



Strategic Planning Framework

Brookvale Precinct

Strategic Planning Framework

Greater Sydney Region Plan and North District Plan

The *Greater Sydney Region Plan* establishes a 40-year vision to 2056 for Greater Sydney as a metropolis of three cities, with the objective that most residents can access their nearest strategic centre within 30 minutes by public transport. Implementation of the *Region Plan* is supported by five District Plans, which provide district-level direction and act as an interface between regional and local planning frameworks. Brookvale is located within the North District and is identified within the *North District Plan*.

The *North District Plan* identifies a requirement for an additional 92,000 dwellings across the district by 2036. It also establishes a baseline employment target of 23,000 jobs for the Brookvale–Dee Why Strategic Centre by 2036, representing significant growth from approximately 3,000 jobs in 2016. A higher, aspirational target of 26,000 jobs has also been identified.

An image of the *North District Plan* is identified in **Figure 1** below:

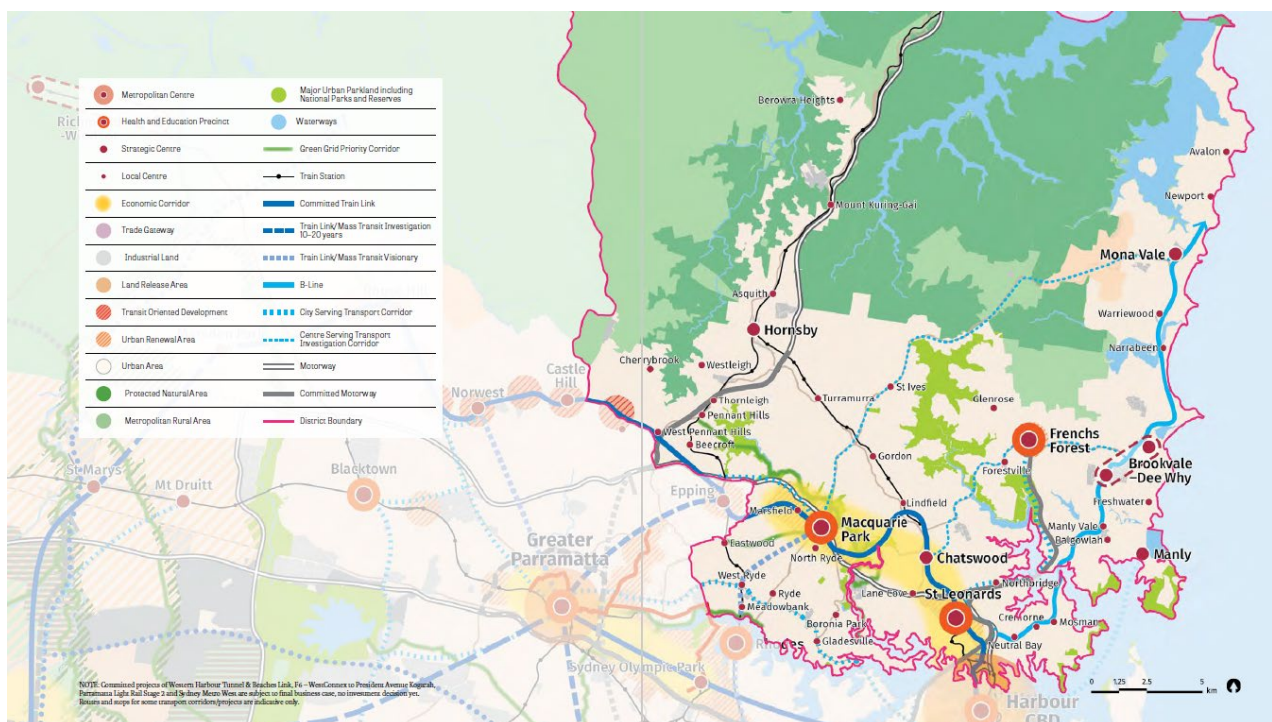


Figure 1 Structure Plan for the North District

Source: Greater Sydney Commission

The *District Plan* identifies Brookvale-Dee Why as being a strategic centre, recognising its current role in supporting the greatest number of jobs in the Northern Beaches. Actions put forward to strengthen the strategic centre, include:

- Maintaining the mix of uses so that Brookvale-Dee Why continues to perform strongly as a well-balanced, self-sustaining combined centre.
- Encouraging and supporting improvements to Warringah Mall and better integrating it within the fabric and life of Brookvale-Dee Why.
- Recognising and enhancing the economic and employment opportunities along Pittwater Road and encouraging revitalisation along the commercial strip.
- Promoting walking, cycling and public transport to Warringah Mall, the Brookvale industrial area and Dee Why.

- Encouraging the establishment of new, innovative and creative industries in the Brookvale industrial area.
- Encouraging new lifestyle and entertainment uses to activate local streets in Brookvale-Dee Why.
- Improving connections between Brookvale-Dee Why and the Northern Beaches Hospital at Frenchs Forest.

Future Transport Strategy 2056

The *Future Transport Strategy 2056* sets the vision and direction for NSW transport investment by providing a comprehensive plan that emphasises the creation of connected 30-minute cities and convenient 15-minute neighbourhoods. It includes a movement and place framework to ensure that transport supports the increased accessibility and reduced travel time for residents whilst enhancing the character of the places and communities. The key guiding principles for future transport that are relevant to the Planning Proposal, include:

- **Successful places:** The liveability, amenity and economic success of communities and places should be enhanced by transport.
- **Accessible services:** Transport should enable everyone to get the most out of life, wherever they live and whatever their age, ability or personal circumstances.

Active Transport Strategy 2056

The *Active Transport Strategy* supports the NSW Government's *Future Transport Strategy 2056* by providing a framework that supports additional walking, bike riding and personal mobility. The *Active Transport Strategy*'s vision aims to double the number of walking and bike riding trips in NSW in 20 years, from 1.5 billion to 3 billion. The *Strategy* aims to support population growth, improve equity of access, and help stabilise traffic in Greater Sydney. The key focus areas that are applicable to the Town Centre include:

- **Enable 15-minute neighbourhoods:** Create walkable and connected 15-minute neighbourhoods across all six cities and in regional centres across NSW to increase the percentage of short trips made on foot.
- **Deliver connected and continuous cycling networks:** Deliver more than 1,000 kilometres of new cycleways and supporting infrastructure for continuous and connected cycling networks across key cities in NSW to increase the number of trips made by bike.
- **Provide safer and better precincts and main streets:** Help halve fatalities and reduce serious injuries by 30 per cent for pedestrians and bike riders through safer speeds and networks while increasing people walking and riding.

State Infrastructure Strategy 2022-2042

The *State Infrastructure Strategy 2022-2042* sets the vision of Infrastructure NSW in delivering infrastructure throughout the State over the next 20 years, focussing on aligning investment with sustainable growth. The strategy sets out 9 long-term objectives underpinning the *Strategy*, including the following that are relevant to the Planning Proposal:

- **Service growing communities:** Fund and deliver enabling infrastructure to support approved or pending housing supply and a prioritised active transport infrastructure program to support liveability and 15-minute neighbourhoods including a connected metropolitan cycling network for Greater Sydney and major regional centres
- **Integrate infrastructure, land use and service planning:** Coordinate infrastructure, land use and service planning to meet future housing, employment, industry and community needs.

Draft Sydney Plan

The draft *Sydney Plan* was introduced in December 2025 and intends to replace the *Greater Sydney Region Plan – A Metropolis of Three Cities* (2018) upon finalisation in later 2026. The plan sets out the State government's approach to Sydney's growth over the next 20 years providing guidance for population growth, housing, employment and services. The *Plan* highlights seven key priorities to support a changing Sydney, as outlined below:

- **Aboriginal outcomes:** promoting self-determination and improving social, economic, cultural and environmental outcomes.
- **Housed:** managing affordability and increasing housing stock in well-located areas.
- **Prosperous:** providing jobs where they are needed and supporting diverse employment.
- **Connected:** enabling compact and walkable urban form through well located amenity and high-quality transport.
- **Resilient:** retention and improvement of natural assets and promoting resilience and sustainability.
- **Liveable:** facilitating diverse and vibrant communities with access to amenity and services.
- **Coordinated:** implementing infrastructure where it is needed.

Draft Statewide Policy for Industrial Lands

The draft *Statewide Policy for Industrial Lands* is a framework aiming to manage industrial lands across NSW by clearly categorising industrial land. The *Statewide Policy for Industrial Lands* is currently in draft and upon finalisation will replace the Retain and Manage Policy currently in place for industrial lands.

The Brookvale industrial lands are nominated as being regionally significant under the *Policy*. Regionally significant lands are defined in the draft *Policy* as:

“Areas of scale that contribute significantly to regional economies and the broader city function or provide infrastructure that supports the region through employment and economic contribution. They support a broad range of industries and employment opportunities and have strategic network importance. They generally exclude major retail and commercial uses that are ordinarily located in a centre.”

It is noted that the proposed MU1 Mixed Use land within the Planning Proposal area is identified as regionally significant in line with its existing E3 Productivity Support Zone. This classification is anomalous and does not align with the existing or proposed permissibility of residential uses within the MU1 zone. Council has made a submission on the draft policy seeking to rectify this minor inconsistency.

Towards 2040 - Northern Beaches Local Strategic Statement

The *Towards 2040 - Northern Beaches Local Strategic Statement* (LSPS) sets a 20-year vision and supporting planning priorities and actions for land use planning in Northern Beaches Council. The LSPS recognises the role of Brookvale as a strategic centre which will continue to accommodate most of the LGA's jobs. The Structure Plan within the LSPS identifies Brookvale as a strategic centre and an area of future housing supply, with education, sports and recreation and arts, culture and community facilities as shown in **Figure 2**. Brookvale is also located on the Coastal Corridor, connecting to other Strategic Centres such as Mona Vale and Dee Why to North Sydney and the CBD.

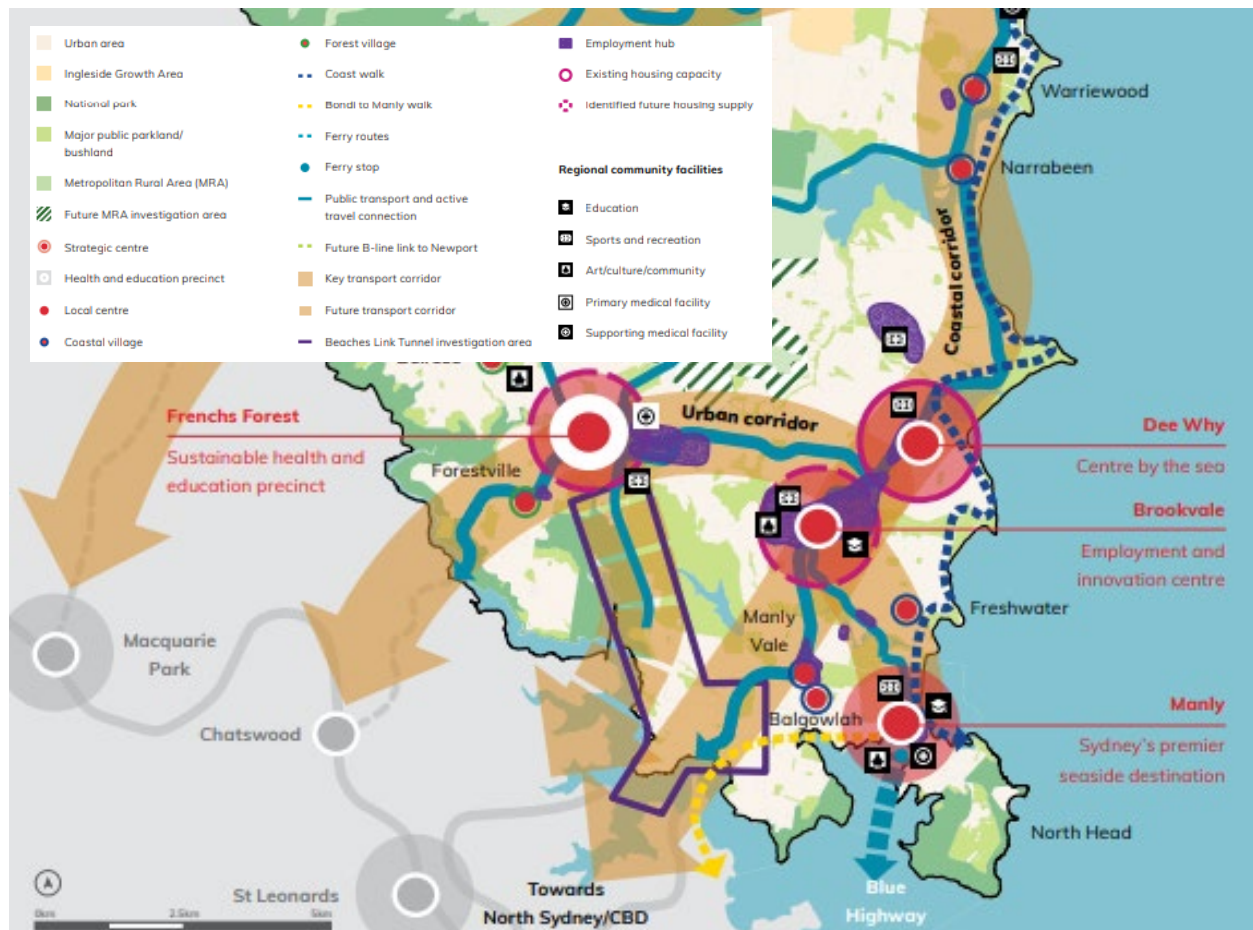


Figure 2 Northern Beaches Structure Plan

Source: Northern Beaches Council

Specifically, Planning Priority 24 identifies Brookvale as an employment and innovation centre which will continue to support industrial, commercial, retail, service and education sectors, but also encourages opportunities to grow high skilled employment and innovation-led change across its existing base of urban services, manufacturing, distribution, automotive and construction industries. While renewal opportunities will support Brookvale as a place for jobs, new housing will be provided subject to infrastructure such as B-Line improvements, public transport to Chatswood and an express bus to Manly.

To support the future planning of Brookvale, the LSPS identifies the following principles:

- Support Brookvale as an employment-based centre.
- Establish a town centre-activity point and open space outside of Warringah Mall
- Support the expansion of Warringah Mall and integrate it with surrounding built form
- Bring life back to the streets, including revitalisation of the main commercial strip

- Ensure appropriate interfaces between different land uses.
- Enhance tree canopy and provide green links to Brookvale Park, Warringah Mall and the B-Line.
- Enhance Brookvale's identity and define gateways to create a sense of arrival
- Improve public transport and regional cycle networks to Sydney CBD, Frenchs Forest, Mona Vale and Manly.
- Support the night-time economy, creative and innovative industries and public art.
- Preserve the industrial integrity of the industrial zoned land.

Brookvale Structure Plan 2023

The *Brookvale Structure Plan 2023* establishes the strategic land use planning framework to guide the future of Brookvale over the next 15 years. It sets out a vision and land use strategy that reinforces Brookvale's role as a Strategic Centre, delivering on the objectives of the LSPS.

The *Structure Plan* provides direction for future growth and development across the Town Centre, identifying the capacity for more than 1,350 new dwellings, with a minimum of 5 per cent to be delivered as affordable housing, and the creation of more than 900 additional jobs. The Plan also seeks to promote greater housing diversity, including much-needed affordable housing, within one of the most accessible locations on the Northern Beaches.

In summary, the *Structure Plan* aims to deliver the following:

- support for approximately 900 new jobs, including the provision of high-quality commercial office space
- a new town square of approximately 5,000 square metres, incorporating public open space and streetscape enhancements
- up to 1,350 new dwellings, providing a greater range of housing types and improved affordability outcomes
- a defined town centre focused around the B-Line bus stop
- between 2,000 and 2,500 square metres of new community facilities within the proposed town square
- improved pedestrian and cycling connectivity throughout Brookvale.

The *Structure Plan* went on public exhibition between 1 December 2022 to 28 February 2023, with feedback incorporated into the final Plan that was endorsed by Council on 28 November 2023.

The *Brookvale Structure Plan* is shown in **Figure 3** below:

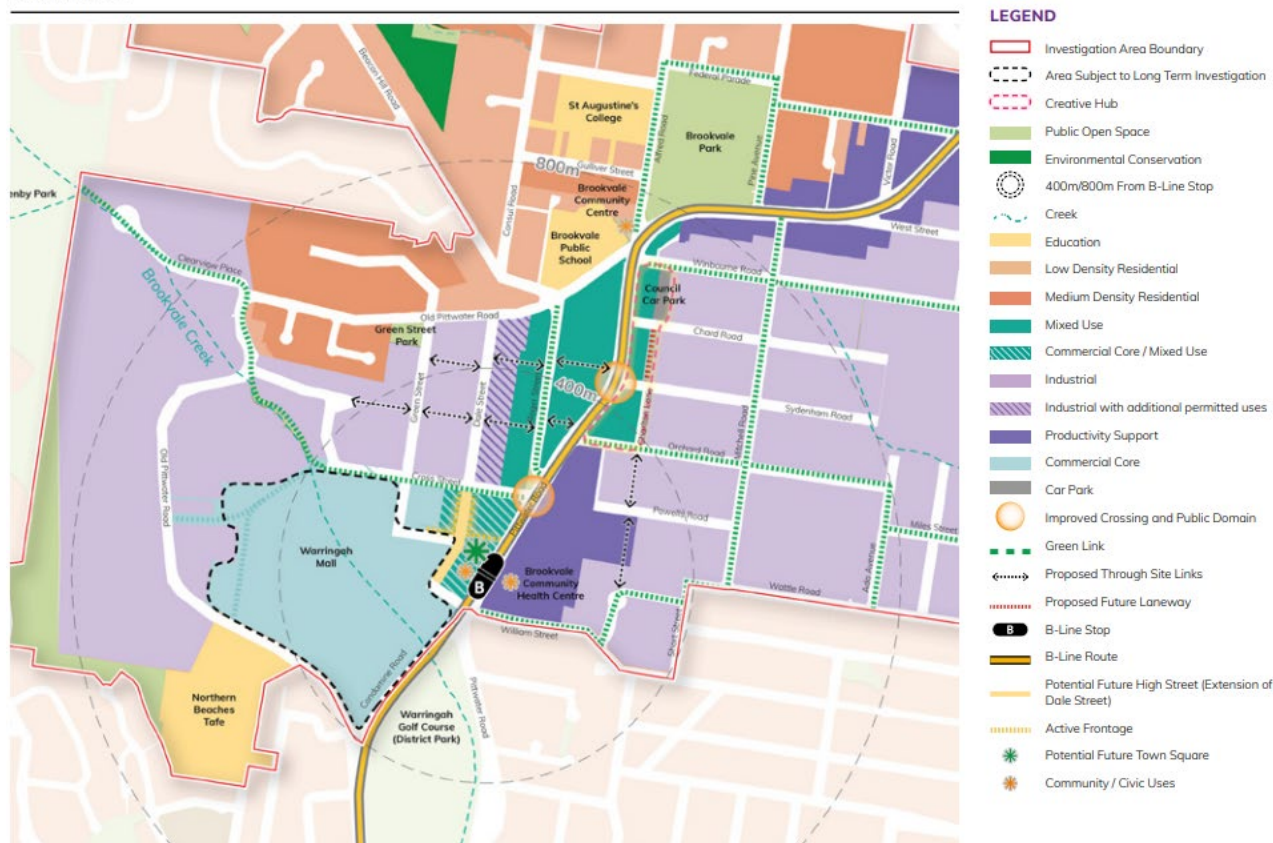


Figure 3 Brookvale Structure Plan

Source: Northern Beaches Council

Northern Beaches Local Housing Strategy

The *Northern Beaches Local Housing Strategy* (LHS) sets a vision for the supply of future housing to meet the needs of the growing community. Importantly, the LHS looks at the mix of housing in the LGA today, and at the kind of housing that will be needed in the future. The LHS proposes a range of actions in five priority areas, including:

- **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.

The following directions are identified by the LHS to inform the future planning of Brookvale:

- Concentrated medium and higher-density urban renewal should occur within 1km around accessible centres along the B-line corridor.
- Brookvale is to be prioritised as the initial focus for urban renewal. However, the strategy highlights that as the LGA's largest employment centre, it is important that employment land uses are retained in the Brookvale area.
- Potential additional capacity of 840 – 1,240 dwellings if the Centres Renewal Framework is applied to Brookvale (it should be noted that this covers a broader area than the study area for the revised Brookvale Structure Plan)

- Brookvale is to provide a medium-high density housing supply that complements the employment centre.
- Brookvale may be able to accommodate some more high-density residential and mixed-use development (with ground-floor retail).
- Brookvale is to be prioritised as a catalyst for renewable energy innovation.

The Northern Beaches Employment Study

The *Northern Beaches Employment Study* is part of the framework to support the Local Strategic Planning Statement - Towards 2040, informs updates to the LEP and advises non-planning recommendations to an Economic Development Plan. Key planning actions identified by the *Employment Study* that are relevant to the Planning Proposal include:

- Improve the functionality of Brookvale through integrating Warringah Mall and surrounding land uses
- Develop a focal point for the centre with protecting and managing the right mix of industrial and urban service lands.
- Concentrate commercial floorspace in the commercial core
- Identify the likely locations to support commercial growth and prevent the commercial conversion in industrial zones
- Leverage the emerging creative manufacturing scene
- Refocus the role of Brookvale prioritising high skilled employment

Northern Beaches Environment & Climate Change Strategy 2040 (Protect.Create.Live) (2019)

Northern Beaches Environment and Climate Change Strategy 2040 is Council's Strategy to achieve a healthy and diverse natural environment. Notably, the strategy recognises the opportunity to use our land use planning instruments and controls to design and build our neighbourhoods well, so they fit within our natural environment, rather than damage or destroy it, and reduce resource use.

The Strategy defines key goals and actions that will inform how Council plans for adaptive and resilient communities in the LGA. The following goals will be important for the planning of Brookvale:

- Our homes, work places, buildings, infrastructure and neighbourhoods are designed, built and maintained with low environmental footprints, to improve liveability and support community resilience.
- The built environment integrates nature and connects our community through green and blue networks to support active travel and healthy lifestyles. We design our community around nature.
- Our community is actively working towards being energy, water, waste and transport smart so that we meet net zero carbon emissions by 2050.

Northern Beaches Environment Study (2021)

The *Draft Northern Beaches Environment Study* is part of the framework to support the Council's new LEP, DCP and other development related activities. The *Environment Study* recommends actions that will help to deliver the commitments within the LSPS and the *Environment and Climate Change Strategy 2040*.

Key planning actions identified by the Environment Study that are relevant to the Brookvale Planning Proposal, include:

- Review, develop and integrate planning controls into the new planning framework that includes green infrastructure that provides for water treatment and retention, water sensitive urban design, urban cooling, ecosystem services and amenity and integrate it into built, landscaped and natural environments in strategic centres, employment hubs and areas subject to urban intensification.

- Ensure built form controls maximise landscape open space at ground level, and where appropriate at upper levels.
- Implement a best practice Urban Tree Canopy Plan for the LGA that includes tree canopy targets and prioritises local native tree species. Short term Incorporate within the new planning framework requirements for landscape open space, tree protection and replacement requirements.
- Develop and integrate planning controls into the new planning framework that require building materials that help to mitigate urban heat.

Northern Beaches Resilience Strategy 2040 (Withstand. Adapt. Thrive) (2022)

The *Northern Beaches Resilience Strategy* (Withstand. Adapt. Thrive) aims to prepare communities for environmental, social, and economic challenges by fostering self-sufficiency, collaboration and adaptive capacity. Events such as the storms of 2016, 2020 and 2021, 2019/2020 bushfires and particularly the COVID-19 pandemic have underscored the importance of proactive planning to address future disruptions. The strategy highlights the need for communities to prepare for the risks associated with flooding, urban heat and natural disasters, with Brookvale facing specific challenges such as:

- Overland flooding as a result of the highly urbanised environment characterised by impervious surfaces and steep terrain.
- The area's reduced canopy cover contributes to the urban heat island effect, disproportionately affecting vulnerable populations including the elderly and those with chronic illnesses.

Northern Beaches Tree Canopy Plan (2023)

The *Northern Beaches Tree Canopy Plan* provides a holistic framework for the management of the tree canopy across the Northern Beaches LGA. The framework is primarily focused on council-managed land, and where possible, it seeks to enhance tree canopy retention and improvement on private land. Within this Plan, Brookvale is outlined as a key focus area due to its underperforming canopy cover of 21%, with prioritisation for increasing this in line with the NSW Government's objective of 40% urban tree canopy cover for metropolitan Sydney by 2036.

Key actions include:

- Continuing to plant 5,000 trees per year.
- Conduct an audit of trees in priority areas (Brookvale included).
- Measure tree canopy cover every four years.
- Implement an iconic tree register for public land.
- Raise awareness about tree planting programs.
- Improve tree diversity and health.
- Strengthen the local environment plan and development control plans to focus on retention and protection of tree canopy.
- Continue to investigate and act upon unauthorised activities that impact on the tree canopy, such as illegal vegetation clearing, unauthorised recreational trails and other environmental damage.
- Promote the importance of retention and protection of trees as part of the development application and tree removal process.

Northern Beaches Economic Development Strategy (2023)

The *Northern Beaches Economic Development Strategy* outlines the key economic challenges, opportunities, directions and critical issues that face local businesses and jobs within the LGA. Under this Strategy, Council seeks to establish an economic vision for the Northern Beaches that can support business and employment growth.

The *Strategy* highlights the following characteristics of Brookvale that represent its important economic role for the Northern Beaches:

- There is a wide mix of small businesses that cover the construction and automotive industries, small scale manufacturing, wholesale trade and professional services.
- Warringah Mall provides higher order retail and services, complemented by Northern Beaches TAFE, Brookvale Community Health Centre and the B-line bus stop.
- Businesses are attracted to the centre as a place to make noise and do things that are not suitable anywhere else. The resurgence of the brewery scene in Brookvale, creative industries and specialist recreation functions, complement the centre's broader economic function while providing places for workers, visitors and nearby residents.
- Its city-serving industrial functions are essential and must be protected given the continued strong demand for industrial floor space and constrained supply elsewhere.
- Brookvale is a place of gritty industry, creativity and urban cool. It could be home to the next generation of innovative entrepreneurs to form a creative and innovation hub.
- Pittwater Road will maintain its mixed-use role, with new buildings up to eight storeys, continuing to support ground floor showrooms and home materials and creative and maker spaces.
- Industrial lands both east and west of Pittwater Road will be retained and proposed to increase building heights to four storeys to support modern industrialised floorspace.
- Brookvale's heritage as a place of innovation which could form part of a branding exercise as it welcomes more innovators and entrepreneurs.

Building on these characteristics, the *Strategy* outlines the following opportunities and actions:

- **Commercial space** - The LGA needs more office space to accommodate the growth of commercial enterprises. Provision of a commercial core is a strong focus for Brookvale to encourage more professional employment.
- **Creative hub and local producers** - A creative hub at Brookvale with marketing and other support services could foster and strengthen the emerging creative and cultural industry network and support other emerging hubs, such as Freshwater and Avalon, to encourage mentoring, partnerships and integrated supply chains.
- **Establish Brookvale** as a home for innovative and creative businesses with quality professional spaces, including co-working and innovation hubs.

Northern Beaches Waste and Circular Economy Strategy 2040 (Rethink. Reduce. Reuse.) (2024)

The *Northern Beaches Waste and Circular Economy Strategy 2040* provides the framework and strategic direction to address the challenges and opportunities of shifting towards a more circular economy. The strategy seeks to deliver economic prosperity, promote social cohesion, reduce greenhouse gas emissions, and protect the natural environment. In reference to land use and construction, the strategy seeks to implement the following initiatives:

- Improving local planning controls and guidelines by 2026 to enable public and private buildings and infrastructure to be designed for longevity, reducing the need for raw materials and enabling future disassembly, reuse and recycling.
- Land use planning functions, including development controls and zoning, include suitable land or spaces for waste management or circular economy activities.

Northern Beaches MOVE Northern Beaches Transport Strategy 2038 (2018)

The *Northern Beaches Transport Strategy* provides a long-term vision (20 years) for transport on the Northern Beaches in response to the community's priorities. It outlines key Future Directions for transport infrastructure, reducing congestion and changing travel behaviour.

The Strategy is structured on five Themes with each having up to eight Future Directions. These themes, include:

- **Accessible and Liveable Places** - Create and enhance “Places for People” that are integrated with public transport, creating vibrant, connected places with wide footpaths, safe cycling options and where the car is not the first option.
- **Active Travel** - Prioritise smart, active travel network improvements (through technology, end of trip facilities and way-finding signage). Expand footpath and shared path networks to improve connectivity and safety, making walking and cycling attractive alternatives to the car.
- **Public Transport** - Partner with the NSW Government to implement a Bus Rapid Transit service by 2020 between Dee Why, Frenchs Forest and Chatswood; followed by services between Mona Vale and Macquarie Park. Plan for a high-frequency mass transit service on the Northern Beaches in the longer term.
- **Efficient Road Network** - Support the delivery of the Beaches Link Tunnel subject to the inclusion of public transport and overall impact on our local residents.
- **Smart Parking Management** - Develop local parking management plans for town and village centres including higher turnover parking in areas of high demand.

Northern Beaches Open Space and Outdoor Recreation Strategy and Action Plan (2022)

The *Northern Beaches Open Space and Outdoor Recreation Strategy and Action Plan* analyses the current provision of open space and recreation facilities and makes recommendations that guide how Council will continue to meet the recreational needs of residents and visitors over the next 15 years. The Strategy considers the changing community demographics, best practice guidelines and trends and benefits that are unique to the Northern Beaches as well as those documented in relevant literature.

Among more general responses including realising the full potential of existing open spaces, the Strategy outlines the following considerations for Brookvale:

- Any further growth in the Brookvale area will need to consider access to adequate quantity and quality of open space.
- There is a gap in Brookvale for local and neighbourhood play spaces within walking distance (400 - 800 m). Access to district play spaces remains sufficient.

Statutory Planning Framework

Warringah Local Environmental Plan 2011

The *Warringah Local Environmental Plan 2011* (WLEP 2011) is the principal planning instrument that sets out the land use zoning and relevant development standards for the study area. A summary of the existing key provisions of the WLEP 2011 relevant to the Planning Proposal is detailed below.

Table 1 WLEP 2011 Applicable Provisions

Provision	Map
Brookvale is subject to a mix of land use zones. The WLEP 2011 defines these land use zones as follows: Land Use Zoning E2 - Commercial Centre E3 - Productivity Support E4 - General Industrial SP2 - Infrastructure (Classified Road) RE1 - Public Recreation R2 - Low Density Residential R3 - Medium Density Residential C2 - Environmental Conservation	
Additional Permitted Uses The Roger Street Precinct is currently designated as “Area 5” on the Additional Permitted Uses Map. As such, development for the following purposes is permitted with consent: – office premises, – retail premises, – shop top housing. The consent must not be granted under this clause to development for the purposes of shop top housing unless the consent authority is satisfied that the development will not have a significant adverse impact on any adjoining land in Zone E4 General Industrial.	

Provision

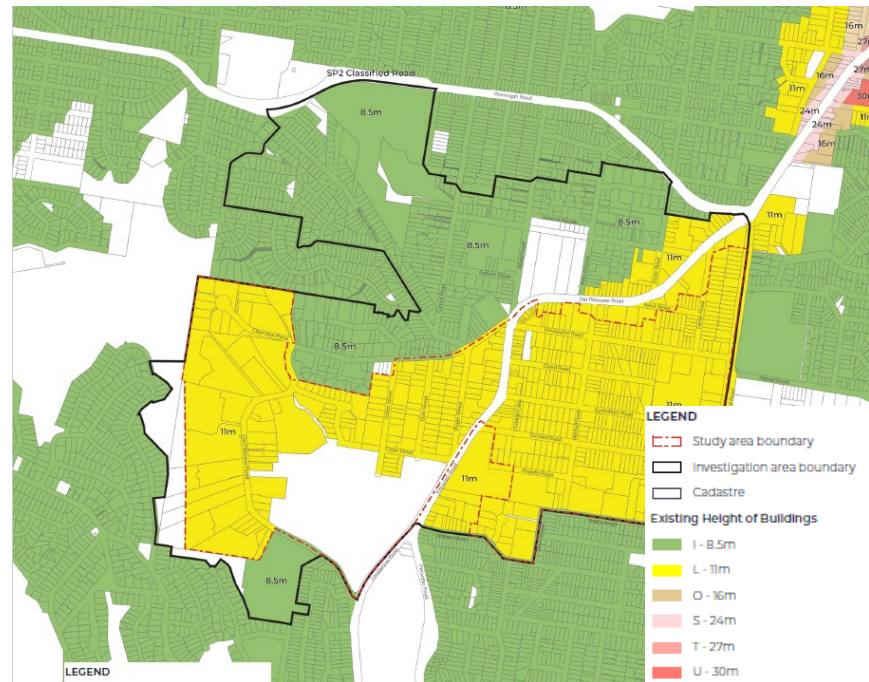
Map

Height of Building

The Town Centre currently has a range of maximum building heights prescribed under the WLEP 2011 as follows:

- 8.5m – generally within residential zones
- 11m – generally within employment zones

Of note, the Westfield shopping centre currently does not have a maximum height of building prescribed, with the maximum height currently prescribed within the Warringah DCP 2011. The future *Northern Beaches Local Environmental Plan* currently as a Planning Proposal with DPHI, will facilitate a height limit of 30m for the Westfield site. Additionally, under the proposed LEP, the industrial areas will be amended to a maximum building height of 18m, in alignment with the intent of the Brookvale Structure Plan.



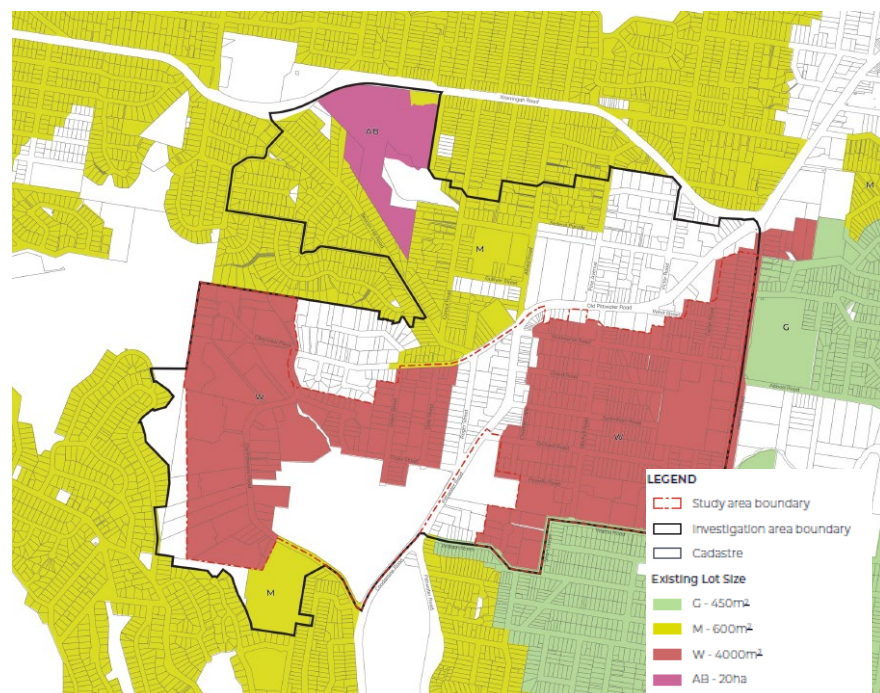
Floor Space Ratio

The Town Centre currently does not have a floor space ratio prescribed under the WLEP 2011.

Minimum Lot Sizes

The Town Centre currently has a range of minimum lot sizes prescribed under the WLEP 2011 as follows:

- 4000m² – generally within employment zones
- 600m² – generally within residential zones
- 20ha - generally within conservation zones



Provision	Map
Heritage conservation Parts of the Town Centre are identified as the following heritage items, heritage conservation areas and archaeological items within the WLEP 2011: – I1 - Tramway Staff War Memorial – I2 - Former Premises relating to Austral Brickworks – I3 - House known as Milroy – I4 - Brookvale Public School – I6 - Palm trees and plaque – I132 - Brush Box and Camphor Laurel Trees surrounding Brookvale Park	
Affordable housing Certain sites are designated to provide affordable housing in accordance with the minimum requirements outlined on the affordable housing contributions scheme map. This can be fulfilled either by allocating dedicated gross floor area or by making a monetary contribution to the Council. No sites within the Town Centre are currently subject to this requirement.	

Northern Beaches Comprehensive LEP Planning Proposal

Council has prepared the *Draft Northern Beaches Local Environmental Plan* to consolidate the current four LEPs and four DCPs that apply to the LGA (**PP-2024-1343**). While the new LEP mostly consolidates and standardises many of the building and development controls currently contained within the WLEP 2011, it also will supplement those controls to better respond to strategic planning policies and plans and community aspirations for the area. The new LEP is currently in Gateway Implementation with DPHI.

The following amendments are identified that are relevant to the Town Centre:

- The maximum height of building within the Brookvale Industrial Area is to Increase from 11m to 18m.
- The maximum height of building within Warringah Mall is to be Included in the LEP (currently in DCP) and increase to 30m.
- Additional design excellence considerations.
- New buildings to consider impacts to the natural landscape, topography and minimise visual impact.
- Minimum landscaped areas in Residential and Conservation Area land use zones.
- New housing mix clause to ensure diversity in dwelling types, requiring minimum 20% 3-bedroom and 20% 1-bedroom apartments.
- Buildings greater than 1500sqm in gross floor area to adhere to environmentally sustainable design principles.

State Environmental Planning Policy (Housing) 2021

The *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) seeks to facilitate the delivery of diverse and affordable housing across New South Wales through a range of planning mechanisms. The policy enables housing typologies such as residential flat buildings and build-to-rent developments and provides incentives to support increased housing supply in well-located and accessible areas.

In December 2023, the NSW Government announced a suite of housing reforms with implications for development within the Northern Beaches Local Government Area. The following provisions of the Housing SEPP are of particular relevance to the Brookvale Town Centre:

- **In-Fill Affordable Housing Bonus:** Amendments to the Housing SEPP enable increased building height and floor space ratio (between 20 to 30%) where developments deliver an affordable housing component of between 10 and 15%. This incentive applies within accessible locations, including areas located within a 400-metre walking distance of a bus stop serviced by a regular bus route operating at least one service per hour.
- **Low and Mid-Rise Housing (LMR) Program:** The LMR Program was introduced in two stages. Stage 1 permitted dual occupancies within the R2 Low Density Residential zone. Stage 2 established identified low and mid-rise housing areas within an 800-metre walking distance of nominated train stations and town centres. This stage is supported by non-discretionary development controls, including building height and floor space ratio limits. Permitted low and mid-rise housing typologies include terraces, townhouses, apartments and shop-top housing, applying to all residential zones within 800 metres walking distance of an identified centre, including the Warringah Mall Shopping Centre. An extract of the indicative LMR areas is provided in **Figure 4** below

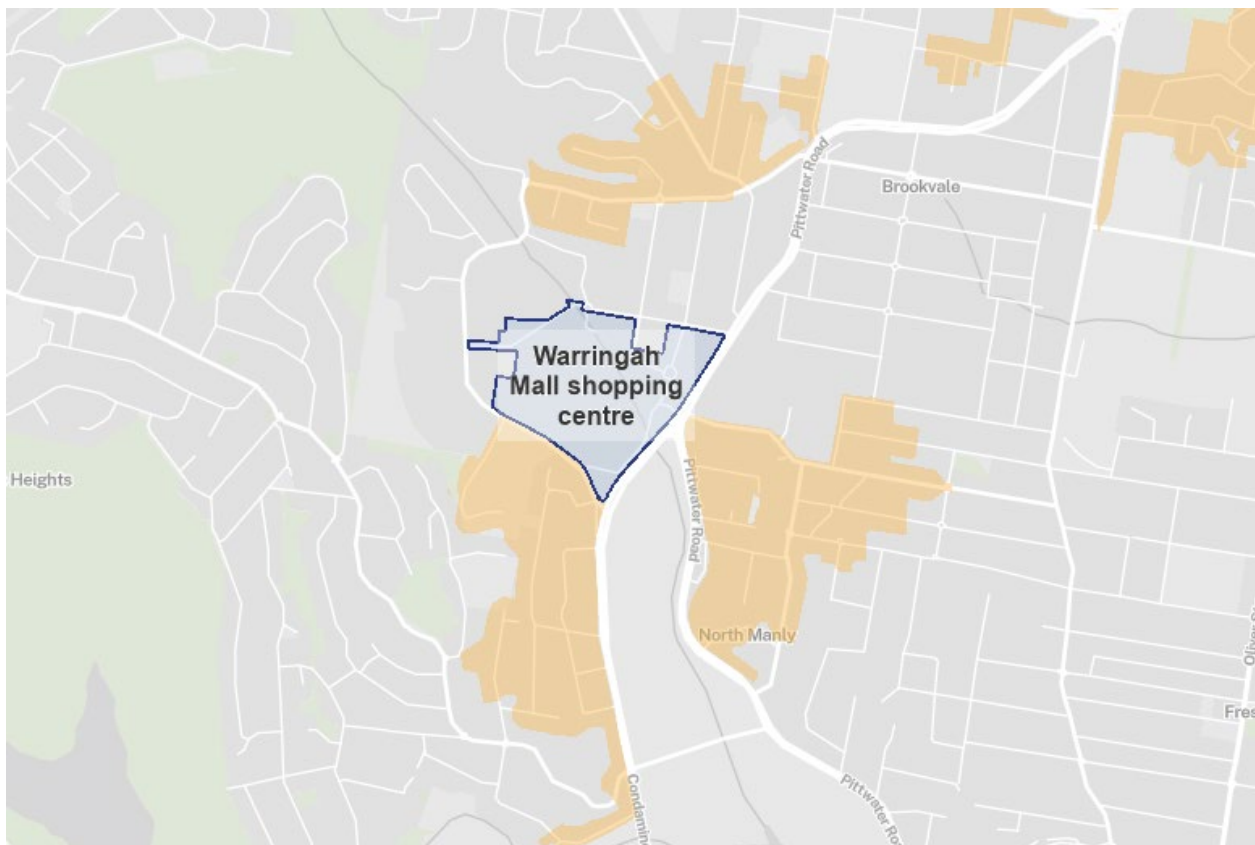


Figure 4 Low and Medium Rise Map

Source: DPHI

Warringah Development Control Plan 2011

The *Warringah Development Control Plan 2011* (WDCP 2011) provides detailed guidance in relation to development matters beyond those standards contained within the WLEP 2011. Under the Environmental Planning and Assessment Act 1979, development control plans are non-statutory and are not to be inconsistent or incompatible with SEPPs or LEPs.

The key controls which are relevant to the Town Centre and any future development application that would depend on the type of development and its location within the LGA. Notably, Special Area Controls currently apply to Warringah Mall within the Town Centre, which establishes specific built form, access and amenity controls for development on the Warringah Mall site.

A consolidated Northern Beaches Draft DCP is currently being prepared that will support the Draft Northern Beaches LEP.