

2. The site and surrounding area

2.1 Site context and location

The site is Lot 1, DP 1001963, at 638 Pittwater Road, Brookvale, located on a corner site on the eastern side of Pittwater Road, the northern side of Orchard Road and the western side of Charlton Lane.

The area of the site is 2662 m² (Source: SEA, Council's GIS system) and is irregularly shaped, with dimensions as follow:

Road	Length of boundary (metres)
Pittwater Road	16.21
Orchard Road	90.61
Cnr Orchard / Pittwater Roads	7.3
Charlton Lane	40.23



Brookvale Bus Depot is to the south, adjoining Zone IN1 General Industrial development to both the south and east of the site, while the Zone B5 Business Development of Brookvale is to the west of Pittwater Road and to the north of the site.