

## Strategic Planning Referral Response

<b>Application Number:</b>	DA2018/1514
<b>To:</b>	Luke Perry
<b>Land to be developed (Address):</b>	Lot 100 DP 1015283 , 145 Old Pittwater Road BROOKVALE NSW 2100

### Officer comments

#### 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.

- 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.

- 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.