

Strategic Planning Referral Response

Application Number:	DA2019/0594
To:	Adam Croft
Land to be developed (Address):	Lot 11 DP 12962 , 12 West Street BROOKVALE NSW 2100 Lot 10 DP 12962 , 10 West Street BROOKVALE NSW 2100 Lot 101 DP 1007178 , 762 - 770 Pittwater Road BROOKVALE NSW 2100

Officer comments

The proposal is considered acceptable in terms of Council's Strategic Planning.

The proposed alterations and additions to the existing Volvo showroom building (vehicle sales premises) are located on Lot 101 DP 1007178 which is zoned B5 Business Development. The proposed use is permissible under the site's B5 zoning and the draft Brookvale Structure Plan (DBSP) does not propose any changes to the site's zoning or associated land use permissibility.

Although the DBSP proposes to introduce additional permitted uses into the IN1 General Industrial zone that applies to Lots 10 and 11 DP 12962 fronting West St, these lots are already subject to an approval under DA2017/1081. Vehicle sales premises are permissible in the IN1 zone. The earlier approval provides for a new showroom, alts and adds to the existing vehicle service reception and wash bay, and re-configuring of outdoor display areas and driveway access. The applicant has indicated that the works associated with the current DA will take place prior to that approved under DA2017/1081.

There is a discrepancy in the site areas indicated on the cover page and pages 8 and 12 of the Statement of Environmental Effects prepared by Wynne Planning. Any approval issued should be explicit as to the lots involved to avoid any confusion.

It is noted the proposal involves a substantial illuminated pylon sign to the Pittwater Road frontage. This may require referral to RMS, in addition to any of the referral requirements related to vehicular access off Pittwater Rd. It is anticipated that Council's traffic engineer will recommend suitable conditions with respect to the proposed operation of vehicular entry/exit points.

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

Strategic Planning Conditions:

Nil.