the walls.       Addressed in Item A.2.a above         To be addressed in Construction Certificate Stage         storage and implications for substation       EV charging points had been indicated on plans.         ASP2 Design for upgrading Substation S16948 prepared by Simplex Engineering dated 28 August	c) d) e) f) 5) a) b) c)	Upper-level window box planters Small area for seating on Level 1 Planter on Level 1 Amenity Daylight and ventilation into Lower Ground tenancies Location of a WC for Café Accessibility	Street planting proposal as per landscape plan prepared by Ground Ink Landscape Architect dated 22 November 2024 had been supported by Council Landscape Officer Adequate soil and irrigation will be provided to ensure long-term and consistent plant health at upper-level window box planters Addressed in Item A.2.b above Planter on Level 1 is enlarged after removing the seating amenity Sufficient mechanical ventilation and artifical light will be provided for inductrial units on Lower Ground WC on Lower Ground had been relocated closer to Café Addressed in Item 3.a above
a) Signage       Tenancy signages shown are indicative only, further council submission will be lod layout.         7) Sustainability       Sustainability         a) Larger openings currently indicated will require overly complicated engineering to ensure the stability of the walls.       Addressed in Item A.2.a above	Iayout.         ad will require overly complicated y of the walls.       Addressed in Item A.2.a above         To be addressed in Construction Certificate Stage         storage and implications for substation       EV charging points had been indicated on plans.         ASP2 Design for upgrading Substation S16948 prepared by Simplex Engineering dated 28 August	c) d) e) f) 5) a) b) c)	Upper-level window box planters Small area for seating on Level 1 Planter on Level 1 Amenity Daylight and ventilation into Lower Ground tenancies Location of a WC for Café Accessibility	Street planting proposal as per landscape plan prepared by Ground Ink Landscape Architect dated 22 November 2024 had been supported by Council Landscape Officer Adequate soil and irrigation will be provided to ensure long-term and consistent plant health at upper-level window box planters Addressed in Item A.2.b above Planter on Level 1 is enlarged after removing the seating amenity Sufficient mechanical ventilation and artifical light will be provided for inductrial units on Lower Ground WC on Lower Ground had been relocated closer to Café Addressed in Item 3.a above Issues had been addressed by Section "J" Assessment Report prepared by Building & Energy
Iayout.     7)     Sustainability       a)     Larger openings currently indicated will require overly complicated engineering to ensure the stability of the walls.     Addressed in Item A.2.a above	Iayout.         ed will require overly complicated y of the walls.       Addressed in Item A.2.a above         To be addressed in Construction Certificate Stage         storage and implications for substation       EV charging points had been indicated on plans.         ASP2 Design for upgrading Substation S16948 prepared by Simplex Engineering dated 28 August	c) d) e) f) 5) a) b) c) d)	Upper-level window box planters Small area for seating on Level 1 Planter on Level 1 Amenity Daylight and ventilation into Lower Ground tenancies Location of a WC for Café Accessibility Solar protection	Street planting proposal as per landscape plan prepared by Ground Ink Landscape Architect dated 22 November 2024 had been supported by Council Landscape Officer Adequate soil and irrigation will be provided to ensure long-term and consistent plant health at upper-level window box planters Addressed in Item A.2.b above Planter on Level 1 is enlarged after removing the seating amenity Sufficient mechanical ventilation and artifical light will be provided for inductrial units on Lower Ground WC on Lower Ground had been relocated closer to Café Addressed in Item 3.a above Issues had been addressed by Section "J" Assessment Report prepared by Building & Energy
Sustainability         Addressed in Item A.2.a above           a) Larger openings currently indicated will require overly complicated engineering to ensure the stability of the walls.         Addressed in Item A.2.a above	ed will require overly complicated / of the walls. To be addressed in Construction Certificate Stage storage and implications for substation EV charging points had been indicated on plans. ASP2 Design for upgrading Substation S16948 prepared by Simplex Engineering dated 28 August	c) d) e) f) 5) a) b) c) d)	Upper-level window box planters Small area for seating on Level 1 Planter on Level 1 Amenity Daylight and ventilation into Lower Ground tenancies Location of a WC for Café Accessibility Solar protection Façade treatment/Aesthetics	Street planting proposal as per landscape plan prepared by Ground Ink Landscape Architect dated 22 November 2024 had been supported by Council Landscape Officer Adequate soil and irrigation will be provided to ensure long-term and consistent plant health at upper-level window box planters Addressed in Item A.2.b above Planter on Level 1 is enlarged after removing the seating amenity Sufficient mechanical ventilation and artifical light will be provided for inductrial units on Lower Ground WC on Lower Ground had been relocated closer to Café Addressed in Item 3.a above Issues had been addressed by Section "J" Assessment Report prepared by Building & Energy Consultants Australia dated 28 October 2024 Rev. A
a) Larger openings currently indicated will require overly complicated Addressed in Item A.2.a above engineering to ensure the stability of the walls.	y of the walls.  To be addressed in Construction Certificate Stage storage and implications for substation EV charging points had been indicated on plans.  ASP2 Design for upgrading Substation S16948 prepared by Simplex Engineering dated 28 August	c) d) e) f) 5) a) b) c) d)	Upper-level window box planters Small area for seating on Level 1 Planter on Level 1 Amenity Daylight and ventilation into Lower Ground tenancies Location of a WC for Café Accessibility Solar protection Façade treatment/Aesthetics	Street planting proposal as per landscape plan prepared by Ground Ink Landscape Architect dated 22 November 2024 had been supported by Council Landscape Officer Adequate soil and irrigation will be provided to ensure long-term and consistent plant health at upper-level window box planters Addressed in Item A.2.b above Planter on Level 1 is enlarged after removing the seating amenity Sufficient mechanical ventilation and artifical light will be provided for inductrial units on Lower Ground WC on Lower Ground had been relocated closer to Café Addressed in Item 3.a above Issues had been addressed by Section "J" Assessment Report prepared by Building & Energy Consultants Australia dated 28 October 2024 Rev. A
engineering to ensure the stability of the walls.	y of the walls.  To be addressed in Construction Certificate Stage storage and implications for substation EV charging points had been indicated on plans.  ASP2 Design for upgrading Substation S16948 prepared by Simplex Engineering dated 28 August	c) d) e) f) 5) a) b) c) d) 6) a)	Upper-level window box planters Small area for seating on Level 1 Planter on Level 1 Amenity Daylight and ventilation into Lower Ground tenancies Location of a WC for Café Accessibility Solar protection Façade treatment/Aesthetics Signage	Street planting proposal as per landscape plan prepared by Ground Ink Landscape Architect dated 22 November 2024 had been supported by Council Landscape Officer Adequate soil and irrigation will be provided to ensure long-term and consistent plant health at upper-level window box planters Addressed in Item A.2.b above Planter on Level 1 is enlarged after removing the seating amenity Sufficient mechanical ventilation and artifical light will be provided for inductrial units on Lower Ground WC on Lower Ground had been relocated closer to Café Addressed in Item 3.a above Issues had been addressed by Section "J" Assessment Report prepared by Building & Energy Consultants Australia dated 28 October 2024 Rev. A
	To be addressed in Construction Certificate Stage storage and implications for substation EV charging points had been indicated on plans. ASP2 Design for upgrading Substation S16948 prepared by Simplex Engineering dated 28 August	c) d) e) f) 5) a) b) c) d) d) 6) a) 7)	Upper-level window box planters Small area for seating on Level 1 Planter on Level 1 Amenity Daylight and ventilation into Lower Ground tenancies Location of a WC for Café Accessibility Solar protection Façade treatment/Aesthetics Signage Sustainability	Street planting proposal as per landscape plan prepared by Ground Ink Landscape Architect dated 22 November 2024 had been supported by Council Landscape Officer Adequate soil and irrigation will be provided to ensure long-term and consistent plant health at upper-level window box planters Addressed in Item A.2.b above Planter on Level 1 is enlarged after removing the seating amenity Sufficient mechanical ventilation and artifical light will be provided for inductrial units on Lower Ground WC on Lower Ground had been relocated closer to Café Addressed in Item 3.a above Issues had been addressed by Section "J" Assessment Report prepared by Building & Energy Consultants Australia dated 28 October 2024 Rev. A Tenancy signages shown are indicative only, further council submission will be lodged for final layout.
h) Pooffon BV	storage and implications for substation EV charging points had been indicated on plans. ASP2 Design for upgrading Substation S16948 prepared by Simplex Engineering dated 28 August	c) d) e) f) 5) a) b) c) d) d) 6) a) 7) a)	Upper-level window box planters Small area for seating on Level 1 Planter on Level 1 Amenity Daylight and ventilation into Lower Ground tenancies Location of a WC for Café Accessibility Solar protection Façade treatment/Aesthetics Signage Sustainability Larger openings currently indicated will require overly complicated	Street planting proposal as per landscape plan prepared by Ground Ink Landscape Architect dated 22 November 2024 had been supported by Council Landscape Officer Adequate soil and irrigation will be provided to ensure long-term and consistent plant health at upper-level window box planters Addressed in Item A.2.b above Planter on Level 1 is enlarged after removing the seating amenity Sufficient mechanical ventilation and artifical light will be provided for inductrial units on Lower Ground WC on Lower Ground had been relocated closer to Café Addressed in Item 3.a above Issues had been addressed by Section "J" Assessment Report prepared by Building & Energy Consultants Australia dated 28 October 2024 Rev. A Tenancy signages shown are indicative only, further council submission will be lodged for final layout.
	ASP2 Design for upgrading Substation S16948 prepared by Simplex Engineering dated 28 August	c) d) e) f) 5) c) d) 6) a) 7) a)	Upper-level window box planters Small area for seating on Level 1 Planter on Level 1 Amenity Daylight and ventilation into Lower Ground tenancies Location of a WC for Café Accessibility Solar protection Façade treatment/Aesthetics Signage Sustainability Larger openings currently indicated will require overly complicated engineering to ensure the stability of the walls.	Street planting proposal as per landscape plan prepared by Ground Ink Landscape Architect dated 22 November 2024 had been supported by Council Landscape Officer Adequate soil and irrigation will be provided to ensure long-term and consistent plant health at upper-level window box planters Addressed in Item A.2.b above Planter on Level 1 is enlarged after removing the seating amenity Sufficient mechanical ventilation and artifical light will be provided for inductrial units on Lower Ground WC on Lower Ground had been relocated closer to Café Addressed in Item 3.a above Issues had been addressed by Section "J" Assessment Report prepared by Building & Energy Consultants Australia dated 28 October 2024 Rev. A Tenancy signages shown are indicative only, further council submission will be lodged for final layout. Addressed in Item A.2.a above
		c) d) e) f) 5) c) d) 6) a) 7) a) b)	Upper-level window box planters Small area for seating on Level 1 Planter on Level 1 Amenity Daylight and ventilation into Lower Ground tenancies Location of a WC for Café Accessibility Solar protection Façade treatment/Aesthetics Signage Sustainability Larger openings currently indicated will require overly complicated engineering to ensure the stability of the walls. Rooftop PV	Street planting proposal as per landscape plan prepared by Ground Ink Landscape Architect dated 22 November 2024 had been supported by Council Landscape Officer Adequate soil and irrigation will be provided to ensure long-term and consistent plant health at upper-level window box planters Addressed in Item A.2.b above Planter on Level 1 is enlarged after removing the seating amenity Sufficient mechanical ventilation and artifical light will be provided for inductrial units on Lower Ground WC on Lower Ground had been relocated closer to Café Addressed in Item 3.a above Issues had been addressed by Section "J" Assessment Report prepared by Building & Energy Consultants Australia dated 28 October 2024 Rev. A Tenancy signages shown are indicative only, further council submission will be lodged for final layout. Addressed in Item A.2.a above
		c) d) e) f) 5) c) d) 6) a) 7) a) b)	Upper-level window box planters Small area for seating on Level 1 Planter on Level 1 Amenity Daylight and ventilation into Lower Ground tenancies Location of a WC for Café Accessibility Solar protection Façade treatment/Aesthetics Signage Sustainability Larger openings currently indicated will require overly complicated engineering to ensure the stability of the walls. Rooftop PV Provision for EV charging, battery storage and implications for substation	Street planting proposal as per landscape plan prepared by Ground Ink Landscape Architect dated 22 November 2024 had been supported by Council Landscape Officer Adequate soil and irrigation will be provided to ensure long-term and consistent plant health at upper-level window box planters Addressed in Item A.2.b above Planter on Level 1 is enlarged after removing the seating amenity Sufficient mechanical ventilation and artifical light will be provided for inductrial units on Lower Ground WC on Lower Ground had been relocated closer to Café Addressed in Item 3.a above Issues had been addressed by Section "J" Assessment Report prepared by Building & Energy Consultants Australia dated 28 October 2024 Rev. A Tenancy signages shown are indicative only, further council submission will be lodged for final layout. Addressed in Item A.2.a above
	2024 had been approved by Ausgrid. Drawings are attached for reference	c) d) e) f) 5) c) d) 6) a) 7) a) b)	Upper-level window box planters Small area for seating on Level 1 Planter on Level 1 Amenity Daylight and ventilation into Lower Ground tenancies Location of a WC for Café Accessibility Solar protection Façade treatment/Aesthetics Signage Sustainability Larger openings currently indicated will require overly complicated engineering to ensure the stability of the walls. Rooftop PV	Street planting proposal as per landscape plan prepared by Ground Ink Landscape Architect dated 22 November 2024 had been supported by Council Landscape Officer Adequate soil and irrigation will be provided to ensure long-term and consistent plant health at upper-level window box planters Addressed in Item A.2.b above Planter on Level 1 is enlarged after removing the seating amenity Sufficient mechanical ventilation and artifical light will be provided for inductrial units on Lower Ground WC on Lower Ground had been relocated closer to Café Addressed in item 3.a above Issues had been addressed by Section "J" Assessment Report prepared by Building & Energy Consultants Australia dated 28 October 2024 Rev. A Tenancy signages shown are indicative only, further council submission will be lodged for final layout. Addressed in Item A.2.a above To be addressed in Construction Certificate Stage EV charging points had been indicated on plans.
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<b>D</b> )	Description from Northans Description (Council	
в)	Request for Information from Northern Beaches Council	
	Refer to Northern Beaches Council's letter dated 29 May 2025	
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1)	DSAP Report and Urban Design	
a	Comments from DSAP Meeting Report dated 24 April 2025	Addressed in Item A above
2)	Car Parking, Access and Traffic	
a	Access	
i i	Street Parking along West Street	One kerb extension on the West Street as marked has been removed, in order to add an
		additional parking space with min. 2.5m in width.
ii	The design layout of the end of the ramp on proposed Lower Ground	The ramp layout has been updated and its compliance confirmed by the Traffic Engineer
1	Floor, Drawing No.3857 DA 110 Issue A.	
iii	Driveway Profiles Drawing No.C07-0001, with Chainage 14.72	Will be updated in final amendment submission
iv	Improve visibility at access ramp to the First-Floor level	Convex mirror added on First Floor near the top of ramp
v	Parking provision of Unit IN10	Layout of Parking P17, P18 and P19 have been updated next to Unit IN10
	Car Parking Facilities	
	Proposed changes of street parking	The proposal to change the existing parking in West Street to create 1 additional space and
I -	······································	introduction of timed parking restrictions will be report to the Northern Beaches Local Traffic
		Committee for consideration
2	Parking for Unit IN06 on Lower Ground Floor	One designated parking spacefor Unit IN06 has been relocated within the main car park area on
-		the Lower Ground Floor
	Bicycle Parking and End of Trip Facilities	
	Bicycle Parking for Staff	Secure Bike Parking with 10 vertical bicycle parking spaces had been provided
2	Bicycle Parking for Visitor	Visitor Bike Parking with 4 bicycle parking rackes has been relocated from First Floor to Lower
		Ground Floor
3	Motorcycle Parking	2 motorcycle parking bays (2.5m long x 1.2m wide) have been provided on First Floor
4	Toilet for Café	Unisex Toilet had been relocated close to Café, which also make room for bike parking and
		garbage room
3)	Waste Management	
1	Commercial waste storage room	Garbage store for Café, which capable to hold 2x 240 litre and 2x 240 litre recycling bins, has
		been provided on Lower Ground Floor
-		
4)	Contamination	
1	Detail Site Investigation (DSI)	Detail Site Investigation (DSI) and Remediation Action Plan (RAP) are provided in amended DA
		submission
5)	Easements	
1	Existing easement on 35 Carter Street	Existing easement on 35 Carter Street will be extinguished after the lots of 35 to 39 Carter Road
		consolidated. This issue will be address in amended SEE
6)	Insufficient information	
	Operational Management Plan	This issue will be address in amended SEE
2	Café Use	Proposed Café is a take-away shop with no on-site cooking or food preparation. Details will be
		address in amended SEE
		Cafe layout shown is indicative and for reference only. Final layout to be lodged under separate
1		submission for council approval. All fit-out and construction of cafe shall comply with AS 4674 -
		2004 design, construction and fit-out of food premises and with standard 3.2.3 of the Australian
		and New Zealand food standards code under the food act 2003.