

**ITEM 8.1                      RESPONSE TO MAYORAL MINUTE NO 3/2015 - BROOKVALE  
MASTERPLAN**
**REPORTING MANAGER      GROUP MANAGER STRATEGIC PLANNING**
**TRIM FILE REF              2015/059222**
**ATTACHMENTS              NIL**


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**REPORT**


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**PURPOSE**

To respond to the Mayoral minute requesting a timeframe for the development of a Brookvale Masterplan to be undertaken in the upcoming 2015/16 financial year.

**REPORT**

At the 24 February Council meeting the following Mayoral Minute was adopted:

*That Council staff:*

- A. *Present a short report at the next Council meeting to be held on 24 March 2015 outlining a timeframe for the development of a Brookvale Masterplan to be undertaken in the upcoming 2015/16 financial year.*
- B. *To conduct online engagement immediately to allow the community to provide their comments on the future of Brookvale that would include the existing comments made from the previous Manly Daily story and any emails/correspondence received already to Council.*

A Masterplan of Brookvale has not been planned for, or budgeted for the 2015/2016 financial year. Council is committed to undertake two major projects which are part funded by the Department of Planning and Environment the first of which is currently underway and the second will commence next financial year. The following table provides an overview of these projects:

<b>Activity</b>	<b>Target Dates</b>
<b>Northern Beaches Hospital Precinct Structure Plan</b> – to guide future development of the precinct surrounding the hospital	July 2015 completion
<b>Warringah Local Planning Strategy</b> – to guide future growth for the next 20 years of the whole of Warringah in response to NSW Government Planning Policy, taking into account land use planning (housing and employment), natural environment, infrastructure considerations, community engagement etc.	March 2016 completion

Brookvale has been identified in the Department of Planning and Environment's metropolitan plan, 'A Plan for Growing Sydney', as a strategic centre (released December 2014).

The outcomes from the Warringah Local Planning Strategy, due in March 2016, and the delivery of the Department of Planning and Environment's Sub-regional Plan for Northern Sydney, due in late 2015/2016, will identify the future direction for Brookvale, and the area which will need to be investigated as part of a Masterplan.

A 'Brookvale Vision and Masterplan' page has been established on the Your Say Warringah website

**FINANCIAL IMPACT**

Forward estimates for the 2015/2016 financial year budget have only taken into account the commitments to the Warringah Local Planning Strategy. No capacity exists in the proposed budget to commence a Masterplan for Brookvale in 2015/2016 year without substantial re-allocation of funds.

Project scoping and development of a project brief for a Masterplan for Brookvale could commence in early to mid 2016 after the completion of the Warringah Local Planning Strategy and Sub-regional plans. Budgeting for 2016/2017 would be proposed to fund the project. The Dee Why Town Centre Masterplan cost approximately \$370,000. In comparison the employment land alone in Brookvale is approximately five times the area covered in the Dee Why Town Centre Masterplan.

**POLICY IMPACT**

Nil

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**RECOMMENDATION OF DEPUTY GENERAL MANAGER ENVIRONMENT**

That a Councillor briefing be scheduled for early 2016, which will include outcomes for Brookvale from the Warringah Local Planning Strategy and draft Sub-regional Plan as well as feedback received from the community, prior to the development of the final project brief for a Masterplan for Brookvale.

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That:

- A. Council authorise the sale of its property at 36-44 Oaks Avenue and 31-35 Howard Avenue, Dee Why being Lots 17-19 and Lots 44-46 Section 16 DP 8172, Lot 43 DP 341020 and Lot 2 DP 526306 on the condition that:
- a. Council own, as a minimum, the commercial gross floor area needed for the Dee Why Police Local Area Command in the finished development on the site.
  - b. Ownership of the proposed link road and associated areas be returned to Council in a suitable form.
  - c. The proponent/s in their response provide two pricing alternatives for the provision of either 39 or 200 publicly available car parks
- B. Council, in accordance with Council's Property Acquisition and Disposal – (Negotiation on Purchase Price) Policy GOV – PL 810, grant delegation to the General Manager to commence the disposal process of the land in Item A using an appropriate procurement process.
- C. An assessment of the responses received to be reported back to Council for its consideration.

#### **VOTING**

**For the resolution:** Crs Harrison, Heins, Kerr, Menano-Pires, Moskal and Regan

**Against the resolution:** Crs De Luca and Giltinan

#### **CARRIED**

NOTE: Councillor Daley was not present for voting on this item

## **8.0 ENVIRONMENT DIVISION REPORTS**

### **8.1 RESPONSE TO MAYORAL MINUTE NO 3/2015 - BROOKVALE MASTERPLAN**

054/15 **RESOLVED**

**Cr De Luca / Cr Menano-Pires**

The matter be deferred to a councillor briefing and to the next Council Meeting.

*Councillor Moskal left the chamber at 7:26pm and returned at 7:28pm*

#### **VOTING**

**For the resolution:** Crs De Luca, Giltinan, Harrison, Heins, Kerr, Menano-Pires, Moskal and Regan

**Against the resolution:** Nil

#### **CARRIED**

NOTE: Councillor Daley was not present for voting on this item

**CARRIED****7.2 TENDER FOR LEASE OF LAND AT AQUATIC DRIVE FRENCHS FOREST**080/15 **RESOLVED****Cr Menano-Pires / Cr Regan**

That Council

- A. Call for tenders for the lease of land at Aquatic Drive in Frenchs Forest being a portion of Lot 7349 DP 1167548 and Lot 1192 DP 752038 for the:
- i. Provision of an indoor gymnastics centre
  - ii. Provision of indoor sports courts with associated uses
- B. Gives public notice of its intention to grant a lease/s.

**VOTING**

**For the resolution:** Crs Daley, Giltinan, Gobert, Harrison, Heins, Kerr, Menano-Pires, Moskal and Regan

**Against the resolution:** Cr De Luca

**CARRIED**

*In accordance with clause 13.2 (ii) of Council's Code of Meeting Practice, the meeting was adjourned at 8:01pm. The meeting resumed at 8:08pm with all Councillors except Councillor Gobert and Councillor Menano-Pires present.*

**8.0 ENVIRONMENT DIVISION REPORTS****8.1 RESPONSE TO MAYORAL MINUTE NO 3/2015 - BROOKVALE MASTERPLAN**081/15 **RESOLVED****Cr Regan / Cr Kerr**

- A That a Councillor briefing be scheduled for early 2016, which will include outcomes for Brookvale from the Warringah Local Planning Strategy and draft Sub-regional Plan as well as feedback received from the community, prior to the development of the final project brief for a Masterplan for Brookvale.
- B That Council consider the funding of this project should there be remaining funds available following the consideration of the impact of the storm damage on Council's working capital position.

*Councillor Menano-Pires returned to the chamber at 8:09pm*

*Councillor Gobert returned to the chamber at 8:11pm*

**VOTING**

**For the resolution:** Crs Daley, De Luca, Giltinan, Gobert, Harrison, Heins, Kerr, Menano-Pires, Moskal and Regan

**Against the resolution:** Nil

**CARRIED**

**8.4 OXFORD FALLS VALLEY AND BELROSE NORTH - AMENDMENT TO THE  
WARRINGAH DEVELOPMENT CONTROL PLAN 2011**

082/15 **RESOLVED**

***Cr Regan / Cr Menano-Pires***

That Council, subject to Gateway Determination of the Oxford Falls Valley and Belrose North Planning Proposal, endorses the preparation and exhibition of an amendment to the Warringah Development Control Plan 2011 for land in Oxford Falls Valley and Belrose North.

**VOTING**

**For the resolution:** Crs Daley, Giltinan, Gobert, Harrison, Heins, Kerr, Menano-Pires, Moskal and Regan

**Against the resolution:** Cr De Luca

**CARRIED**

**8.8 SUPPORT FOR THE STATE GOVERNMENT'S INITIATIVE IN RELATION TO TRAILER  
DUMPING AND ADVERTISING**

083/15 **RESOLVED**

***Cr De Luca / Cr Giltinan***

That Council:

- A. Amend the Warringah Local Environmental Plan 2000 and Warringah Local Environmental Plan 2011 to include the following exempt development

*"Signage on trailers"*.-The trailer must be principally used for the conveyance of goods and materials and if detached from a motor vehicle, not remain unmoved for more than 7 days.

- B. Support the State Government's position in relation to issuing financial penalties and orders as deemed appropriate by Council.

**VOTING**

**For the resolution:** Crs Daley, De Luca, Giltinan, Gobert, Harrison, Heins, Kerr, Menano-Pires, Moskal and Regan

**Against the resolution:** Nil

**CARRIED**