



# BROOKVALE STRUCTURE PLAN

WORKSHOP PRESENTATION

MARCH 2016





# AGENDA

1. Context
2. Our findings
3. How to enhance a strategic centre
4. Stage 1 consultation comments
5. Aspirations for Brookvale
6. Today's task





Context



## **BROOKVALE INVESTIGATION AREA**

- + A 249ha investigation area centred on the suburb of Brookvale in the Warringah Local Government Area. The investigation area is supported by a 15km radial area of influence.
- + The purpose of the investigation area is to provide an area within which to test the long term objectives of Brookvale as a contributor to Brookvale-Dee Why Strategic Centre.
- + Brookvale is located along two major transport corridors - Pittwater Rd and Warringah Rd.
- + The major land use features include Brookvale East and Brookvale West Industrial Areas, Pittwater Rd Business corridor, Warringah Mall Shopping Centre, Northern Beaches TAFE, Brookvale Oval, and low-medium density residential land.



# STRATEGIC CENTRES

Locations that currently or are planned to have at least 10,000 jobs. These are priority locations for employment, retail, housing, services and mixed-uses.







## **BROOKVALE-DEE WHY STRATEGIC CENTRE**

Dee Why's role in the strategic centre is to provide housing, civic functions and supporting retail, service and commercial functions.

Brookvale is envisaged for employment functions within the industrial, commercial, retail, service and education sectors

Priorities for Brookvale-Dee Why Strategic Centre are to:

- + Work with council to retain a commercial core in Brookvale-Dee Why, as required, for long-term employment growth.
- + Work with council to provide capacity for additional mixed-use development in Brookvale-Dee Why including offices, retail, services and housing.
- + Work with council to improve walking and cycling connections between Warringah Mall, Brookvale and Dee Why.
- + Progress planning for a Northern Beaches bus rapid transit corridor to service Brookvale-Dee Why. *(Note: B-Line is now planned along Pittwater Rd)*



An aerial photograph of a coastal town, likely in South Africa, showing a dense residential area with many small houses and a few larger commercial buildings. The town is situated on a hillside overlooking the ocean. A semi-transparent diagonal overlay, consisting of a light blue and white gradient, runs from the top left towards the bottom right, partially covering the town and the sea. The text "Our findings" is written in white, bold, sans-serif font across the middle of the image, positioned over the semi-transparent area.

# Our findings



# PLANNING CONTEXT

- + Brookvale-Dee Why is the only coastally located strategic centre across Metropolitan Sydney. This provides a unique contextual opportunity to contribute to identity and differentiation.
- + Brookvale embodies the characteristics of a strategic centre with strong industrial, commercial and retail sectors and over 10,000 existing jobs. The opportunity exists to reinforce education and diverse residential outcomes.
- + Brookvale is one of the most mixed-use strategic centres in Metropolitan Sydney and has a significant retail core, similar only to Macquarie Park. This provides a natural point of difference and competitive advantage for the centre to be reinforced.
- + Brookvale's proximity to a number of other centres, particularly Dee Why and Frenchs Forest provides the unique advantage to network regionally to secure Warringah's long term future.





## MAPPING CONTEXT

- + Brookvale is distinctively located between the bush and the beach, and yet neither define the character of the place. Linking the beach to the bush via Brookvale will secure the identity of the place.
- + Brookvale is divided by its complex road network and segregated land uses. Clustering activities and shifting away from the car will assist in creating an integrated centre.
- + Brookvale is located as the base of a valley, however topographical challenges exist to the north and west. Working with the topography will aid in achieving improved connectivity and sleeve servicing.
- + Brookvale is characterised by flood plains. These corridors can be incorporated within open space initiatives that provide water management and public amenity outcomes.
- + A definable, central public place for Brookvale does not form part of the existing structure of the centre. Defining this place is important to the destinational quality and attractiveness of the centre.
- + The centre is characterised by a number of large asset holdings. Partnerships with these property owners is encouraged to achieve mutually agreeable outcomes for the centre.





## S SYDNEY

POPULATION: 4,028,524

AREA: 4,063.7 km<sup>2</sup>

## W WARRINGAH

POPULATION: 155,289

AREA: 149km<sup>2</sup>

## B BROOKVALE

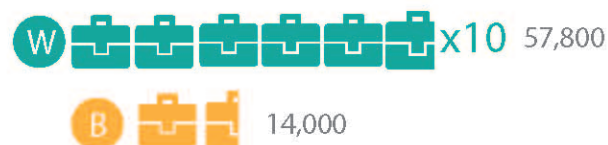
POPULATION: 2,589

AREA: 2km<sup>2</sup>

### NUMBER OF DWELLINGS



### NUMBER OF JOBS



### HOMES

DETACHED HOMES



UNITS/TOWNHOUSES



### QUALIFIED, EDUCATED

52% of residents have a post school qualification



### NUMBER OF BUSINESSES



### WORKER'S INDUSTRIES

LARGEST EMPLOYING INDUSTRIES



### RESIDENT'S OCCUPATIONS

DIVERSITY OF RESIDENT'S EMPLOYMENT



# COMMUNITY CONTEXT

## Brookvale Demographics

- + Brookvale's working population currently dominates the centre with a much smaller resident population.
- + Brookvale accounts for 30% of employment in the Warringah LGA
- + The majority of persons that work in Brookvale, live in the Warringah LGA (60% of workers).
- + The three main employing industries in Brookvale are Retail Trade, Manufacturing and Wholesale Trade, accounting for 50% of total employment;
- + Working residents primarily work in Professional Services, Health Care and Social Assistance and the Retail Trade;
- + With a high percentage of residents aged between 25-39, providing further education, jobs and entertainment will foster self containment of Brookvale's young talent, attract new talent and aid in creating a vibrant centre.
- + Residents and workers are highly reliant on cars. Mechanisms to enable a modal shift to public and active transport will be required to ensure sustainable growth of Brookvale.





## ECONOMICS

- + Brookvale has a strong foundation and trend towards continued economic growth, particularly with respect to creative industries that are the focus of international growth benchmarking. This provides a direct catalyst and should be harnessed.
- + Brookvale is the transaction destination or one stop shop for the region. A development framework in the structure plan must continue to support this diversity.
- + New and larger industries and typologies, including creative and digital technologies, are essential for growth, but are currently limited by a car based environment.
- + Brookvale is home to a number of education facilities. Correlation between new industries, talent and education can be strengthened to sustainably secure the centre's economic future.
- + Brookvale lacks lifestyle and entertainment options. Introducing complementary uses to industry can foster the development of new businesses and activities for leisure.





## TRANSPORT

- + While Brookvale is located on the major transport corridor of Pittwater Rd, it is predominately car based. A shift away from car dependency will increase the attractiveness of the centre to new and emerging businesses, residents and talent.
- + The B-Line will contribute to this shift, particularly when coupled with other initiatives including commuter cycling and walk-distances.
- + Within the centre itself, walking is a preferred mode of transport and should be built upon.
- + Existing car parking, and strategic car parking should be considered, with respect to minimising or better locating facilities, making available land for development.
- + Significant road improvements currently under construction at the Northern Beaches Hospital have the opportunity to ameliorate congestion on Warringah Road.
- + A future Northern Beaches Tunnel and Mona Vale Road Upgrade should be considered within the regional road network hierarchy to further manage vehicles travelling to Brookvale.



An aerial photograph of a coastal town. The town is densely packed with buildings, mostly residential, with a central area containing larger, more industrial-looking structures. A semi-transparent blue polygon is overlaid on the image, highlighting a specific area in the center-right, which appears to be a strategic center or industrial zone. The town is bordered by a coastline with a beach and the ocean. The text "How to enhance a Strategic Centre" is overlaid in white on the right side of the image.

# How to enhance a Strategic Centre





## ✚ 1. ENHANCE YOUR LOCAL ASSETS

Know what makes your place unique.

## 2. EXPORT YOUR KNOWLEDGE

The best way to put yourself on the map is to share and export your assets.

## 3. CREATE VALUE

Place, Infrastructure, Governance, Talent, Innovation, Trade

## 4. INVEST IN PEOPLE

Reskilling and providing training in industries compatible with the demographics of Brookvale is essential to reducing unemployment and enabling industries to grow.

## 5. NETWORKS NOT GOVERNMENT

The age of government providing infrastructure is over. The future is centred around partnerships between multiple tiers of government, agencies and the private sector to secure a region.

## 6. TRACK WHAT MATTERS

Establishing a clear framework to access, measure and record change, is integral to ensuring change is aligned with strategic objectives.





An aerial photograph of a coastal town. In the foreground, there is a large industrial or commercial area with many large, flat-roofed buildings. To the left of this area is a dense residential neighborhood with many smaller houses. In the background, a sandy beach stretches along the coast, with waves breaking on the shore. The ocean is a deep blue. A semi-transparent white diagonal band runs across the image from the top left to the bottom right, serving as a background for the text.

# Stage 1 Consultation Comments





Retain and strengthen Warringah Mall

Attract industry changing fibre factories

Give high priority to local employment and services

Enable 6 storey high rise small factories

Provide cafes, restaurants, and bars in industrial area

More quirky and creative spaces, such as art galleries, and music venues

Upgrade the retail strip and bring in more cafes, restaurants, etc.

Retain light industry - "the machine of the north"

Consider additional tertiary facilities and training including a university

Fast track access to NBN

Introduce a farmers market

Encourage development and evolution of automotive businesses

## **JOBS AND BUSINESSES**

What jobs and businesses do you think should be located in Brookvale over the next 20 years?

What jobs and businesses are essential to be retained within the area?







Provide more  
shop top  
housing and  
townhouses

Provide  
incentives to  
amalgamate  
lots

More density  
on transport  
corridors

Provide  
affordable  
units and  
houses

Consider  
live/work  
warehouse  
industrial units

More tourism,  
hotels, hostels,  
event spaces

Fast track  
access to NB N

Consider  
mixed  
industrial and  
residential  
living

Activate  
John Fisher  
Parkthrough  
development on  
Harbord Rd

Consider  
residential  
height limits

Explore  
warehouse  
conversions  
for student  
accommodation

Encourage  
rooftop  
gardens

Deliver a new  
public high  
school

## **LIVING IN BROOKVALE**

In the future Brookvale, what types  
of housing would you like to see  
available?

Where will the community want to  
live?







Safer road crossings for pedestrians and cyclists in industrial area

Provide park and ride facilities for commuters

Deliver infrastructure to correspond with new housing

Ensure clearly sign posted bike paths which connect to regional paths

Upgrade footpaths for enhanced accessibility

Consider a shuttle bus service within Brookvale

Better street lighting in industrial area, along bike paths and open space.

Improve public transport with B-Line and trains

Consider a Spit Bridge tunnel

Deliver light rail from Mona Vale to Manly

Improved traffic and parking around schools

Better access to facilities for elderly and disabled

Facilitate traffic calming on major roads

Implement 24 hour bus lanes on Pittwater Rd

## TRANSPORT AND ACCESS

In the future Brookvale, how will people get around?

How will visitors get to Brookvale?

What will investment in transport infrastructure be focused on?







Make Brookvale Oval the best park on the peninsula

Retain the off leash dog areas

Connect the open spaces and use creek corridors as recreational links

Provide landscape setbacks on street frontages

Provide more street landscaping

Provide more services and facilities for teenagers, youth and seniors

Provide another creative space like at Curt Curt

More sport fields and barbeques

Provide more parks and accessible open spaces

Provide cultural venues e.g. art galleries and museums

Incorporate art and sculptures into outdoor spaces

Introduce school student involvement in maintaining community gardens

Protect remnant bushland

Create a town centre with a market place

## AMENITY AND OPEN SPACE

In the future Brookvale, what public open space will the community use and what activities will they undertake? Where would you take your friends and family when visiting the area?

In 20 years time, what would you like to hear people say about the future Brookvale?







# Aspirations





## + ASPIRATION 01



### STRENGTHEN THE ECONOMIC PERFORMANCE OF BROOKVALE STRATEGIC CENTRE

- + Leverage the role of Brookvale as the economic centre for Northern Beaches.
- + Facilitate economic and physical self-containment
- + Consider new economic models, typologies and industries.
- + Clearly define the economic purpose of Brookvale.
- + Investigate catalyst/change agent.
- + Attract and cluster talent and jobs.
- + Respond to new and emerging industries.





## ASPIRATION 02

### ACHIEVE A SELF SUSTAINING CENTRE

- + Locate housing close to jobs.
- + Match jobs to demographics.
- + Enable a place to work, live, recreate, entertain and be healthy.





## ASPIRATION 03



### CREATE AN INTEGRATED ACTIVITY CLUSTER

- + Leverage Warringah Mall.
- + Intensify and densify land uses.
- + Consider an innovation district.
- + Tie education to industry.
- + Deliver housing choice, diversity and affordability.





## ASPIRATION 04



### SHIFT AWAY FROM CAR DEPENDENCE

- + Introduce multi-modal public transport initiatives.
- + Design for the pedestrian and cyclist.
- + Manage cars and vehicles.
- + Resolve complex regional road networks.
- + Leverage B-Line on Pittwater Rd and advocate for East/West BRT on Warringah Rd





## ASPIRATION 05



### ENHANCE BROOKVALE'S IDENTITY

- + Strengthen role as Northern Beaches "one stop shop"
- + Not Warringah Mall and an industrial park, but Brookvale Strategic Centre.
- + Make a consistent and definable character.
- + Integrate beach, bush, rivers and topography.
- + Value heritage and cultural diversity.
- + Engage with community and work with stakeholders.





## ASPIRATION 06



### BRING LIFE TO THE STREETS

- + Encourage more cafes, restaurants, bars.
- + Create an events program.
- + Define a destination within Brookvale.
- + Embed recreation within the centre.
- + Enable day and night activation.







## ASPIRATION 07



### LINK BEACH TO THE BUSH

- + Reposition Brookvale to reveal its natural assets.
- + Respond to topography.
- + Integrate water management.
- + Enable a green grid.
- + Enhance native vegetation and wildlife corridors.
- + Ensure a 5 minute walk to open space.





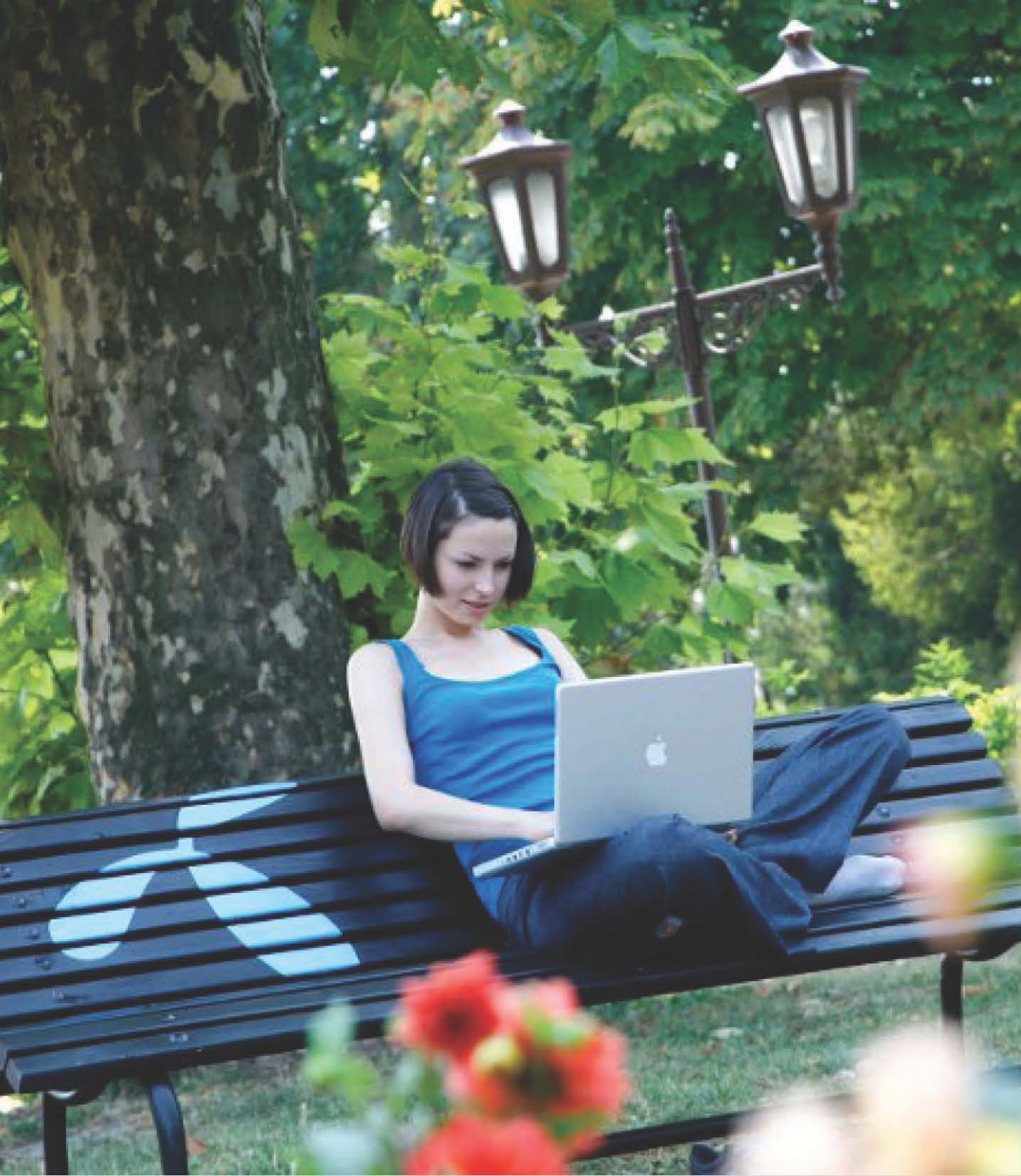
## ASPIRATION 08



### UPSKILL BROOKVALE

- + Reskill and upskill workers in declining industries.
- + Incentivise growth in future industries, services, technologies and research.
- + Tie education (school and TAFE) to industry.
- + Consider future Northern Beaches University.
- + Consider an innovation district.





## ✦ ASPIRATION 09

### PROVIDE DIGITAL TECHNOLOGIES

- + Provide digital technologies to enable work from home.
- + Bring forward the delivery of the NBN.
- + Commit to other knowledge centres in Sydney, Australia and beyond.





## ASPIRATION 10



### DESIGN FOR FLEXIBILITY AND ADAPTABILITY

- + Manage infrastructure capacity.
- + Identify key sites.
- + Ensure staging and phasing.
- + Establish a clear framework to access and measure pressures for change in the future.



An aerial photograph of a coastal town, likely in South Africa, showing a dense residential area with a mix of small houses and larger buildings. The town is situated on a hillside overlooking the ocean. A semi-transparent, light blue overlay is positioned diagonally across the center of the image, containing the text 'The task'.

# The task







## TOPIC DESCRIPTIONS

### LAND USES AND PLANNING CONTROLS

What's working and what's not working with current zoning and planning controls?

### WORKFORCE

What changes are needed to engage and support industry? Availability of workforce, future industries, required job types etc.

### PHYSICAL AND SOCIAL INFRASTRUCTURE

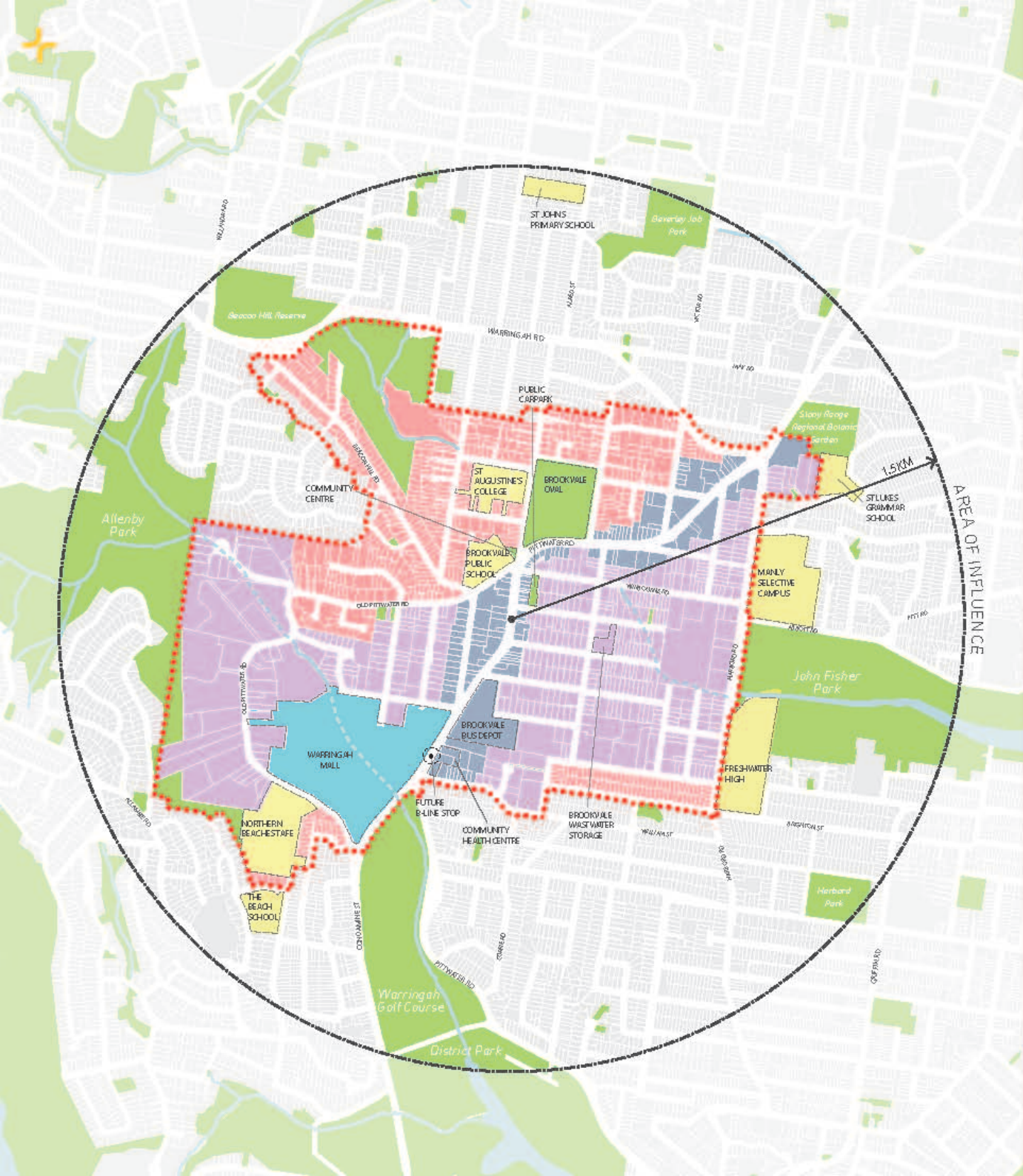
Places for workers to eat/recreate; provision of high speed internet etc.

### CONNECTIVITY

Public transport, road access, parking, cycling, walkability.

### ROLE OF HOUSING

In a jobs focussed strategic centre? Location, density, diversity.







WARRINGAH  
COUNCIL



MACROPLAN DIMASI + ARUP

