

Memo

Development Assessment

To: Northern Beaches Local Planning Panel (NBLPP)

From: Dean Pattalis – Planner
CC – Steve Findlay – Manager Development Assessment

Date: 15 June 2026

Subject: Item 4.4 Local Planning Panel 20 May 2026
DA2025/1638 - 8 / 0 Pringle Avenue BELROSE

The purpose of this memo is to advise the Panel that the applicant has uploaded amended information to the NSW Planning Portal, as requested by the NBLPP at the 20 May 2026 meeting.

The minutes relating to DA2025/1638 from the 20 May meeting are as follows:

DEFERRAL FOR FURTHER CONSIDERATION OF DEVELOPMENT APPLICATION

*The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **defers** further consideration of Application No. DA2025/1638 for use of an existing premises as a service station, including alterations and additions to the existing building, regularization of an existing vehicle repair workshop, installation of new petrol tanks and pumps, and new business identification signage at Lot 8 DP 545948, 8 / 0 Pringle Avenue BELROSE to give the applicant the opportunity to submit to Council **within 21 days** the following:*

a) Parking Survey:

The applicant is to carry out a parking survey of the current operations of the site. The survey is to be overseen by a traffic engineer, and is to include the following:

- To be undertaken for 7 days (not during school holidays).*
- Count cars on the subject site daily between 8-9am, 12-1pm, 3-4pm, and record details of cars (number registration plates).*
- Count cars on the adjacent Pringle Avenue and Ralston Avenue within 50m of the subject site during the same periods.*
- Provide an analysis of the parking data resulting from the survey including a projected demand for the proposed service station and workshop.*

b) Operational Management Plan:

An OMP is to be prepared by a traffic engineer & address the following:

- Demonstrate how the projected parking demand of the service station and workshop will be satisfactorily accommodated on site through the provision of parking spaces and the management of those spaces.*

- *Identify responsibilities for site management of the provision of parking between the workshop and service station operators, taking into account all ancillary functions, including waste management and fuel deliveries.*
- *Include a complaints management procedure.*

If the requested information is not received by the date above, the Panel may proceed to determine the application on the material before it. The Chair will have the discretion to extend the above date if reasonable grounds are provided by the applicant.

Following receipt of this information, the Panel will determine the application electronically, unless the Chair determines that a further public meeting is required.

Further Information

In response, a Parking Survey and Operational Management Plan (prepared by The Transport Planning Partnership) was provided to Council on 15 June 2026 for the panel's consideration.

The Parking Survey quantified demand for on-site parking and concluded that the proposal shall provide adequate parking for both the proposed workshop and service station components. This aligns with the assessment of Council's Traffic Engineer.

The OMP provides some measures and recommendations in relation to the following:

- Workshop management, including prompt turnover of vehicles for maintenance and collection
- Parking allocation, including a minimum of three (3) on-site spaces being available for service station customers at all times
- Service vehicles, including limitations to delivery and collection vehicles such as spreading deliveries throughout the day and during quieter periods as well as not queueing in Pringle Avenue
- Low on-site speed limit and installation of CCTV for pedestrian safety
- Designated site manager being responsible for the implementation of the OMP as well as monitoring and record keeping
- The OMP shall be reviewed annually to ensure that it is achieving its desired outcomes.

The survey and OMP document was circulated to Council's Traffic Engineer for review who were generally satisfied with the content of the reporting and provided the following comments:

'The Traffic team maintains that all Conditions of Consent previously provided are appropriate to address the issues and do not propose any changes.

The Conditions clearly specify that that all servicing of vehicles are to be within the confines of the workshop building only. The required indented parking bay and associated works in the road reserve, allocation of parking spaces, and truck access restrictions will still apply.

The development can be supported with the implementation of measures proposed under the OMP in conjunction with the specified Conditions of Consent.'

Following the above comments, it should therefore be noted that in any instance where this is a conflict between the recommendations of the OMP and a condition of consent, the condition of consent shall prevail over the OPM, as stated within Condition 1.

Conclusion

The supporting information provided to Council in the form of the parking survey and OMP is noted, whilst the recommendations and conditions of Council's traffic assessment shall be maintained.

Amendments to the plans sought by Council's Traffic Engineer during the assessment period enhanced the proposed parking arrangement from an initial 10 proposed on-site spaces to 13, as well as upgraded the existing kerbside parking to accommodate 3 new timed and signposted indent bays. The indented bays shall improve vehicle turnover and sightlines in comparison to the existing untimed kerbside arrangement, as well as cater for overflow parking from the service station.

Council's traffic assessment considered the proposed parking arrangement, as amended, to be reasonably maximised in the context of the existing site constraints and proposed service station land use that is anticipated for the site within the E1 Local Centre zone.

The sought amendments, together with operational conditions for service and access, are considered to maintain a satisfactory vehicular parking and safety arrangement in the opinion of Council's Traffic Engineer.

Recommendation

The application be approved, subject to the recommendation contained in the assessment report and the following amendment to Condition 1:

1. **Approved Plans and Supporting Documentation**

Development must be carried out in accordance with the following approved plans (stamped by Council) and supporting documentation, except where the conditions of this consent expressly require otherwise.

Approved Plans				
Plan Number	Revision Number	Plan Title	Drawn By	Date of Plan
DA11	G	Demolition Plan	MCHP	30/4/2026
DA13	P	Site Plan	MCHP	30/4/2026
DA14	L	Proposed Floor Plan	MCHP	23/4/2026
DA16	D	Elevations	MCHP	3/11/2025
DA17	D	Elevations	MCHP	3/11/2025
DA18	D	Tank Farm Section	MCHP	18/5/2025

Approved Reports and Documentation			
Document Title	Version Number	Prepared By	Date of Document
Preliminary Hazard Analysis	-	MCHP	21/02/2024
Noise Impact Assessment	1	Rodney Stevens Acoustics	22/02/2024
Environmental Site Assessment	1	NEO Consulting	14/07/2023
Waste Management Plan	-	BBF	Undated
Traffic Impact Assessment	2	TTPP	1/08/2025
Operational Waste Management Plan	B	Elephants Foot Consulting	17/3/2026
Geotechnical Investigation and Assessment Report	00	Crozier Consultants	19/03/2026
Civil Engineering Works	10	Henry & Hymas	18/3/2026
Parking Survey and Operational Management Plan	-	TTPP	12/06/2026

In the event of any inconsistency between the approved plans, reports and documentation, the approved plans prevail.

In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.