

Strategic Planning Referral Response

Application Number:	DA2024/1684
Proposed Development:	Alterations and additions to an approved mixed use development
Date:	14/01/2025
To:	Thomas Burns
Land to be developed (Address):	Lot 1 DP 1001963 , 638 Pittwater Road BROOKVALE NSW 2100

Officer comments

STRATEGIC PLANNING ASSESSMENT
Discussion of reason for referral
<p>The proposal has been referred to Strategic Planning as the site is within an area for change under the Brookvale Structure Plan.</p> <p>The proposal is for alterations and additions to an approved three storey shop top housing development (DA2019/0239). This includes changes to the ground floor layout to address BCA requirements and an additional storey (fourth floor) to provide an additional 20 units. The development will provide a total of 60 units (39 x 1-bed, 15 x 2-bed, 6 x 3-bed). No other changes are proposed.</p>
Brookvale Structure Plan
<p>The Brookvale Structure Plan (Structure Plan) was adopted by Council in 2023 and provides the strategic land use planning framework for the area over the next 15 years. The Structure Plan is not a statutory document. Council is currently implementing the Structure Plan via a Council-initiated Planning Proposal for the Brookvale Precinct. This is anticipated to be sent to the Department of Planning for a Gateway determination in 2026.</p> <p>Under the Structure Plan, the site falls within the Pittwater Road Character sub-precinct. The Structure Plan recommends the following changes to the zoning, land use and development controls:</p>

- MU1 Mixed Use zone with additional permitted uses for residential flat buildings (where ground floor is used for light industry or creative industries)
- Ground floor non-residential uses with a single storey street wall height
- Land uses that are encouraged within the eastern side of Pittwater Road include creative industries where creators, makers and entrepreneurs set up shop and share space, skills and ideas, and display their wares. Opportunities also exist for goods repair and reuse premises to locate here, which will allow community recycling or reuse centres for repairing, reusing and recycling used materials.
- Buildings up to 8 storeys (30 metres) in height.
- Maximum floor space ratio (FSR) of 2.5:1.
- Buildings will be set back 3 metres from Pittwater Road to enhance the pedestrian environment and provide opportunities for widened footpaths, street tree planting and a shared cycleway.
- Encourage mixed active frontages addressing rear laneways that support some active ground floor uses while supporting rear lane access to parking and basement loading facilities.
- 5% affordable housing contribution levy for new residential floorspace.
- A Section 7.11 Contribution levy will apply.

Matters for consideration

The development proposes to exceed the current LEP height limit of 11m. The proposed variation to the current height control and consideration of grounds to justify this variation is a matter for development assessment. Strategic Planning note that the proposed development is within the proposed height limit of 30m (8 storeys) envisaged by the Structure Plan.

Whilst the Structure Plan also envisages a range of other changes, as the modification largely relates to one additional storey with no changes to DA2019/0239, the development cannot be reasonably opposed.

COMPLETED BY: Shima Niavarani

DATE:140/1/2025

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.