

Strategic Planning Referral Response

Application Number:	DA2018/1610
To:	Adam Mitchell
Land to be developed (Address):	Lot 18 DP 35184 , 43 Old Pittwater Road BROOKVALE NSW 2100

Officer comments

The subject site lies within the Investigation Area for the Brookvale Structure Plan and has been referred to Strategic Planning for review on this basis.

Draft Brookvale Structure Plan

The Draft Plan was endorsed by Council on 8 August 2017 and publicly exhibited between 25 September and 20 November 2017. Following exhibition the Draft Plan has been placed on hold while further studies are undertaken in relation to traffic, transport and employment matters. In particular, the capacity of the transport network to accommodate future growth is critical with many submissions seeking growth levels over and above those foreshadowed by the Draft Plan.

The Draft Plan does not propose any changes to the relevant planning instruments in respect of the subject site. Nor does it propose such changes to the immediately surrounding residentially zoned land.

Accordingly, assessment of the subject development application should be carried out in accordance with the development controls established by the currently applying planning instruments.

Conclusion

These comments are provided in relation to the strategic planning framework for Brookvale. They do not indicate any assessment of the application against relevant planning controls.

On this basis, Strategic Planning considers the proposal to be acceptable provided that Development Assessment is satisfied that the proposal meets the content and intent of the relevant planning controls.

Strategic Planning Conditions:

Nil.