

ITEM 0	PLANNING PROPOSAL TO IMPLEMENT BROOKVALE STRUCTURE PLAN
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PURPOSE

To seek the advice of the Local Planning Panel regarding the Planning Proposal to implement the Brookvale Structure Plan.

SUMMARY

This Planning Proposal (Attachment 1) seeks to implement the endorsed Brookvale Structure Plan through amendments to the Warringah Local Environmental Plan 2011 (WLEP). The proposal reflects updated feasibility testing and transport modelling, resulting in an increase in dwelling capacity while maintaining Brookvale's role as the Northern Beaches' primary employment centre. It introduces revised built form controls, affordable housing contributions, and infrastructure delivery mechanisms to support future growth. The proposal is supported by comprehensive suite of technical studies and aligns with State and local strategic planning objectives.

RECOMMENDATION OF EXECUTIVE MANAGER STRATEGIC AND PLACE PLANNING

That the Northern Beaches Local Planning Panel:

- A. That the Northern Beaches Local Planning Panel recommends that Council endorse the Planning Proposal for the Brookvale Precinct to be forwarded to the Department of Planning, Housing and Infrastructure for a Gateway Determination.

Reporting manager	Phil Jemison – Manager, Strategic & Place Planning
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Attachments	1. Draft Planning Proposal 2. Masterplan Report
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BACKGROUND

The Brookvale Structure Plan was adopted by Council in November 2023 and establishes a 15-year strategic land-use planning framework for the 249-hectare Brookvale Precinct. The precinct forms part of the Brookvale–Dee Why Strategic Centre and represents the largest employment-based centre within the Northern Beaches Local Government Area.

The Structure Plan identified capacity for approximately 1,350 additional dwellings and 900 jobs, supported by a 5% affordable housing target with up to 10% on Westfield's site, while maintaining the precinct's important industrial and employment functions.

Following adoption, Council secured Commonwealth Housing Support Program funding, which enabled the preparation of the technical studies to inform implementation in a compressed two-year program.

Since the adoption of the Structure Plan in 2023, a number of key changes have emerged. These include the recognition of the need to deliver additional housing to support a growing population, as well as changing economic conditions, particularly increasing construction costs which continue to present challenges for development feasibility. The completion of detailed technical studies has also identified a need to increase the provision of public open space and community floor space. In

addition, updated traffic modelling and proposed upgrades has confirmed additional network capacity, enabling an increase in the potential dwelling yield across the Brookvale Precinct.

Collectively these changes have supported an overall increase in dwelling numbers while also creating opportunities to enhance the provision of public open space, including the introduction of two additional neighborhood parks in the northern part of the precinct. The capacity of the road network, including its ability to accommodate additional traffic, remains a key factor in determining the level of growth that can be supported within the Brookvale Precinct. The revised dwelling yield reflects updated traffic modelling, feasibility testing of key development sites, evolving economic conditions and the need to deliver essential community infrastructure, all of which contribute to increasing pressure on housing supply.

The Warringah Mall site, owned by Scentre Group, has been declared State Significant Development (SSD) by the NSW Housing Delivery Authority and is progressing under a separate State-led assessment pathway, with a proposal for approximately 1,600 dwellings. For the purposes of Council's Planning Proposal, a capacity of 850 dwellings has been assumed for the site. This represents the upper limit identified through comprehensive traffic modelling and supports the distribution of dwelling yield across the precinct, ensuring balanced renewal, appropriate built form outcomes, and the delivery of essential community infrastructure.

The traffic modelling identified 29 local and state upgrades required to support the population growth in the Brookvale Precinct, whilst ensuring that there are no negative impacts on the traffic and transport network in Brookvale and surrounding suburbs.

THE PLANNING PROPOSAL

The Planning Proposal seeks to amend the WLEP to facilitate the implementation of the Brookvale Structure Plan. Since the endorsement of the Structure Plan, the proposed dwelling yield has been revised in response to detailed feasibility testing and transport modelling. A summary of the key changes is provided below:

	BSP as adopted	Current Planning
Dwellings	1,350 (inc. 290 on mall site)	Approx. 2,800 (inc. 850 on mall site)
Jobs	900	900
Residential Building Height	8-15 storeys	9-25 storeys
Residential FSR	2.5:1	3.4:1-4.0:1
Affordable Housing	5%	3%* tbc following updated feasibility testing

PROPOSED INFRASTRUCTURE TO SUPPORT THE PLANNING PROPOSAL

• Public Domain and Open Space

The Planning Proposal facilitates the delivery of a coordinated public domain and open space network to support the increased residential population within the Brookvale Precinct. This includes the provision of over 1 hectare of public open space across three locations, including approximately 5,000 square metres within the town centre. These new public open spaces address existing gaps in local provision and respond to the increased dwelling yield.

In addition, approximately 3,500 square metres of community floor space is proposed across two locations, comprising around 2,500 square metres within the town centre and 1,000 square metres at Roger Street, to support social infrastructure needs. Provision is also made for additional public parking spaces (Winbourne Road) within the precinct to maintain parking supply while enabling the delivery of new public open space.

- **Transport and Accessibility**

Transport capacity, particularly along Pittwater Road, Old Pittwater Road, and Cross Street, has been a key factor in determining the revised development yield. Traffic modelling confirms that growth can be accommodated subject to targeted upgrades and improvements.

The Planning Proposal supports improved connectivity through enhanced pedestrian and cycling networks, increased permeability within the precinct, and integration with existing public transport services. These measures contribute to a more accessible and sustainable urban environment.

- **Affordable Housing and Housing Delivery**

The revised dwelling yield reflects a more feasible and deliverable development scenario, supporting State Government housing targets and providing a broader mix of housing opportunities within the precinct. Affordable housing contributions have been informed by detailed feasibility testing and are applied on a site-specific basis across identified key sites within the precinct.

The proposed contribution rates are in the order of 3% within the Precinct potential greater on the Westfield's site, reflecting variations in development capacity, uplift and viability across different locations. This approach ensures that affordable housing delivery is aligned with the redevelopment potential of key sites while maintaining development feasibility and supporting the broader renewal of the Brookvale Precinct. The affordable housing levy is being refined as more granular site by site feasibility testing is undertaken.

DELIVERY APPROACH – PLANNING CONTROLS

- **Local Environmental Plan and Development Control Plan**

The Planning Proposal includes changes to zoning, building height and floor space ratio controls, as well as the introduction of precinct-specific Development Control Plan (DCP) provisions.

The proposed LEP amendments enable increased development capacity in key locations, including building heights of up to 25 storeys along Pittwater Road/Roger Street and corresponding floor space ratios of up to 3.4:1–4.0:1. Additional building height and FSR incentives are proposed to encourage the delivery of public benefits, including public open space, community facility floor space, new streets and pedestrian connections, public parking, and supporting infrastructure.

The zoning framework supports mixed-use development along key corridors while retaining industrial and employment lands across the precinct, consistent with the Structure Plan's intended urban intensification and transit-oriented outcomes. Increased heights are proposed with the east and west industrial areas to stimulate and encourage employment growth.

Site-specific provisions will be incorporated into the LEP and supported by detailed controls within the Development Control Plan to ensure coordinated and high-quality development outcomes. These controls will guide built form, land use mix, and design quality, while facilitating improved connectivity through new streets, pedestrian links, and public domain integration across the precinct.

- **Identified Key Development Sites**

The Planning Proposal identifies a number of key sites within the Brookvale Precinct that are critical to achieving the intended urban structure, built form outcomes, and delivery of public infrastructure. These sites are generally located along Roger Street and Pittwater Road and within areas of redevelopment where increased density and height can be accommodated.

The key sites are intended to act as catalysts for precinct renewal and will accommodate higher intensity mixed-use development, including residential, commercial, and active ground

floor uses. Their redevelopment will support the delivery of key public benefits, including new open space, enhanced public domain, and community infrastructure.

- **Infrastructure and Contributions**

The Planning Proposal is supported by an infrastructure delivery framework, including the preparation of a Contributions Plan or amendment to fund the infrastructure fairly and equitably.

These mechanisms will facilitate the delivery of infrastructure required to support growth, including transport upgrades, public domain improvements to support active travel and deep soil tree planting, three new parks, community floorspace. The approach is informed by the comprehensive suite of technical studies and ensures that development is supported by appropriate infrastructure provision.

A report was presented to Council's Strategic Asset Management Plan (SAMP) on 4 May 2026, outlining the preliminary infrastructure requirements identified through the Planning Proposal preparation process and the funding and delivery pathways being explored to support implementation of the Brookvale Structure Plan.

Broad support was provided for the proposed strategy to deliver the required infrastructure for the Brookvale Precinct. Consultants have been engaged to undertake further analysis on the infrastructure delivery options and to prepare an amendment to Council's Contributions Plan.

COMMUNITY AND STAKEHOLDER CONSULTATION

Engagement has been undertaken with key landowners and Councillors during the preparation of the Planning Proposal. Further consultation will occur during the public exhibition phase, providing an opportunity for community feedback.

RECOMMENDATION

That the Northern Beaches Local Planning Panel recommend that Council, at its meeting endorse the Brookvale Planning Proposal to implement the Brookvale Structure Plan and submit it to the Department of Planning, Housing and Infrastructure for a Gateway Determination.

6.0 NON PUBLIC MEETING ITEMS

6.1 PLANNING PROPOSAL TO IMPLEMENT BROOKVALE STRUCTURE PLAN

DISCUSSION

The Proposal seeks to implement the endorsed Brookvale Structure Plan through amendments to the Warringah Local Environmental Plan 2011 (WLEP).

Resolved:

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.

REASONS FOR RECOMMENDATION

The Panel generally agrees with the Council Officer's report and the strategic merit of the Proposal.

Vote: 4/0

This is the final page of the Minutes comprising 5 pages
numbered 1 to 5 of the Northern Beaches Local Planning Panel meeting
held on Wednesday 3 June 2026.