



11 July 2025
Ref 24250

Northern Beaches Council
PO Box 82
MANLY NSW 1655

Attn: Tom Burns

Dear Tom,

DA2025/0042
35-39 CARTER ROAD, BROOKVALE
TRAFFIC AND PARKING MATTERS

I refer to Council's letter dated 29 May 2025 addressed to *Figgis & Jefferson Tapa Pty Ltd* requesting additional information in respect to the abovementioned development proposal (DA2025/0042).

In particular, please see attached revised plans which have been modified in response to Council's comments under the 'Car Parking, Access and Traffic' section from your letter, as follows:

- 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*.

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

Yours sincerely

Donald Lee
Director | *BE(Civil) MIEAust CPEng NER*
Varga Traffic Planning Pty Ltd

Suite 6, 20 Young Street, Neutral Bay NSW 2089 - PO Box 1868, Neutral Bay NSW 2089 - Ph: 9904 3224

Work in Progress 2107/2025

REV	DATE	DESCRIPTION
A	18/12/2024	ISSUED FOR DA
B - WIP		Work in Progress ISSUED FOR AMENDED DA

LEGEND	
B	BOLLARD
CM	CONVEX MIRROR AS PER TRAFFIC ENGINEER'S REPORT
DB	DISTRIBUTION BOARD
DFH	DUEL FIRE HYDRANT
DP	DOWN PIPE
	DEMOLITION
	EASEMENT
EV.	ELECTRIC VEHICLE CHARGING POINT
EX.	EXISTING
⌀+XX.XX	EXISTING LEVEL
→	FALL TO FLOOR WASTE
FC	FIBRE CEMENT SHEETING
FG	FIXED GLASS
FFL	FINISHED FLOOR LEVEL
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS-X	FIRE STAIR NUMBER
FW	FLOOR WASTE
HWU	HOT WATER UNIT
MRS	METAL ROOF SHEETING
MSB	MAIN SWITCH BOARD
MC	METAL CLADDING
NBN	NATIONAL BROADBAND NETWORK
NGL	NATURAL GROUND LEVEL
SC	STRUCTURAL COLUMN AS PER ENGINEER'S DETAIL
SFL	STRUCTURAL FLOOR LEVEL
SM	SEWER MAN HOLE
SP	SPANDREL PANEL
ST	STORAGE
SWP	STORMWATER PIT
TRS	TRANSLUCENT ROOF SHEETING
VC	PHOTOVOLTAIC CELL SYSTEM
VP	VENT PIPE
WC	WATER CLOSET
WIS	WASTE STORAGE



FIGGIS + JEFFERSON TEPA PTY LTD
Suite 203, 70-78 Alexander St | CROWS NEST NSW 2065

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W www.fggis.com.au

Nominated Architect:
Jeffrey Chan NSW ARB No. 10967

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PROJECT
BROOKVALE INDUSTRIAL

FOR
AVAKIAN HOLDINGS (NSW) PTY LTD

AT
35-39 CARTER STREET BROOKVALE NSW 2100

DRAWING TITLE
LOWER GROUND FLOOR PLAN

ARCHITECT
JC

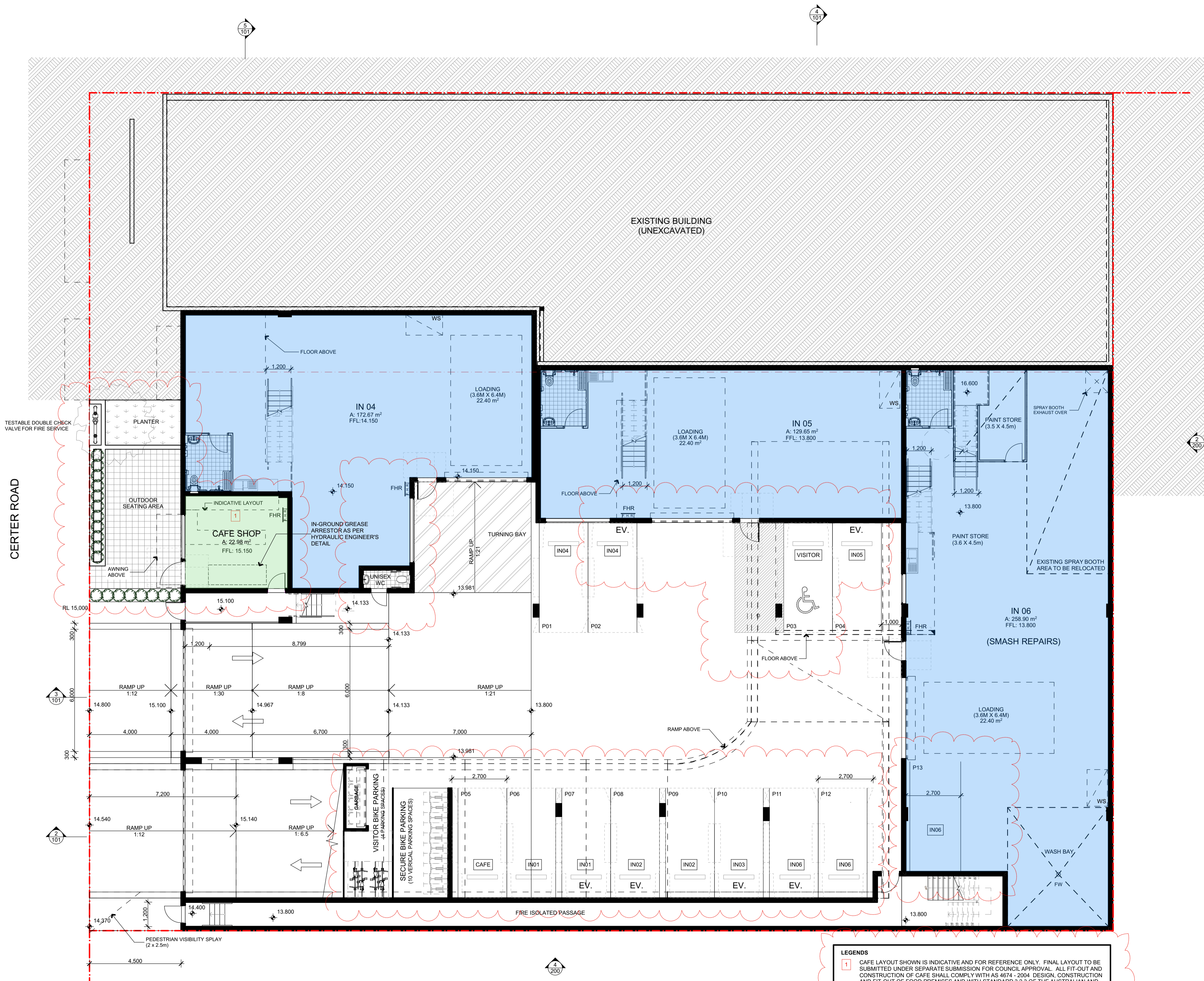
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CONSTRUCTION

DRAWING NO.
3857 DA 110

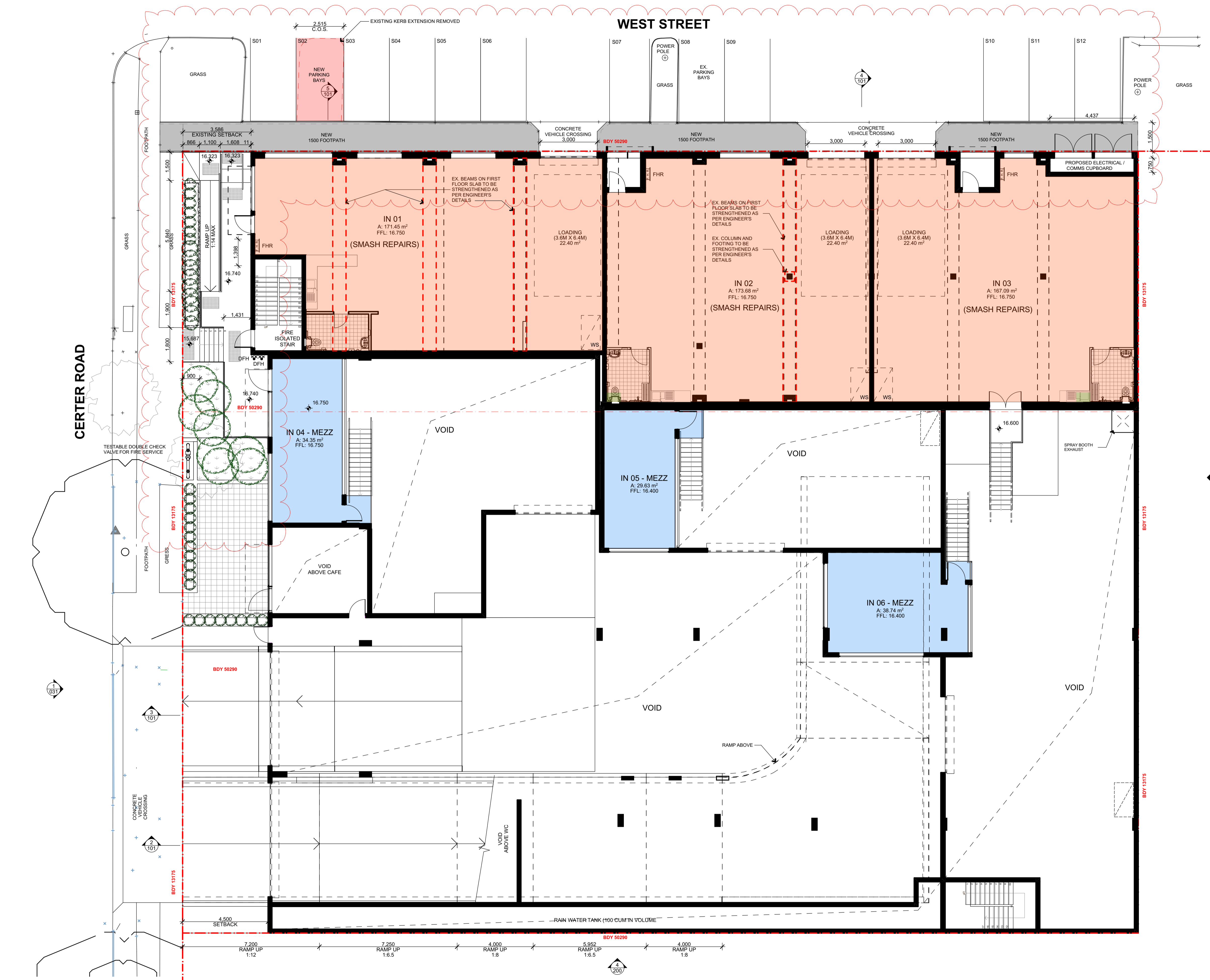
ISSUE
B - WIP

SCALE
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LEGENDS
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PROPOSED LOWER GROUND FLOOR PLAN
1:100



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BROOKVALE INDUSTRIAL

FOR
AVAKIAN HOLDINGS (NSW) PTY LTD

AT
35-39 CARTER STREET BROOKVALE NSW 2100

DRAWING TITLE
GROUND FLOOR AND GROUND MEZZANINE PLAN

ARCHITECT
JC

DRAWN
CL

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CONSTRUCTION

DRAWING NO.
3857 DA 111

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SCALE
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DRAWN
CL

TRUE NORTH



ISSUE
B - WIP

