

Strategic Planning Referral Response

Application Number:	DA2024/0828
Proposed Development:	Alterations and additions to existing commercial premises and use of part of the premises as a take away food and drinks premises
Date:	05/07/2024
To:	Mia Battisti
Land to be developed (Address):	Lot 1 DP 855673 , 12 A Rodborough Road FRENCHS FOREST NSW 2086

Officer comments

STRATEGIC PLANNING ASSESSMENT
Discussion of reason for referral
<p>The site, located at 12A Rodborough Road, Frenchs Forest, is an irregularly shaped allotment with a total area of 8,725m². It currently features a multi-story commercial/warehouse building with basement and at-grade car parking. The site is situated within the SP4 Enterprise zone, which supports a mix of commercial premises, light industries, and warehouse distribution centers.</p> <p>The proposal includes internal alterations to create a 16m² café tenancy within the lobby, a new steel ramp for accessible access, a new galvanized steel balustrade, the construction of a Gazebo-mate-covered roof structure, and the provision of a 12m² external seating area. Additionally, a landscape plan will be implemented, which includes replacing a removed tree. One car parking space will be added.</p>
Review of Strategic Documents
<p>The subject site is located within land zoned SP4 Enterprise zone under the Warringah Local Environmental Plan 2011. The Enterprise zone aims to support enterprise and productivity. The proposal supports these objectives by enhancing the functionality and accessibility of the existing commercial premises, while introducing a new takeaway food and drink service that is permissible within the SP4 zone and will benefit the local workforce and visitors.</p>

COMPLETED BY: Shima Niavarani

DATE: 5/07/2024

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.