Build a Better Brookvale: Human Scale Development not Poorly Planned Towers

To the Speaker and Members of the Legislative Assembly of New South Wales, the petition of residents of the New South Wales brings to the attention of the House:

- The owner of Warringah Mall, Scentre Group, has commenced a State Significant Development pathway for the Warringah Mall site in Brookvale (SSD-83464714) with the Housing Development Authority (HDA), including rezoning for proposed mixed-use redevelopment.
- Northern Beaches Council has spent almost 5 years and significant funding developing a comprehensive, precinct wide master plan for Brookvale backed by detailed technical studies. Scentre Group is jumping the queue with a development of double the size that would be permitted under those proposed new planning rules. Council's draft proposal will shortly undergo community consultation for the community to provide feedback.
- The HDA has led to this and other developments of massive scale being removed from Northern Beaches Council's decision making process even whilst the Council's own plans are making their way through the planning Gateway. This leaves affected communities across the state without a voice.
- If approved, the proposal would be a significant overdevelopment, adding up to 1,600 dwellings, across several towers, including two at 39 storeys and at least 3 more above 30 storeys. All proposed buildings at the Warringah Mall site would be taller than the 17-storey Meriton Lighthouse Development in Dee Why, which is currently the tallest development on the Northern Beaches. The 39 storey towers at potentially 135m tall, would rise higher than the ridgeline at Warringah Road in Frenchs Forest, significantly impacting the topography and shared views.
- Developments of this height would result in overshadowing of the community, loss of solar access, wind tunnelling, and privacy impacts. It is entirely at odds with the character of Brookvale and the Northern Beaches more broadly, and would not provide human scale development.
- Construction is expected to last for 20 years. Associated traffic, noise, amenity and environmental impacts would be borne by the local community, businesses and natural environment.
- Existing public transport infrastructure remains constrained and no committed state infrastructure upgrades have been identified to support development of this scale, such as rail, light rail, or metro infrastructure.
- Affordable housing would be limited to 5% for 15 years, raising concerns that development will not deliver lasting housing affordability outcomes for essential workers, young people, and/or families.

The undersigned petitioners ask the Legislative Assembly to:

- Call upon the Minister to consider and reject the Scentre Group proposal SSD-83464714 as premature, in the context of the Northern Beaches Council's proposed changes to the LEP and master plan for Brookvale which includes a maximum height of 25 storeys, carrying capacity of 850 dwellings and 10% affordable housing in perpetuity, and allow Northern Beaches Council's master plan process to move forward to public exhibition and finalisation.
- Urgently review whether the Housing Delivery Authority is creating adverse and ad hoc planning outcomes, and instead support Councils and communities to formulate their own planning proposals to meet housing needs in their community.
- Protect the future liveability of Brookvale and surrounding Northern Beaches communities by ensuring that any redevelopment occurs at a scale that is properly supported by infrastructure, respects local amenity and character, provides appropriate community benefits, and is determined through a transparent, rigorous and accountable planning process, and is not over-ridden by spot-rezoning proposals.

Better Brookvale

NO.	FULL NAME	FULL ADDRESS (*Full name, signature and residential address required by the NSW Parliament for the petition to be valid. Duplicate will be declared invalid*)	SIGNATURE	EMAIL (*this will enable us to email occasional updates including when submissions should be sent)*
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