

ITEM {ITEM-NO} {ITEM-TITLE}

PURPOSE

The purpose of this report is to seek Council's endorsement to submit the Brookvale Precinct Planning Proposal (Planning Proposal) to the Department of Planning, Housing and Infrastructure for a Gateway Determination, and to prepare and publicly exhibit the supporting material.

EXECUTIVE SUMMARY

- The Planning Proposal implements the Brookvale Structure Plan and establishes a Council-led precinct framework to guide housing and employment growth, infrastructure delivery, public benefits and built form outcomes in the Northern Beaches' largest strategic centre.
- The Planning Proposal will facilitate approximately 2,900 new dwellings, 49,500m² of additional employment floor space, new public open spaces, new community facilities, transport network upgrades, and affordable housing contributions for essential workers.
- A site-specific development control plan and new development contributions plan will be exhibited with the Planning Proposal to guide detailed design outcomes and fund the local infrastructure required to support the predicted growth.
- Identified key sites will be able to access additional height and floor space only where they deliver specified public benefits; these controls have been informed by feasibility testing and urban design principles to ensure growth is supported by infrastructure, amenity and high-quality built form.
- The Planning Proposal has strategic and site-specific merit to progress to Gateway Determination. The Northern Beaches Local Planning Panel recommended that Council progress the proposal, noting that successful implementation will depend on infrastructure funding, public transport improvements, open space, community facilities and affordable housing delivery.

RECOMMENDATION

That Council:

1. Endorse the Brookvale Precinct Planning Proposal for submission to the Department of Planning, Housing and Infrastructure for a Gateway Determination under section 3.34 of the *Environmental Planning and Assessment Act 1979*.
2. Publicly exhibit the Planning Proposal in accordance with any Gateway Determination.
3. Publicly exhibit the Affordable Housing Contributions Scheme amendment with the Planning Proposal.
4. Note that a draft Development Control Plan and draft Contributions Plan will be prepared for a subsequent resolution to publicly exhibit.
5. Receive a submissions and finalisation report after exhibition.

BACKGROUND

Strategic Context

Brookvale is the largest employment centre in the Northern Beaches and is strategically located to support housing and employment growth. This role is recognised by the NSW Government in the Greater Sydney Region Plan, North District Plan and draft Sydney Plan.

The North District Plan identifies Brookvale as a Strategic Centre, with key actions to:

- Enhance the economic and employment opportunities along Pittwater Road, and encouraging its revitalisation
- Encourage and support improvements to Warringah Mall, and better integrating it within the fabric of Brookvale
- Promote walking, cycling and public transport use
- Encourage the establishment of new innovative and creative industries in the Brookvale industrial area; and
- Encourage new lifestyle and entertainment uses to activate local streets.

The draft Sydney Plan was publicly exhibited in 2025, and sets out how the NSW Government will address growth in Sydney over the next 20 years. The draft Sydney Plan identifies Brookvale as a high growth capacity housing area earmarked for significant change in the next 20 years. Once finalised, it will replace the Greater Sydney Region Plan and North District Plan.

Council's Local Strategic Planning Statement, Towards 2040, recognises the role of Brookvale as a strategic employment and innovation centre, with principles including to establish a new town centre and to revitalise the main commercial strip.

Council's Local Housing Strategy aligns with this state and local strategic framework. Brookvale is identified as a priority area for urban renewal and housing development, with higher density renewal to be concentrated within 1km of the B-line corridor.

Brookvale Structure Plan

Council adopted the Brookvale Structure Plan in November 2023 as a 15-year land use planning framework for the Brookvale Strategic Centre. By 2041, the Structure Plan envisaged:

- 1,350 new homes and 900 new jobs
- a 5% affordable housing target with up to 10% on the Warringah Mall site
- a new 5,000sqm town square on the Warringah Mall site near the B-line stop
- a new community facility up to 2,500 square metres co-located in the new town square
- improved streetscapes, pedestrian and bike connections throughout Brookvale.

Vision Statement

The Brookvale Structure Plan (Structure Plan) sets the vision for Brookvale as a Strategic Centre and guides the future land use planning framework for the area.

The vision has been shaped in collaboration with the community throughout the structure plan process and outlines the transformation of Brookvale into a vibrant precinct that supports jobs growth and creative businesses, provides more diverse housing options, improves the amenity and built form of the Pittwater Road corridor and increases community and green space.

Design Principles

A series of design principles were established in the Structure Plan to guide the recommendations including:

- distinguish and preserve Brookvale's employment lands
- establish a town centre with greater amenity
- integrate existing and new land uses
- cultivate spaces for people to connect, create and learn
- create a walkable grid
- link the natural environment.

Desired Future Character

The desired future character of the precinct is defined by a series of slender, slimline towers rising from active podiums that contribute to a human-scaled and engaging street environment.

These buildings are complemented by through-site links, open spaces and community spaces that support recreation, social interaction and visual relief within an urban setting.

Together, the integration of built form, landscape and public domain fosters a vibrant, diverse and lively precinct, with active frontages, varied uses and a strong sense of place that supports day and night activity.

The following images have been prepared to illustrate the vision and convey the desired future character of the area.



View: Winbourne Park, looking south



View: Roger Street, looking north



View: Roger Street – mid-block, looking east



View: Pittwater Road at Chard Road, looking south

Implementation of Brookvale Structure Plan

In July 2024, Council received \$856,500 in grant funding through the Commonwealth Government's Housing Support Program to prepare the technical studies necessary to implement the Structure Plan.

This funding has accelerated the work program by approximately 2.5 years and saved equivalent costs being met from Council's operating budget.

The implementation package has involved the following bodies of work:

- [Planning Proposal to amend *Warringah Local Environmental Plan 2011* \(Attachment 1\)](#);

Supporting technical studies:

- [Maps \(Attachment 2\)](#)
- [Bushfire \(Attachment 3\)](#)
- [Contamination \(Attachment 4\)](#)
- [Demographic Analysis and Social Infrastructure \(Attachment 5\)](#)
- [Greening Strategy \(Attachment 6\)](#)
- [Heat Benchmarking \(Attachment 7\)](#)
- [Indigenous and non-Indigenous Heritage \(Attachment 8\)](#)
- [Noise Assessment \(Attachment 9\)](#)
- [Open Space and Recreation Strategy \(Attachment 10\)](#)
- [Planning Framework \(Attachment 11\)](#)
- [Transport Strategy \(Attachment 12\)](#)
- [Urban Design and Public Domain Study \(Attachment 13\)](#)
- [Utilities Assessment \(Attachment 14\)](#)
- [Water Management \(Attachment 15\)](#)
- [Brookvale Affordable Housing Contributions Scheme \(Attachment 16\)](#)
- Brookvale draft Development Control Plan (under preparation)
- Brookvale draft Development Contributions Plan (under preparation)

Once finalised, this package will establish the statutory and regulatory framework to guide development and infrastructure delivery in Brookvale over the next 15 years.

Some supporting technical studies were prepared at different stages and may refer to earlier residential and employment yield assumptions. The final growth capacity is set by the Planning Proposal, informed by urban design, feasibility testing and transport and infrastructure analysis.

Any minor inconsistencies do not affect the overall assessment, infrastructure response or recommendations of this report.

This report seeks Council's endorsement to progress the Planning Proposal and Affordable Housing Contributions Scheme amendment to the Department of Planning, Housing and Infrastructure for Gateway Determination and public exhibition.

The draft DCP and development contributions plan will be prepared for a subsequent Council resolution to publicly exhibit.

DISCUSSION

Relationship to NSW Government housing reforms

The Planning Proposal has been prepared in the context of the NSW Government's housing reforms, which seek to accelerate housing supply, particularly in well-located areas close to services, jobs and public transport.

Parts of Brookvale are already subject to the Low and Mid-Rise Housing Policy, which is projected to facilitate approximately 650 additional dwellings within the precinct by 2041. In addition, the Warringah Mall site has been declared State Significant Development (SSD) by the Minister for Planning and Public Spaces following review by the Housing Delivery Authority. The SSD proposal seeks approval for 1,600 dwellings in buildings up to 39 storeys on land to the east and north-east of the existing shopping centre.

Council staff are also aware of market interest in pursuing state-led approval pathways for other sites within Brookvale. As a result, significant redevelopment pressure is expected irrespective of whether Council proceeds with a precinct-wide planning framework.

Need for a Council-led precinct framework

In this context, it is important that Council establish its own integrated planning and infrastructure framework for Brookvale. A Council-led planning proposal provides the mechanism to:

- establish an appropriate scale and distribution of growth across the precinct;
- co-ordinate new transport, public domain, open space and community infrastructure delivery;
- secure affordable housing contributions and other public benefits through a consistent statutory framework; and
- provide clear strategic guidance for future development assessment, including state-led proposals affecting the precinct.

Why dwelling yields have changed since adoption of the Brookvale Structure Plan

Since Council adopted the Brookvale Structure Plan in 2023, the planning and delivery context has changed. There is now a stronger policy imperative to increase housing supply in well-located centres, while rising construction costs and changing market conditions have made development feasibility more challenging. These factors mean that the dwelling yields identified in the Structure Plan need to be reconsidered in light of updated evidence, infrastructure requirements and market conditions.

The revised yield has been informed by updated traffic modelling, feasibility testing, open space and community infrastructure analysis. This work confirms that additional growth can be supported, subject to identified infrastructure upgrades, and that increased dwelling capacity is needed to support feasible redevelopment and the delivery of public benefits.

In preparing the Planning Proposal, Council considered three alternative approaches to managing growth in Brookvale. These options were assessed against their ability to support feasible redevelopment, coordinate infrastructure delivery, secure public benefits and maintain Council's role in shaping the precinct's future.

Alternative 1 – Lower density and reduced dwelling yields

Pursue a lower-density development outcome, with fewer dwellings across the precinct.

This would reduce the scale of growth but is unlikely to support feasible redevelopment or provide sufficient capacity for sites to contribute to infrastructure, affordable housing and public domain improvements. Redevelopment pressure would remain and may instead be pursued through state-led pathways.

Alternative 2 – Site-specific rezonings

Pursue incremental site-by-site planning proposals, rather than a consolidated precinct-wide approach.

This would produce ad-hoc, fragmented outcomes, reduce certainty for landowners and the community, and limit Council's ability to coordinate infrastructure funding and delivery.

A fragmented approach would also compromise the delivery of new local roads, pedestrian laneways, open spaces and community facilities that require co-ordination across multiple sites.

Alternative 3 – Do nothing

Retaining the existing planning controls would not reflect Brookvale's strategic role or align with the vision for the area in the Brookvale Structure Plan.

Similar to alternatives 1 and 2, a "do nothing" scenario would not preclude landowner led applications through the Housing Delivery Authority's state led pathway. This could result in ad hoc and fragmented outcomes, disconnected from the broader vision for Brookvale, and would require Council to respond to uncoordinated infrastructure demands and associated amenity impacts.

Evidence-based growth capacity

The Planning Proposal is supported by technical studies that assess cumulative growth impacts across the precinct. Council's traffic modelling, undertaken in consultation with Transport for NSW, includes growth generated by the Low and Mid-Rise reforms and the Warringah Mall state-led proposal. The modelling indicates that additional growth can be supported if identified transport upgrades are delivered.

The transport analysis also found that more than approximately 850 dwellings on the Warringah Mall site would create significant road network impacts and delays at key intersections without additional State and local road upgrades. For this reason, the Planning Proposal sets a capacity of 850 dwellings on the Warringah Mall site in buildings up to 25 storeys. This represents the upper limit identified through cumulative traffic modelling and allows growth to be distributed across the broader precinct.

The Planning Proposal provides Council with the statutory basis to manage cumulative impacts, coordinate infrastructure delivery, secure public benefits and establish evidence-based development capacity for strategic sites, including Warringah Mall. These controls should also inform the NSW Government's assessment of the Warringah Mall SSD proposal. Without Council-prepared controls, there is a risk that the Minister for Planning and Public Spaces may determine the current 1,600-dwelling proposal without the benefit of Council's precinct-wide evidence base. There is also a risk that the vision established in the Structure Plan for a vibrant precinct that supports jobs growth and creative businesses, diverse housing options, an improved Pittwater Road strip and more community and green space may not be realised.

PLANNING PROPOSAL

The objective of the Planning Proposal is to amend *Warringah Local Environmental Plan 2011* (WLEP 2011) to give effect to the Brookvale Structure Plan by implementing the following outcomes:

- support Brookvale as an area for higher density housing, consistent with the Government's draft Sydney Plan and Council's Local Housing Strategy
- increase housing close to existing services and public transport
- provide a range of housing types to meet the changing housing needs of the community
- ensure the long-term retention of employment generating uses in the Brookvale town centre
- retain and allow for the intensification of industrial lands in the Brookvale Industrial Precinct
- accommodate taller buildings through incentive provisions whilst ensuring appropriate land use interfaces and new development delivers design excellence.
- enable the delivery of new local streets and pedestrian paths, two new community facilities and three new open spaces to service community and visitor needs
- facilitate the delivery of affordable housing throughout the precinct.

A summary of the key changes to the development controls is provided below.

	Brookvale Structure Plan	Planning Proposal
Dwellings	1,350 (including 290 on Warringah Mall site)	2,900 (including 850 on Warringah Mall site)
Jobs	900	>900
Residential Building Height	8 to 15 storeys	9 to 25 storeys
Residential Floor Space Ratio	2.5:1	3.3:1 - 5.4:1

Affordable Housing	5% (up to 10% on Warringah Mall site)	3% (5% on Warringah Mall site)
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The increase in dwelling yields and building heights reflects the updated planning and delivery context since adoption of the Structure Plan, including stronger housing policy settings, rising construction costs, changing market conditions, traffic modelling, feasibility testing, and the infrastructure needed to support the precinct's growth.

While the proposed affordable housing rates are lower than the Structure Plan targets, they have been set to balance affordable housing delivery with the broader requirement for key sites to fund infrastructure, public benefits and redevelopment outcomes.

Urban Design Approach

The Planning Proposal is informed by the *Brookvale Structure Plan Implementation: Urban Design and Public Domain Report*, prepared by Colliers Urban Planning (Attachment 13). The report provides the urban design basis for the proposed planning controls and benchmarks comparable centres to test whether the scale of development is appropriate for Brookvale's role as a Strategic Centre.

The proposed controls address building height, distribution of density, industrial land viability, solar access, building separation, activated streets, podium and street-wall setbacks, pedestrian laneways, widened footpaths, deep soil planting, water sensitive urban design and waste access.

Overall, the proposed distribution of density and height is intended to create a varied skyline while maintaining amenity, street-level comfort and a human-scaled public domain. These outcomes will be supported by the draft DCP, which will include detailed built form, public domain and amenity controls.

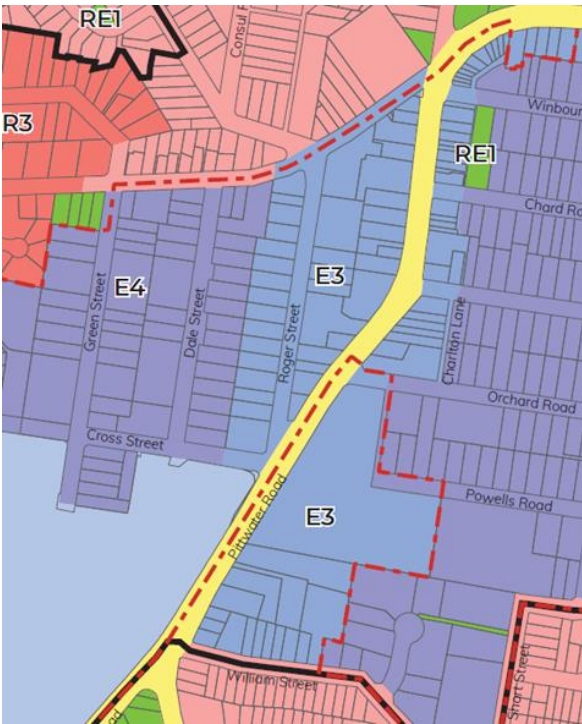
A design excellence clause will also apply to development exceeding 12 metres or three storeys. Council's Design and Sustainability Advisory Panel will provide evaluation and advice where the clause applies, helping ensure taller and more complex development demonstrates high-quality architecture, appropriate built form, public domain integration and positive amenity outcomes.

Land Zoning

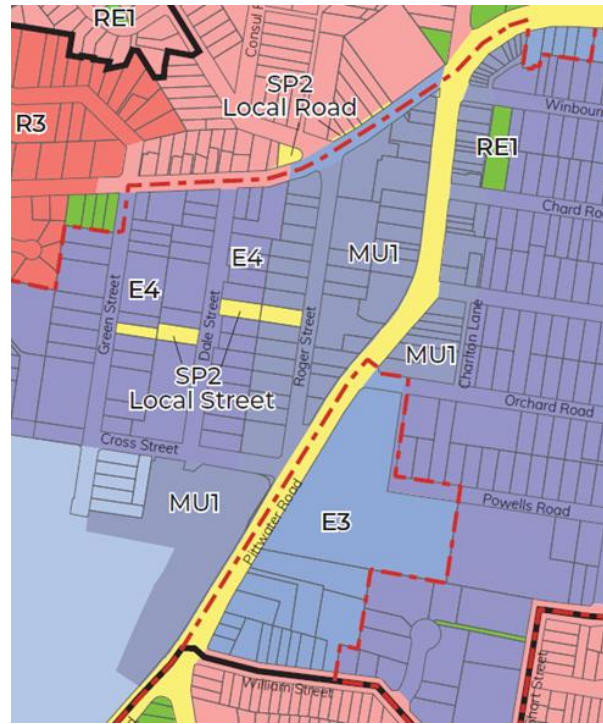
Amendments to the precinct's Land Zoning Map will introduce the MU1 Mixed Use zone in targeted locations to support a broader mix of employment and residential uses, while largely retaining the E4 General Industrial zoning in industrial areas to preserve employment land.

A new local street connecting between Roger Street and Green Street is proposed to be zoned SP2 Infrastructure (Local Street) with Council identified as the acquisition authority. The Planning Proposal will also rectify a zoning anomaly on the south-east corner of Cross Street and Green Street (current Aldi site) to ensure zoning consistency with its adjoining land.

All proposed zoning changes are documented in the Planning Proposal.



Existing Land Zoning Map



Proposed Land Zoning Map



Figure 1: Existing and Proposed Land Zoning Map (Source: WLEP 2011 and Colliers Urban Planning)

Additional Permitted Uses

Additional permitted uses (identified as Area 28) will be provided in E4 General Industrial zones fronting Dale Street to enable additional low-impact employment, business and health-related uses where they can provide a suitable transition between employment and residential uses.

Additional permitted uses (identified as Area 29) will introduce residential flat buildings as an additional permitted use where the ground floor is occupied by light industrial or creative industry uses. Residential flat buildings are currently prohibited within the MU1 Mixed Use zone, with shop top housing being the only permissible form of residential accommodation with consent. This limitation constrains the intended mixed-use outcomes for the Brookvale town centre, particularly where developments incorporate ground-floor light industrial and/or creative industry uses.

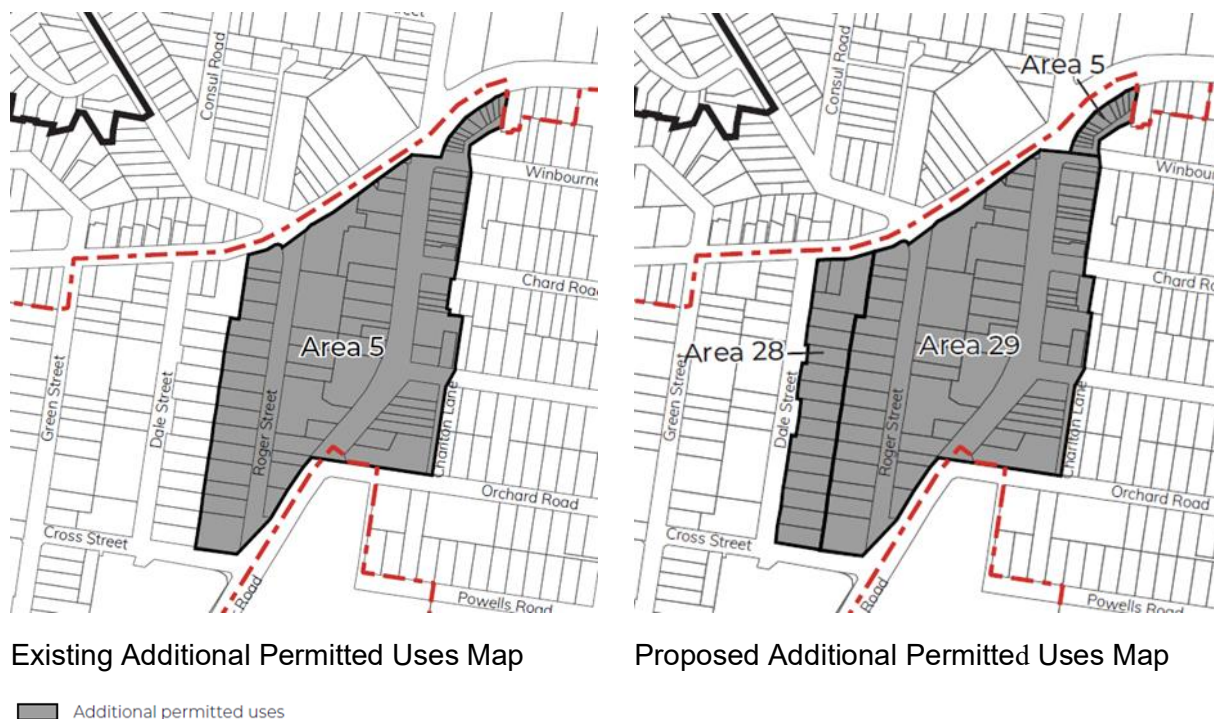


Figure 2: Existing and Proposed Additional Permitted Uses Map (Source: WLEP 2011 and Colliers Urban Planning)

Building Heights and Floor Space Ratio (FSR)

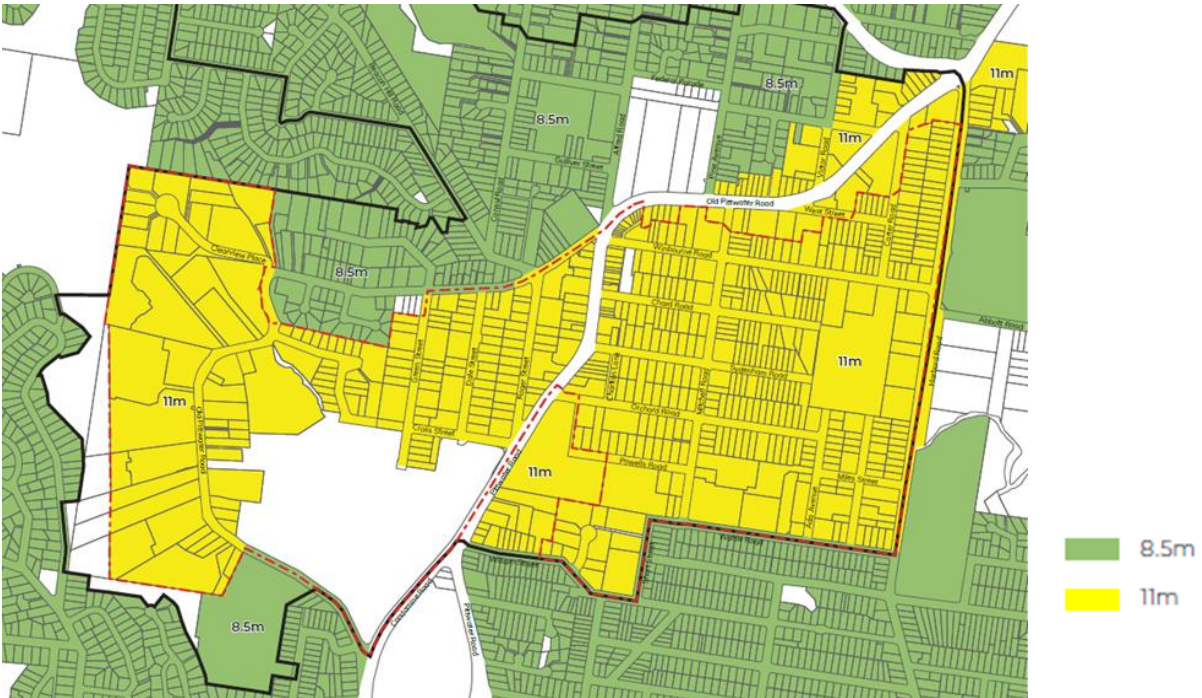
The Planning Proposal makes only targeted amendments to height of buildings controls and retains the existing FSR controls across much of the town centre. Key sites within the town centre would have access to incentive building height provisions if specific public benefit criteria are met, as discussed in the next section.

Building heights within industrial areas are proposed to be increased up to 24 metres to support diverse employment uses and improve land efficiency. An 18 metre limit is proposed where a transition is needed to reduce potential impacts near residential uses, bushfire prone land, and to improve solar access to future open space.

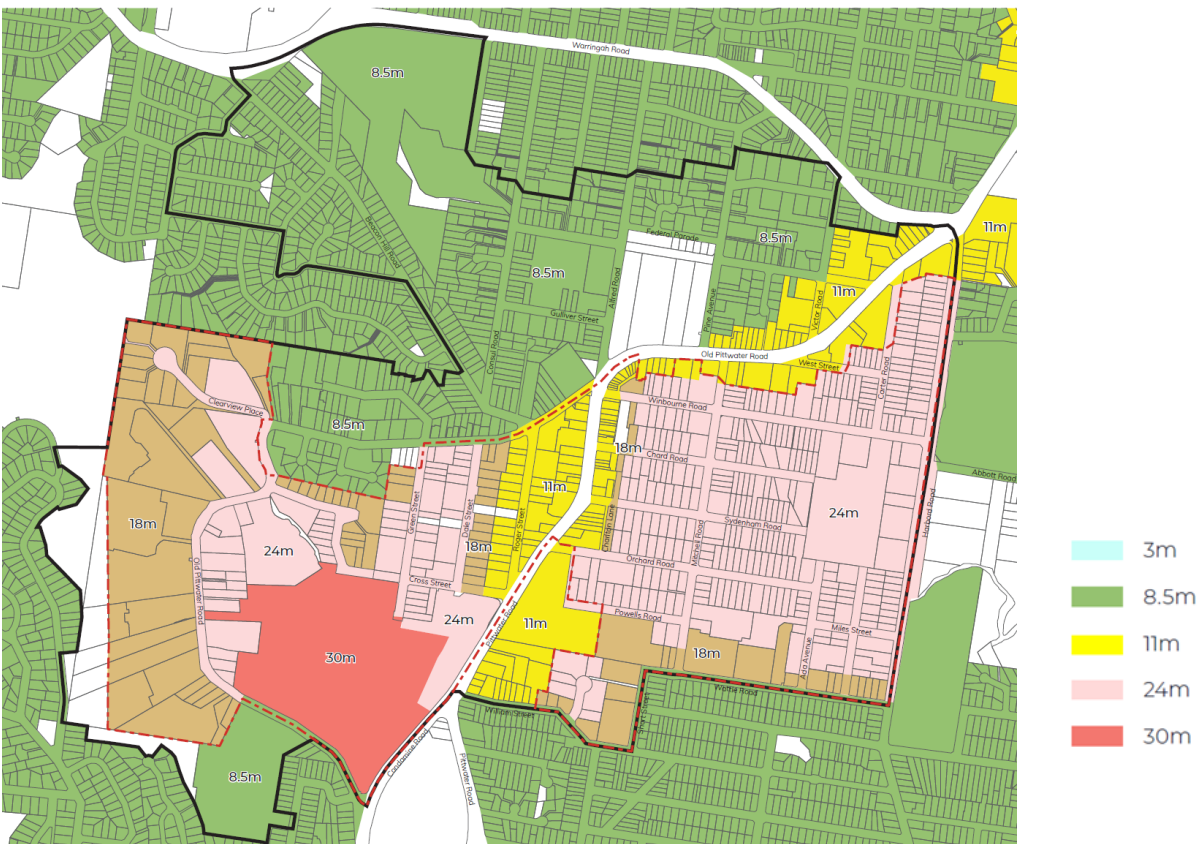
The Warringah Mall site currently has no mapped maximum building height under WLEP 2011. Warringah DCP provides the maximum building height controls for the site, which are expressed as proposed building envelopes with a maximum reduced level (RL).

Further urban design work has been undertaken to identify a suitable maximum building height for the Warringah Mall site. A maximum building height of 24 metres is proposed for the MU1 Mixed Use zone area to align with the height of surrounding land uses. The Warringah Mall site would also have access to incentive building height provisions.

For the E2 Commercial Centre zoned area of Warringah Mall, 30 metres is recommended to reflect the approximate building height of the approved development application (DA2018/1514) on the site for major additions to the centre, match the height of surrounding developments and ensure consistency with the height of other comparable Westfield shopping centres in Sydney, which generally allow for five to six retail storeys.



Existing Height of Building Map



Proposed Height of Building Map

Figure 3: Existing and Proposed Height of Building Map (Source: WLEP 2011 and Colliers Urban Planning)

Incentive Heights and FSRs

Incentive-based height and floor space ratio controls are proposed to support the co-ordinated delivery of public infrastructure and public domain improvements across the precinct. They are intended to provide a clear mechanism for securing public benefits while acting as a catalyst for Brookvale's renewal.

These incentive controls are to be implemented through new Incentive Height of Buildings and Incentive Floor Space Ratio Maps, supported by specific controls that apply to each identified key site. This will ensure that higher density development only occurs when supporting public infrastructure is delivered.

For sites subject to incentive height and floor space controls, developers would need to deliver specified public benefits as part of their development. In most instances, adjoining properties would also need to be consolidated to achieve the required minimum site area.

Examples of public benefits to be delivered as part of the development of key sites include:

- public open spaces
- community centres
- pedestrian laneways
- new public domain through widened footpaths and building setbacks
- public car parking.

These public benefits cannot be offset against a developer's requirement to contribute to the precinct's broader infrastructure requirements, which includes a 3% affordable housing levy (5% on the Warringah Mall site) and an appropriate local development contributions levy.

The incentivised building heights, FSRs and public benefits have been tailored to each key site. This ensures infrastructure is delivered in the right location, redevelopment remains economically feasible, and taller buildings are supported by urban design controls that maintain a high level of people-focused amenity. These controls include podium, tower and street-wall setbacks that reinforce a human scale, improve residential amenity, allow for landscaping and tree planting, and support safer pedestrian and cycling connections. They also help maintain solar access to public open space, activate ground-floor frontages and incorporate mixed-use, non-residential floor space.



Figure 4: Proposed Key Site Map

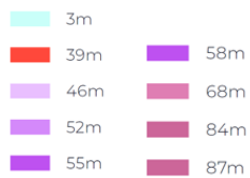


Figure 5: Incentive Height of Buildings Map (Source: Colliers Urban Planning)

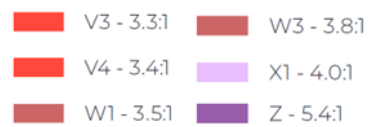


Figure 6: Incentive FSR Map (Source: Colliers Urban Planning)

Non Residential Floor Space Ratio

The Planning Proposal introduces a minimum non-residential FSR requirement of 0.5:1 for development within the MU1 Mixed Use zone in the Brookvale town centre. This provision is intended to secure the long-term retention of employment-generating uses within the town centre by increasing the amount of employment floor area by nearly 50,000m² over the next 15 years.

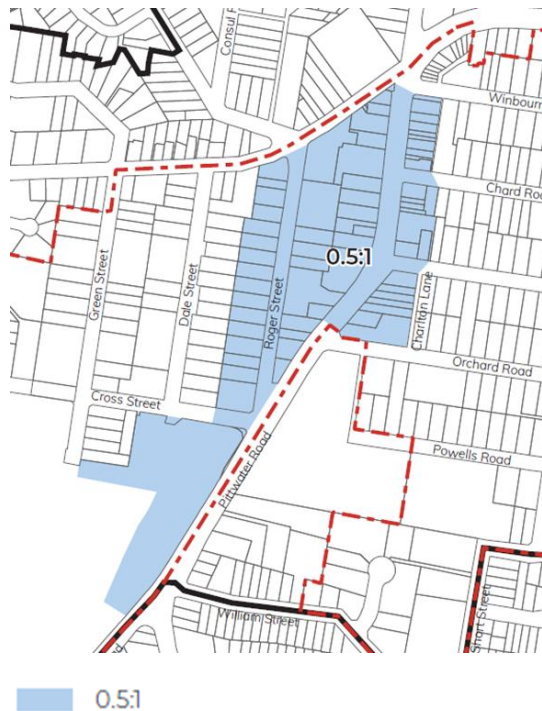


Figure 7: Non-Residential FSR Map (Source: Colliers Urban Planning)

Affordable Housing

A new affordable housing contribution framework will apply across the town centre through amendments to Council's Affordable Housing Contributions Scheme Map. The proposed rates are:

- 5% of residential gross floor area (GFA) on the Warringah Mall site
- 3% of residential GFA on other key sites.

The rates have been calibrated to maintain redevelopment feasibility while still securing affordable housing contributions. Applying higher rates without increasing height and floor space beyond the scale supported by the urban design framework would risk reducing the likelihood that redevelopment, public benefits and affordable housing are delivered.

An amendment to Council's Affordable Housing Contributions Scheme is required to include the Brookvale town centre and mandate contributions in perpetuity or as a financial contribution.

In November 2025, Council endorsed draft amendments to Council's Affordable Housing Contributions Scheme (AHCS), part of which included housekeeping amendments which are also proposed to be included for consistency.



Figure 8: Proposed Affordable Housing Contribution Scheme Map (Source: WLEP 2011 and Colliers Urban Planning)

Land Acquisition

Approximately 6,300m² of land across eight properties is proposed to be acquired to facilitate road upgrades and provide new local streets and laneways to improve permeability and movement through the town centre.

This includes land between Roger Street and Dale Street, and between Dale Street and Green Street. These connections will improve permeability and provide an alternative southbound route for vehicles travelling through and out of the precinct.

Two sites that have been identified for partial acquisition are in the ownership of the NSW Government. These two sites have been included in the infrastructure schedule as local road items and Transport for NSW has been identified as the relevant acquisition authority.



Figure 9: Proposed Land Reservation Acquisition Map (Source: WLEP 2011 and Colliers Urban Planning)

List of properties identified for acquisition as per Figure 11				
Property address	Acquisition type	Purpose	Area (Approximate)	Acquisition authority
2-8 Old Pittwater Road, Brookvale	Partial – 3.5m between corner and driveway	Additional Lane capacity at intersection	255.04m ²	Transport for NSW
14 Old Pittwater Road, Brookvale	Full – proximity of dwelling to land required for works	Intersection upgrade	614.98m ²	Council
16 Old Pittwater Road, Brookvale	Partial – frontage triangle for turn lane provision	Intersection upgrade	19.07m ²	Council
138 Abbott Road, North Curl Curl	Partial – road realignment	Intersection upgrade	1,717.56m ²	Transport for NSW
20 Roger Street, Brookvale	Full – partial resale	Fine grain road network	1,008.24m ²	Council
19 Dale Street, Brookvale	Full – partial resale	Fine grain road network	1,014.06m ²	Council

14 Dale Street, Brookvale	Full – partial resale	Fine grain road network	1,012.95m ²	Council
14A Green Street, Brookvale	Full –partial resale	Fine grain road network	679.00m ²	Council

The acquisition of land for public purposes is a well-established process governed by the *Land Acquisition (Just Terms Compensation) Act 1991*. Historically, land acquisition associated with major strategic planning projects occurs progressively over time and is often linked to redevelopment opportunities, funding availability and infrastructure delivery priorities.

Securing strategically located land is essential to deliver the public benefits identified in the Planning Proposal to support Brookvale's population and employment growth. Without identifying the future acquisition of these sites as part of the rezoning process, opportunities to deliver these public benefits may be significantly reduced or lost as redevelopment occurs.

Reclassification of land

Two lots are proposed to be classified or reclassified to support changes in land use within the Brookvale town centre:

- The Winbourne Road Car Park (87 Winbourne Road, Brookvale) is proposed to be reclassified from community land to operational land to enable its temporary activation and support the delivery of a rear laneway connection. This reclassification will allow greater flexibility in the use of the site and support the delivery of new public open space. The vision for the site is to create a new public park (approximately 2,600m² in size) with a provision for replacement underground public parking to be delivered by the adjacent key site as part of its redevelopment.
- An existing drainage channel site (Lot 34 Sec 3 DP 6033), currently zoned SP2 Infrastructure with a site area of 183m², is proposed to be rezoned to E4 General Industrial. Reclassification of this parcel from community land to operational land is required to reflect its intended and ongoing function within the industrial precinct. The existing SP2 zoning arose as an unintended outcome of the transition from the former Warringah LEP 2000 to Warringah LEP 2011 (WLEP 2011) and does not appropriately reflect the role or operational management of the site.

These changes will be implemented through amendments to the WLEP 2011, in accordance with the requirements of the *Local Government Act 1993*, *Environmental Planning and Assessment Act 1979* and the process outlined in LEP Practice Note PN 16-001. Council will undertake the required community consultation and independent public hearing process as part of the public exhibition of the Planning Proposal.

Brookvale Precinct Development Control Plan

A new site-specific DCP is being prepared for Brookvale and will be reported to Council for a resolution to exhibit alongside the Planning Proposal.

The DCP will translate the precinct's urban design and public domain principles into detailed objectives and controls, including for:

Desired future character

Noise management

Local infrastructure and public domain	Waste management
Movement network	Water management
Public open space	Traffic and parking
Land uses	Sustainability
Site amalgamation	Green infrastructure
Heritage	Contamination
Building layout, form and design	Site-specific provisions, such as Warringah Mall

The DCP will also specify detailed requirements for setbacks, street-wall heights, tower and podium design, building separation, active frontages, deep soil planting, tree canopy, pedestrian and cycling connections, parking, sustainability, waste management and water sensitive urban design. These provisions will complement the proposed design excellence clause and help ensure additional height and floor space is supported by high-quality design and public domain outcomes.

Development Contributions

Brookvale is currently subject to the Northern Beaches Section 7.12 Contributions Plan 2024, which levies contributions at 1% of the cost of development above \$200,000. Given the scale of growth and infrastructure required under the Planning Proposal, a targeted contributions framework is required for Brookvale, as occurred for the Frenchs Forest precinct. Preliminary feasibility analysis indicates that a levy of between 3.5% to 4% may be required.

Council has commenced preparation of a new contributions plan, with specialist advice being obtained. The preferred approach will consider:

- baseline growth under the Planning Proposal and additional growth from State housing reforms and the Warringah Mall state-led proposal
- anticipated contributions income
- a works schedule informed by the technical studies, including cost estimates and land valuations
- infrastructure that may be delivered outside the contributions framework, including through conditions of consent or planning agreements
- whether an IPART-reviewed section 7.11 plan or a higher-rate section 7.12 plan is the most appropriate mechanism
- the effect of proposed contribution rates on development feasibility.

A section 7.11 plan can charge higher contributions if the need for infrastructure is clearly linked to new development, but it may be limited by a set list of approved works (Essential Works List). In contrast, a higher-rate section 7.12 plan could give Brookvale more flexibility and allow funding for a wider range of infrastructure, if approved by the Minister.

The preferred contributions approach will be refined following Gateway Determination and a contributions plan prepared and progressed to Council for a resolution to exhibit together with the Planning Proposal.

Public Infrastructure

The infrastructure required to support growth has been identified through the technical studies prepared for the Planning Proposal. These studies assessed the cumulative impact of forecast housing and employment growth on transport, open space, community facilities, water management, utilities and the public domain.

A coordinated delivery framework is proposed. Some infrastructure will be delivered directly by key sites as a condition of accessing incentive height and floor space. Other local infrastructure will be funded through the new development contributions plan. State road and public transport upgrades will require ongoing advocacy and coordination with the NSW Government.

A summary of the key infrastructure required includes.

Infrastructure	
Local roads and public parking	- Approximately 20 road network upgrades and 14 street management works (refer to Table 5.1 of Transport Strategy for details) - New mid-block local roads connecting Roger to Dale, Green to Dale Streets 14 active transport infrastructure works - Undergrounding of existing 33kV overhead electricity network between Roger St and Winbourne Rd 75 basement public parking spaces adjacent to the new Winbourne Rd park. Provision for additional parking spaces throughout precinct to be provided in the draft Development Contributions Plan. - Partial or full acquisition of eight properties (refer to the Transport Strategy)
State Infrastructure	- Intersection upgrades to Warringah Rd/Willandra Rd, Warringah Rd/Beacon Hill Rd, Warringah Rd/Victor Rd - Intersection upgrades to Pittwater Rd/Victor Rd, Pittwater Rd/Mitchell Rd, Pittwater Rd/Pine Ave, Pittwater Rd/Winbourne Rd, Pittwater Rd/Condamine St - Additional B-Line bus services with commencement services from Brookvale - Higher frequency B-Line bus services - State Government Road upgrades within the Brookvale precinct funded by the Black Spots program and Pinch Point program
Open Space	- New 5,000m² local park on Warringah Mall site to provide a new civic heart within the Warringah Mall site, integrated with the B-line. This will be designed to support community events, recreation, dining and everyday use through flexible open spaces, landscaping and pedestrian connections - New 3,200m² local park in north of precinct (Roger St Park). This will provide an activated pedestrian link between Pittwater Road and Roger Street, featuring a central lawn, seating areas, play opportunities and landscaping to enhance connectivity and public amenity - Conversion of Winbourne Rd Carpark (2,600m²) to a new local park (Winbourne Park) to provide amenity to the eastern side of

	Pittwater Road. The park will provide a linear green corridor connecting Winbourne Road and Chard Road, incorporating deep-soil planting, lawn areas, seating and active frontages. • New street tree planting to enhance urban tree canopy cover throughout the precinct • Enhancement of existing active open space areas within the Brookvale Precinct to increase usability
Community Facilities	• New 2,500m² multipurpose community facility at the Warringah Mall site, integrated with the new civic park. • New 1,000m² multipurpose community facility in north of precinct adjacent to the new park at Roger Street.
Water Management	• On site treatment and detention works • New flood gate at Clearwater Place • Integrated Water Sensitive Urban Design works, including passively irrigated street trees, swales, stormwater harvesting tanks, raingardens, and GPTs
Active Transport	• 14 active transport infrastructure works. • New pedestrian laneways connecting Roger to Dale, Green to Dale Streets • New rear laneway increasing the permeability and access to the rear of block along Pittwater Road, between Sydenham and Chard Rds. • Footpath widening throughout the precinct • Cycleways as per Council's Bike Plan (2020) – Roger St, new High St, Cross St, Pittwater Rd
Affordable Housing	• 3% levy for new development within precinct • 5% levy for new development on the Warringah Mall site

In relation to open space and community space, Figure 10 illustrates the location of these items within the precinct.

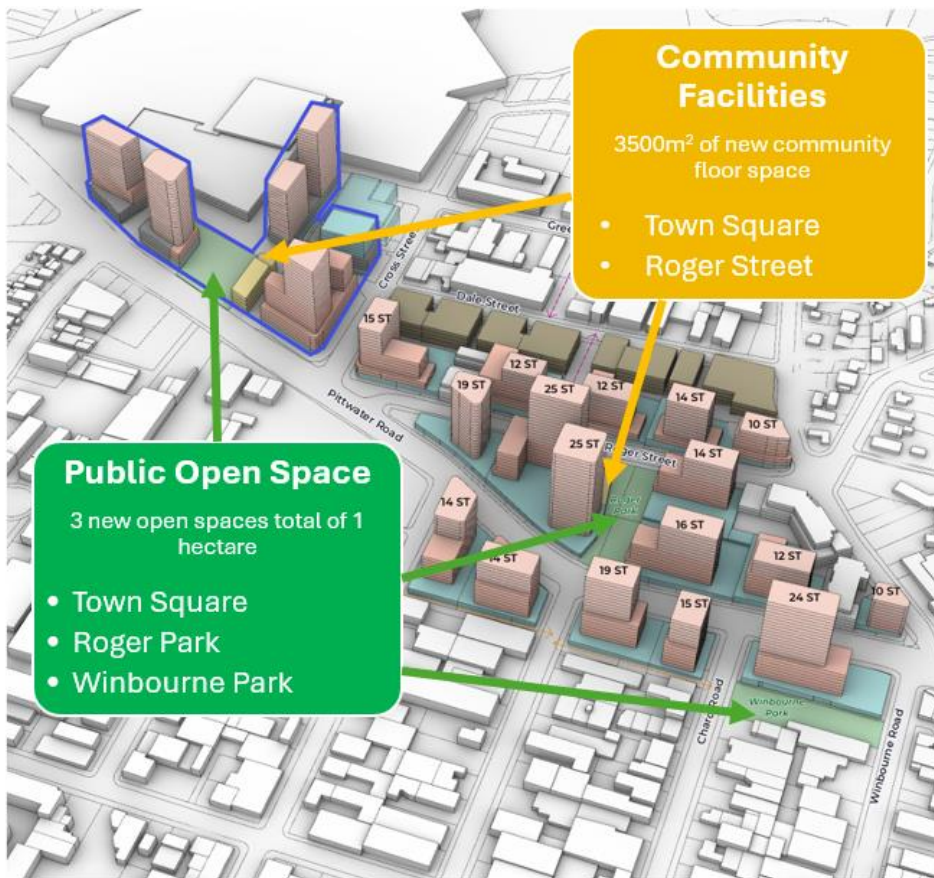


Figure 10: Proposed Open Space and Community Space (Source: Colliers Urban Planning)

The timing and staging of delivery will be refined as the draft contributions plan is finalised and as development applications progress.

Car parking and travel demand

Car parking and traffic generation are expected to be key issues during public exhibition. Future private parking provision will be managed through the supporting DCP, which will apply maximum car parking rates for new residential, mixed use, commercial and employment-generating development, consistent with the approach adopted for the Frenchs Forest Precinct.

This approach recognises that Brookvale is one of the most accessible locations on the Northern Beaches, with existing B-Line and local bus services, and that growth should support a gradual shift towards public transport, walking and cycling. It is also consistent with the transport principles identified in the Northern Beaches Network Review, which support better use of existing infrastructure, improved bus priority and reliability, and stronger active transport connections.

The framework also recognises that car parking will still be required for new development, including resident, worker, visitor, accessible, servicing and loading needs. The DCP will manage these requirements on-site through maximum parking rates, bicycle parking, end-of-trip facilities, car share, electric vehicle charging and green travel plan requirements. Council will also need to continue advocating to the NSW Government for improved bus frequency and capacity to support planned growth.

Northern Beaches Local Planning Panel Advice

The Planning Proposal was referred to the Northern Beaches Local Planning Panel (the Panel) at its meeting on 3 June 2026. The Panel recommended that Council forward the Planning Proposal to the Department of Planning, Housing and Infrastructure for a Gateway Determination.

The Panel resolved the following:

The Northern Beaches Local Planning Panel:

1. Strongly recommends Council's endorsement of the Planning Proposal for the Brookvale Precinct to be forwarded to the Department of Planning, Housing and Infrastructure for a Gateway Determination.
2. Congratulates Council on the extensive and comprehensive base upon which the Planning Proposal has been developed.
3. Notes that the successful delivery of the Planning Proposal and overall Brookvale strategy is dependent on:
 - Local and State infrastructure funding
 - Provision of adequate and diverse open space as well as local community facilities
 - Adequate affordable housing
 - Upgraded transport delivery including public transport
 - State community infrastructure such as schools
 - Managing a transition of motor vehicle usage to public transport and active transport where appropriate
4. Recommends Council actively progress delivery and advocacy of the matters listed in 3.

CONSULTATION

Council undertook extensive consultation during preparation of the Brookvale Structure Plan, including with the community, key landowners, Councillors, DPHI and other relevant agencies.

Further targeted engagement has occurred with NSW government agencies and key landowners during preparation of the Planning Proposal.

Following Gateway Determination, the Planning Proposal, Affordable Housing Contributions Scheme amendment, draft DCP, draft development contributions plan will be publicly exhibited in accordance with any Gateway conditions, relevant legislative requirements and Council's Community Participation Plan.

Submissions received during exhibition will be reported back to Council before a decision is made on the package's finalisation.

A range of engagement activities will support the exhibition, building on the extensive consultation activities undertaken throughout previous phases of the project, and the existing.

An engagement strategy for the exhibition will be prepared that identifies the most effective methods of engagement and acknowledges the extensive engagement with the community that has been undertaken. This will be informed by Council's Community Participation Plan, and include updates to the project website (Your Say) as a central hub for all information, letters to affected landowners and occupiers and a notification email to registered users of Council's project page.

TIMING

The timing for exhibition and finalisation of the Planning Proposal is dependent on receiving approval from the Department of Planning, Housing and Infrastructure (DPHI) that the Planning Proposal submitted may progress to public exhibition.

Should Council resolve to submit the Planning Proposal to DPHI, the approximate dates for key milestones are outlined in the table below.

Milestone	Target Date
Anticipated Gateway determination	Late 2026
Timeframe for government agency consultation (pre and post exhibition as require by Gateway determination)	February 2027
Commencement of public exhibition period	March 2027
Consideration of submissions	April to May 2027
Report to Council for decision whether to finalise the Planning Proposal	June 2027
Anticipated date for Minister for Planning's finalisation of the LEP	September 2027

FINANCIAL CONSIDERATIONS

The Planning Proposal has been prepared within the adopted operational budget, and consultant engagements have been procured in accordance with Council's procurement policies and procedures.

The supporting technical studies have been funded through the Commonwealth Government's Housing Support Program and Council's operational budge. The Transport Strategy, DCP amendment and contributions plan are being funded through Council's operational budget.

A new targeted contributions framework is being prepared to help fund the significant local infrastructure required to support the precinct's growth.

Significant NSW Government investment will also be required for state and regional road upgrades, land acquisition and additional and improved bus services. Council will need to continue advocating for these investments to be committed in line with Brookvale's renewal.

GOVERNANCE AND RISK CONSIDERATIONS

The Planning Proposal has been assessed in accordance with section 3.33 of the *Environmental Planning and Assessment Act 1979*, relevant NSW guidelines and Council's adopted strategic planning framework, including *Towards 2040*, the Local Housing Strategy and the Brookvale Structure Plan. It is considered to have strategic and site-specific merit to progress to Gateway Determination.

Key implementation risks include the timing and funding of local and State infrastructure, State investment in road and public transport upgrades, key site feasibility, land acquisition, reclassification processes and state-led approval pathways progressing ahead of Council's precinct framework.

These risks are addressed through the technical studies, key site incentive framework, supporting DCP, affordable housing framework and new development contributions plan.

Public exhibition will provide a further governance checkpoint for landowners, the community, government agencies and infrastructure providers before a final report is presented to Council.

ENVIRONMENTAL CONSIDERATIONS

The environmental implications of the Planning Proposal have been assessed against the *Environmental Planning and Assessment Act 1979*, relevant Ministerial Directions and the NSW LEP Making Guidelines 2023. Supporting technical studies addressing bushfire, contamination, heritage, noise, greening, urban heat, utilities and water management have informed the proposed planning controls, DCP provisions and infrastructure requirements.

Brookvale is a highly urbanised area with limited native vegetation. The Planning Proposal is not anticipated to adversely affect critical habitat, threatened species, populations, ecological communities or their habitat.

Site-specific matters, including contamination, flooding, stormwater, noise, waste, sustainability and interface impacts, will be addressed through the DCP and future development assessment. The DCP will include controls for water sensitive urban design, deep soil planting, tree canopy, sustainability, noise management and contamination investigation where required.

The Planning Proposal is also expected to deliver positive environmental and urban amenity outcomes by concentrating growth in an established centre, improving walking and cycling connections, increasing public open space, expanding tree canopy and landscaping, and incorporating water sensitive urban design measures.

SOCIAL CONSIDERATIONS

The Planning Proposal is expected to deliver positive social outcomes by increasing housing supply and choice in a highly accessible strategic centre. It will support more diverse dwelling types, affordable housing for key workers, and opportunities for households to live close to jobs, public transport, shops, services and community infrastructure.

The Planning Proposal also responds to the social infrastructure needs generated by growth by identifying new public open spaces, community facilities, safer pedestrian and cycling connections, and public domain improvements to support active living, social connection and recreation.

These outcomes will be supported by the key site incentive framework, DCP and development contributions plan, which will help align growth with public benefits, infrastructure delivery and amenity controls.

The Planning Proposal also strengthens Brookvale's role as a Strategic Centre and employment hub by protecting and growing employment-generating floor space and supporting industrial, creative and high-technology uses.

LINK TO STRATEGY

The Planning Proposal gives effect to NSW Government strategic land-use plans, including the Greater Sydney Region Plan, A Metropolis of Three Cities (2018), and North District Plan (2018), and aligns with the recently exhibited draft Sydney Plan (2025).

It is also informed by Council-adopted strategy, including the following:

- Local Strategic Planning Statement (LSPS), Toward 2040:

Sustainability	
Priority 1	Healthy and valued coast and waterways
Priority 5	Greener urban environments
Priority 6	High quality open space for recreation
Infrastructure and Collaboration	
Priority 9	Infrastructure delivered with employment and housing growth
Liveability	
Priority 11	Community facilities and services that meet changing community needs
Priority 15	Housing supply, choice and affordability in the right locations
Priority 16	Access to quality social and affordable housing
Priority 17	Centres and neighbourhoods designed to reflect local character, lifestyle and demographic changes
Priority 18	Protected, conserved and celebrated heritage
Productivity	
Priority 22	Jobs that match the skills and needs of the community
Priority 24	Brookvale as an employment and innovation centre

- Local Housing Strategy (LHS):

Direction	
Priority 1	Housing targets - meet District Plan and 6-10 year housing target.
Priority 2	Detailed planning for centres - Establish sufficient capacity to accommodate housing demand around existing centres
Priority 3	Social and affordable housing - encourage the provision of affordable housing and plan for boarding houses in appropriate and accessible locations.
Priority 4	Precinct sustainability and housing - investigate and support sustainable housing precincts.

Priority 5	Planning for seniors housing - incentivise the provision of seniors housing in the right locations.
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This report relates to the Community Strategic Plan Outcome/s and Goal/s:

- Environmental sustainability - Goal 5 Our built environment is developed in line with best practice sustainability principles.
- Housing, places and spaces - Goal 10 Our community has access to housing options that are diverse and affordable to meet their current and evolving needs.
- Housing, places and spaces - Goal 11 Our local centres are vibrant and healthy, catering for diverse economic and social needs.
- Housing, places and spaces - Goal 12 Our community has access to spaces that enable healthy and active living and allow for a broad range of creative, sporting and recreational opportunities to be enjoyed.

Reporting team: {department-do-not-remove} Attachments: {attachment-list-do-not-remove}
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northern
beaches
council

MINUTES v2

NORTHERN BEACHES COUNCIL MEETING

held at the Civic Centre, Dee Why on

TUESDAY 21 JULY 2026

Minutes of the Northern Beaches Council Meeting
held on 21 July 2026
at the Civic Centre, Dee Why
Commencing at 6.02pm

ATTENDANCE:

Councillors

Sue Heins (Mayor)
Candy Bingham (Deputy Mayor)
Mandeep Singh JP
Vincent De Luca OAM
Bob Giltinan OAM JP
Rowie Dillon
Miranda Korzy
Nicholas Beaugeard
Bonnie Harvey
Jody Williams
Kristyn Glanville
Joeline Hackman
Sarah Grattan
Ethan Hrnjak

Officers

Scott Phillips	Chief Executive Officer
Kelly Loveridge	Chief Operating Officer
David Kerr	Director Community & Recreation
Todd Dickinson	Director Environment & Open Space
James Farrington	Director Planning & Place
Campbell Pfeiffer	Director Transport & Assets
Caroline Foley	Chief Financial Officer
Sarah Dunstan	Executive Manager Governance & Risk
Russell Peake	Manager Social Planning & Services
Mal McDonald	Executive Manager Strategic & Place Planning
Kristie Debney	Executive Manager Property, Buildings & Beach Services
Jeremy Smith	Executive Manager Parks & Open Space
Lesley Milbourne	Principal Governance Officer
Mat Maish	Senior Advisor Governance
Alexander Landells Tombs	Service Desk Associate
Gavin Mascarehas	Service Delivery Analyst

Notes

The meeting commenced at 6.02pm, adjourned at 8.03pm, resumed at 8.16pm, moved into closed session at 8.17pm, resumed into open session at 9.47pm and concluded at 10.52pm.

11 ENVIRONMENT AND OPEN SPACE DIVISION REPORTS

ITEM 11.1 MINUTES OF THE NORTHERN BEACHES BUSH FIRE MANAGEMENT COMMITTEE MEETING HELD ON 3 MARCH 2026

RESOLVED 26/153

Cr Williams / Cr Heins

That Council note the confirmed minutes of the Northern Beaches Bush Fire Management Committee meeting held on 3 March 2026.

VOTING

FOR: Cr Bingham, Cr Singh, Cr De Luca, Cr Giltinan, Cr Dillon, Cr Korzy, Cr Beaugeard, Cr Harvey, Cr Hrnjak, Cr Williams, Cr Glanville, Cr Hackman, Cr Grattan and Cr Heins (14)

AGAINST: Nil (0)

CARRIED UNANIMOUSLY

12 PLANNING AND PLACE DIVISION REPORTS

ITEM 12.1 PLANNING PROPOSAL - BROOKVALE PRECINCT

Cr Hackman / Cr Beaugeard

That Council:

1. Endorse the Brookvale Precinct Planning Proposal for submission to the Department of Planning, Housing and Infrastructure for a Gateway Determination under section 3.34 of the *Environmental Planning and Assessment Act 1979*.
2. Publicly exhibit the Planning Proposal in accordance with any Gateway Determination.
3. Publicly exhibit the Affordable Housing Contributions Scheme amendment with the Planning Proposal.
4. Note that a draft Development Control Plan and draft Contributions Plan will be prepared for a subsequent resolution to publicly exhibit.
5. Receive a submissions and finalisation report after exhibition.

AMENDMENT

Cr Glanville / Cr Hrnjak

That Council:

1. Endorse the Brookvale Precinct Planning Proposal for submission to the Department of Planning, Housing and Infrastructure for a Gateway Determination under section 3.34 of the

Environmental Planning and Assessment Act 1979, subject to the following amendments being incorporated:

- a. adopting an affordable housing contribution outside the Warringah Mall site of 5%, consistent with the Brookvale Structure Plan
- b. adopting an affordable housing contribution on the Warringah Mall site of 10%, consistent with the Brookvale Structure Plan.
2. Publicly exhibit the Planning Proposal in accordance with any Gateway Determination.
3. Publicly exhibit the Affordable Housing Contributions Scheme amendment with the Planning Proposal.
4. Note that a draft Development Control Plan and draft Contributions Plan will be prepared for a subsequent resolution to publicly exhibit.
5. Receive a submissions and finalisation report after exhibition.
6. Note the recommendation of the Northern Beaches Local Planning Panel that the successful implementation of the planning proposal will depend on delivery of infrastructure funding, public transport improvements, open space, community facilities and affordable housing delivery.
7. Take steps to advocate to the NSW and Commonwealth Government for assistance in delivering the items in point 6.

VOTING

FOR: Cr Singh, Cr De Luca, Cr Giltinan, Cr Korzy, Cr Harvey, Cr Hrnjak, Cr Glanville and Cr Hackman (8)

AGAINST: Cr Bingham, Cr Dillon, Cr Beaugeard, Cr Williams, Cr Grattan and Cr Heins (6)

CARRIED

THE AMENDMENT WAS CARRIED AND BECAME THE MOTION

Cr Glanville / Cr Hrnjak

That Council:

1. Endorse the Brookvale Precinct Planning Proposal for submission to the Department of Planning, Housing and Infrastructure for a Gateway Determination under section 3.34 of the *Environmental Planning and Assessment Act 1979*, subject to the following amendments being incorporated:
 - a. adopting an affordable housing contribution outside the Warringah Mall site of 5%, consistent with the Brookvale Structure Plan
 - b. adopting an affordable housing contribution on the Warringah Mall site of 10%, consistent with the Brookvale Structure Plan.
2. Publicly exhibit the Planning Proposal in accordance with any Gateway Determination.
3. Publicly exhibit the Affordable Housing Contributions Scheme amendment with the Planning Proposal.
4. Note that a draft Development Control Plan and draft Contributions Plan will be prepared for a subsequent resolution to publicly exhibit.
5. Receive a submissions and finalisation report after exhibition.
6. Note the recommendation of the Northern Beaches Local Planning Panel that the successful implementation of the planning proposal will depend on delivery of infrastructure funding,

public transport improvements, open space, community facilities and affordable housing delivery.

7. Take steps to advocate to the NSW and Commonwealth Government for assistance in delivering the items in point 6.

AMENDMENT

Cr De Luca / Cr Giltinan

That Council:

1. Endorse the Brookvale Precinct Planning Proposal for submission to the Department of Planning, Housing and Infrastructure for a Gateway Determination under section 3.34 of the *Environmental Planning and Assessment Act 1979*, subject to the following amendments being incorporated:
 - a. adopting an affordable housing contribution outside the Warringah Mall site of 5%, consistent with the Brookvale Structure Plan
 - b. adopting an affordable housing contribution on the Warringah Mall site of 10%, consistent with the Brookvale Structure Plan
 - c. reverts its height restrictions back to those included in the original Brookvale Structure Plan to minimise domination of the locality, streetscape, over shadowing and height not in the public interest.
2. Publicly exhibit the Planning Proposal in accordance with any Gateway Determination.
3. Publicly exhibit the Affordable Housing Contributions Scheme amendment with the Planning Proposal.
4. Note that a draft Development Control Plan and draft Contributions Plan will be prepared for a subsequent resolution to publicly exhibit.
5. Receive a submissions and finalisation report after exhibition.
6. Note the recommendation of the Northern Beaches Local Planning Panel that the successful implementation of the planning proposal will depend on delivery of infrastructure funding, public transport improvements, open space, community facilities and affordable housing delivery.
7. Take steps to advocate to the NSW and Commonwealth Government for assistance in delivering the items in point 6.

VOTING

FOR: Cr Singh, Cr De Luca, Cr Giltinan, Cr Korzy, Cr Hrnjak and Cr Glanville (6)

AGAINST: Cr Bingham, Cr Dillon, Cr Beaugeard, Cr Harvey, Cr Williams, Cr Hackman, Cr Grattan and Cr Heins (8)

LOST

THE AMENDMENT WAS LOST AND DEBATE RESUMED ON THE ORIGINAL MOTION

RESOLVED 26/154

Cr Glanville / Cr Hrnjak

That Council:

1. Endorse the Brookvale Precinct Planning Proposal for submission to the Department of Planning, Housing and Infrastructure for a Gateway Determination under section 3.34 of the

Environmental Planning and Assessment Act 1979, subject to the following amendments being incorporated:

- a. adopting an affordable housing contribution outside the Warringah Mall site of 5%, consistent with the Brookvale Structure Plan
 - b. adopting an affordable housing contribution on the Warringah Mall site of 10%, consistent with the Brookvale Structure Plan.
2. Publicly exhibit the Planning Proposal in accordance with any Gateway Determination.
 3. Publicly exhibit the Affordable Housing Contributions Scheme amendment with the Planning Proposal.
 4. Note that a draft Development Control Plan and draft Contributions Plan will be prepared for a subsequent resolution to publicly exhibit.
 5. Receive a submissions and finalisation report after exhibition.
 6. Note the recommendation of the Northern Beaches Local Planning Panel that the successful implementation of the planning proposal will depend on delivery of infrastructure funding, public transport improvements, open space, community facilities and affordable housing delivery.
 7. Take steps to advocate to the NSW and Commonwealth Government for assistance in delivering the items in point 6.

VOTING

FOR: Cr Bingham, Cr Singh, Cr De Luca, Cr Giltinan, Cr Korzy, Cr Harvey, Cr Hrnjak, Cr Glanville and Cr Hackman (9)

AGAINST: Cr Dillon, Cr Beaugeard, Cr Williams, Cr Grattan and Cr Heins (5)

CARRIED

RESOLVED 26/155 - **PROCEDURAL MOTION - ADJOURN THE MEETING**

Cr Heins / Cr Bingham

That in accordance with clause 18.2 of the Code of Meeting Practice the meeting be adjourned for 10 minutes.

VOTING

FOR: Cr Bingham, Cr Singh, Cr De Luca, Cr Giltinan, Cr Dillon, Cr Korzy, Cr Beaugeard, Cr Harvey, Cr Hrnjak, Cr Williams, Cr Glanville, Cr Hackman, Cr Grattan and Cr Heins (14)

AGAINST: Nil (0)

CARRIED UNANIMOUSLY

14 MATTERS PROPOSED TO TAKE PLACE IN CLOSED SESSION

RESOLVED 26/156

Cr Bingham / Cr Singh

That: