

Strategic Planning Referral Response

Application Number:	DA2019/1190
Date:	14/04/2020
To:	Daniel Milliken
Land to be developed (Address):	Lot 1 DP 651395 , 9999 Pittwater Road BROOKVALE NSW 2100 Lot 1 DP 784268 , 9999 Pittwater Road BROOKVALE NSW 2100 Lot B DP 966128 , 9999 Pittwater Road BROOKVALE NSW 2100 Lot 6 DP 785409 , 9999 Pittwater Road BROOKVALE NSW 2100

Officer comments

Draft Brookvale Structure Plan - The planning proposal is broadly consistent with the Draft Brookvale Structure Plan which recognises Brookvale Park as an open space asset providing a major community and recreational destination.

LSPS - This proposal is also broadly consistent with 'Towards 2040 Draft Local Strategic Planning Statements', particularly Priority 24 – 'Brookvale as an employment and innovation centre' which specifically mentions this proposed 'centre of excellence'.

Plan of Management - This proposal is broadly consistent with the vision and objectives of the Brookvale Plan of Management, particularly 'to develop the Brookvale Sportsground into a multi-purpose and high standard event facility which is strategically planned and managed'. However, the proposal to remove long established heritage listed trees and replace them with a reduced number of younger and smaller species trees is inconsistent with objectives to acknowledge the history and culture of Brookvale Park and to ensure an ongoing commitment to the environment.

Tree canopy - The reduction of established tree canopy in Brookvale Park undermines the distinct green identity that Brookvale Park provides to the Draft Brookvale Structure Plan area and its role as a green destination. Additionally, this reduction in tree coverage is inconsistent with priority 5 and priority 24 in the 'Towards 2040 Draft Local Strategic Planning Statements' which includes a principle to 'enhance tree canopy and provide green links to Brookvale Park, Warringah mall and the B-line'. Brookvale experiences the highest level of urban heat island effect with more than 9 degrees from the baseline and is the largest precinct to experience that level on the Northern Beaches, so preserving tree canopy is critical for supporting the future livability of Brookvale.

Parking - The proposal intends to utilise the existing parking for the site located in the south west corner with capacity for 45 vehicles with an additional 15 new parking spaces to be formalised in the overflow car parking area. The Draft Brookvale Structure Plan identifies on-street parking issues and congestion as an issue, particularly for Brookvale East. This has been identified as a strategic intent to 'maintain an appropriate level of access to public parking facilities to support business and community needs. The concern is that the existing users of parking on this site will be displaced, by users of this development, further impacting congestion issues in surrounding streets and in East Brookvale

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Strategic Planning Conditions:

Nil.