

Strategic Planning Referral Response

Application Number:	DA2018/1514
To:	Lashta Haidari
Land to be developed (Address):	Lot 100 DP 1015283 , 145 Old Pittwater Road BROOKVALE NSW 2100

Officer comments

Response based on revised plans and reports received June 2019

The proposal is considered acceptable in terms of Council's Strategic Planning, subject to suitable resolution of the matters discussed below.

1. Building Height / DCP Controls

The revised plans achieve a reduction in building height of 4.8m in the tallest cinema module adjacent to Old Pittwater Rd, and a reduction in height of between 0.8-7.8m along with a more articulated form in the south elevation of the cinema that will be visible from Condamine Street. Details have been submitted which indicate façade treatment and landscaping designed to soften the perceived building bulk. The reduced height still exceeds the DCP height limit adjacent to Old Pittwater Road by up to 15.5m. Nevertheless, as discussed at the last meeting with the applicant, the DCP height limit is not a statutory control and non-compliance may be acceptable provided impacts are not unreasonable.

From discussions with Council's urban designer, it is considered that the revised plans demonstrate an acceptable visual and streetscape impact. However, questions still remain with regards to overshadowing. Council's urban designer has requested further details to demonstrate that properties to the south (on the opposite side of Old Pittwater Road from the proposed cinema) will retain adequate solar access. Note: Shadow Diagrams for Proposed at 10am and 12pm appear to be identical (seek clarification).

No submissions have been received from the owners/occupiers of the properties to the south.

The proposed development will enhance the shopping centre's function and amenity, with a focus on creating a contemporary lifestyle precinct founded on food and entertainment. It represents a revitalisation that will support the centre's ongoing viability as a key component of the Brookvale-Dee Why Strategic Centre, with far reaching benefits for the community in terms of access to goods and services, recreation opportunities, and employment. It will contribute to the night-time economy. Notwithstanding that there may be overshadowing impacts to two residential properties to the south, the benefits to the broader community are greater on balance and are reasonable grounds on which to vary the DCP height control. The proposal is well within the DCP floor space controls.

It is anticipated that the DCP will be reviewed at some stage in the foreseeable future in conjunction with masterplanning for the site, as further development proposals arise.

2. Masterplan / Vision for Corner 'Gateway' Site

The applicant has been asked to articulate a future intention for the 'gateway' site at the corner of Old Pittwater Road and Condamine Street and how this might integrate with the proposed development. Drawing 01.5663 provides a very basic conceptual outline for this part of the site in the form of a circle denoting a future gateway building and a rectangle denoting potential a podium connection/interface to upper levels of mall. This extremely limited information is a reflection of the fact that Scentre Group's consideration of options for this part of the site is in its infancy and it will be some time before any more advanced concepts will be pursued. It is not reasonable to seek any further detail at this stage for the

purposes of this application.

Drawing 01.5663 Pedestrian Movement Diagram and Future Opportunity should not form part of the stamped plans in any approval.

Demolition of the existing cinema building in this location is not proposed as part of this application and it is accepted that this building will remain, allowing the opportunity for interim uses before it is ultimately redeveloped.

3. Pedestrian Connectivity

The revised plans incorporate the following improvements to pedestrian movement and access from the south:

- landscape planting (including more street trees, hedges and planter boxes and climbing plants to the car park edge) to enhance the pedestrian experience of the footpath along Old Pittwater Road
- a widened footpath, new seating nook, and improved path gradient, lighting and line marking to enhance the southern pedestrian entry to the shopping centre from Old Pittwater Road at the eastern end of the carpark structure

These improvements will enhance the legibility and amenity of pedestrian connections to the shopping centre from the TAFE and other areas to the south of the site.

Deletion of the proposed vehicle egress driveway from the site to Condamine Street will improve safety and ease of movement for pedestrians along the Condamine Street frontage of the site.

The only remaining issue for pedestrian connectivity is weather protection for pedestrians moving along the main pathway between Condamine Street (north of the B-line bus stop) and the major shopping centre entrance opposite the end of Green Street. The existing walkway between the Condamine Street bus stops and shopping centre entrance have a shade structure for most of the distance. The same level of weather protection should be provided for this connection in its proposed relocated position. This could be sought by a condition of approval.

4. Bus Stop, Taxi/Ride Share, Passenger Set-down/Pickup

It is assumed that there is agreement on the sizing of the proposed relocated bus stop within the site. There still does not appear to be a dedicated taxi/ride share and passenger set-down/pickup area in the vicinity of the relocated bus stop and adjacent mall entry. This could be sought by a condition of approval.

5. Vehicle Access Condamine St and Cross St/Dale St

It is assumed that written evidence of RMS' in principle support for the revised vehicle access arrangements will be supplied prior to any approval being issued.

Conclusion

These comments are provided in relation to the strategic planning framework for Brookvale. The proposal, as revised, is considered acceptable.

Strategic Planning comments

The proposal is not in accordance with Warringah DCP (Part G4), nor the Draft Brookvale Structure

Plan. Strategic and Place Planning does not support the proposal on the following basis.

1. Both the Warringah DCP and the Draft Brookvale Structure Plan require that redevelopment of the site at its southern extent (corner of Condamine Street and Old Pittwater Road) includes a strong gateway element. The proposal includes substantial redevelopment in this location, but the opportunity to create the required gateway development is not being addressed. Rather than responding to this requirement, the proposal retains the existing cinema building which will no longer accommodate the cinema. The proposal does not indicate the future use of the building and provides for the building to remain unintegrated, both functionally and architecturally, with the new works.

The old cinema building is not consistent with the visual presentation of the redevelopment being proposed immediately to the north and does not fulfil the gateway role being sought by the planning controls. The building should be removed to allow the new development to, in conjunction with site landscaping, perform the gateway role. If removed, new site landscaping can be featured that will contribute to the positive visual presentation of the site. Alternatively, the old cinema building should be included within the overall redevelopment concept at this location.

This argument becomes more compelling as the proposal is seeking to substantially increase building height (over and above the requirements of the Warringah DCP) at the Old Pittwater Road frontage, immediately west of the gateway site. Whilst the application seeks a substantial variation to the allowable building height, it is not offering a positive contribution to the streetscape and community enjoyment of the site by way of the required strong gateway presentation.

2. With redevelopment at the Old Pittwater Road frontage of the site, an opportunity exists to improve the pedestrian access experience at Old Pittwater Road. Currently, dedicated pedestrian access to the site at the Old Pittwater Road frontage does not exist. Rather, the pedestrian must navigate a path via vehicle entry infrastructure or alternatively walk to the proposed upgraded southern pedestrian entry point in Condamine Street.

The Northern Beaches TAFE, as well as numerous businesses in Old Pittwater Road, generates a strong desire for pedestrian access to the site from Old Pittwater Road. If crossing Old Pittwater Road at the pedestrian crossing located at entry to Northern Beaches TAFE, the pedestrian must walk some 480 metres to the proposed new pedestrian entry at Condamine Street.

The redevelopment at the Old Pittwater Road frontage will accommodate the new cinema complex. The proposal is seeking significant variance to building height for this component of the redevelopment. With redevelopment in this location, it is reasonable to expect that the proposal includes an improved community experience of the site, by way of a dedicated, clear and safe pedestrian access point.

3. The proposal does not address the continuance of the Warringah Mall Library. It identifies that the floor space currently occupied by the library, after redevelopment, will not be available for that purpose. However, it is silent about the continued operation of the library. The relocation and continuous operation of the library is not addressed, to Council's satisfaction, by the proposal.
4. The proposal has insufficient information about the proposed pedestrian access from the Pittwater Road frontage (in proximity to the bus stop), through the at grade car park and into the mall proper. This will be the main pedestrian access into the site. It must be clear and legible, it must prioritise pedestrians over vehicles, be safe, convenient and comfortable for all weather conditions. The proposal should demonstrate how this will integrate with any future overhead

walkway across Pittwater Road (connecting to the Brookvale Community Health Centre).

5. The proposal has insufficient information about the local bus stop (within the mall, opposite Aldi). This should demonstrate that the allocated area is sufficient to meet local bus service requirements. The bus stop must also be comfortable for all weather conditions and retain the existing cab call service. It would be desirable for this to also include a dedicated lay by for public drop off/ pick up purposes.
6. The proposal has insufficient information about the new outdoor space at the southern pedestrian entry (Condamine Street). This should incorporate public seating, in addition to that associated with the food outlets, that is readily accessible and offers both shaded and unshaded options. It should also demonstrate that tenancies adjacent to the public space will incorporate active frontages to the space to maximise amenity and casual surveillance.

Strategic Planning Conditions:

Nil.