



# A new vision for Brookvale

**Draft Brookvale Structure Plan**  
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northern  
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# A new vision for Brookvale

**Our aim is to revitalise Brookvale, creating a vibrant precinct that supports jobs growth and creative businesses, provides more diverse housing options, improves the Pittwater Road strip and increases community and green space.**

It's been some time since we last consulted with the community on future plans for Brookvale.

There are now more of us working locally, a new B-line service and new government policies on employment lands and housing, so the draft Brookvale Structure Plan has been updated to reflect these changes.

Since we last consulted, an extensive traffic and transport study has been

undertaken as well as a new employment study – providing an even higher level of rigor to the draft plan.

How will Brookvale change over the next 15 years?

The draft plan is designed to meet the projected demand for jobs and housing on the Northern Beaches for the next 15 years.



**Jobs**

**+975**



**+2,000-2,500m<sup>2</sup>**

Community  
Facilities



**Homes**

**+1,300**



**+5,000m<sup>2</sup>**

town square with  
new open space



View of the future town square



View of Roger Street



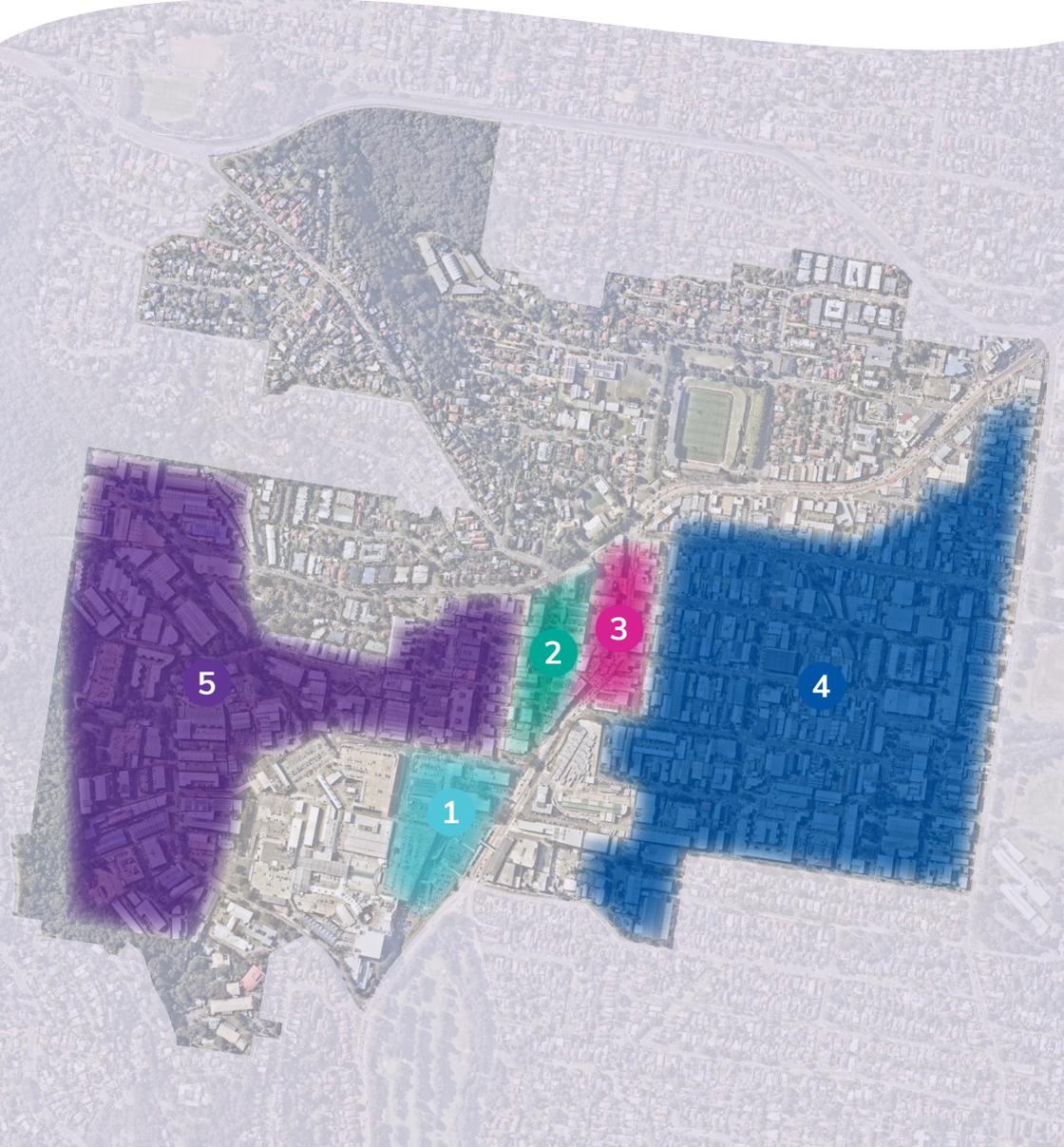
View of Pittwater Road



View of Winbourne Road Car Park

# Proposed character sub-precincts

The draft plan divides Brookvale into five precincts, each with their own characteristics.



**1. The Core:** will be the primary activity hub and civic heart of Brookvale, built on a combination of community infrastructure, commercial office space and residential areas. The Core will integrate a large town square with new open space and

promote active ground floor uses.

**Land zoning:** MU1 Mixed Use & E2 Commercial Centre

**Building heights:** 4 to 12 storeys

**2. Roger Street:** will continue to support light industrial activities like vehicle repairs and showrooms whilst introducing new uses with a creativity focus to support a broader range of working spaces. New uses include

creative maker spaces, creative industries, artisanal food and drink producers and small-scale retail that will co-locate with residential above.

**Land zoning:** MU1 Mixed Use

**Building heights:** 7 to 8 storeys

**3. Pittwater Road:** will be a mixed use corridor with ground level uses for showrooms, offices and creative maker spaces. There are opportunities along Pittwater Road to widen footpaths, increase street tree planting and to

introduce a shared cycleway. There is also the potential for the temporary activation of rear laneways and the Winbourne Road Car Park for events.

**Land zoning:** MU1 Mixed Use

**Building heights:** 7 to 8 storeys

**4. Industrial East:** will continue to support a range of industrial urban services, while encouraging creative industrial and compatible non-industrial uses (e.g., indoor recreational facilities) to focus towards the creative hub area in the Pittwater Road sub-precinct. Priority will be given to industrial activities that provide a range of supply chain

functions for the various trades serving the region. We will continue to see uses such as automotive specialists, industrial producers, stonemasons, furniture makers, ceramicists and industrial food and beverage producers.

**Land zoning:** E4 General Industrial

**Building heights:** 4 storeys

**5. Industrial West:** will continue to support a range of larger industrial and manufacturing business and urban services. Employment uses along Dale Street will provide a transition between the residential uses in Roger Street by supporting less intrusive employment uses such as small-scale office spaces.

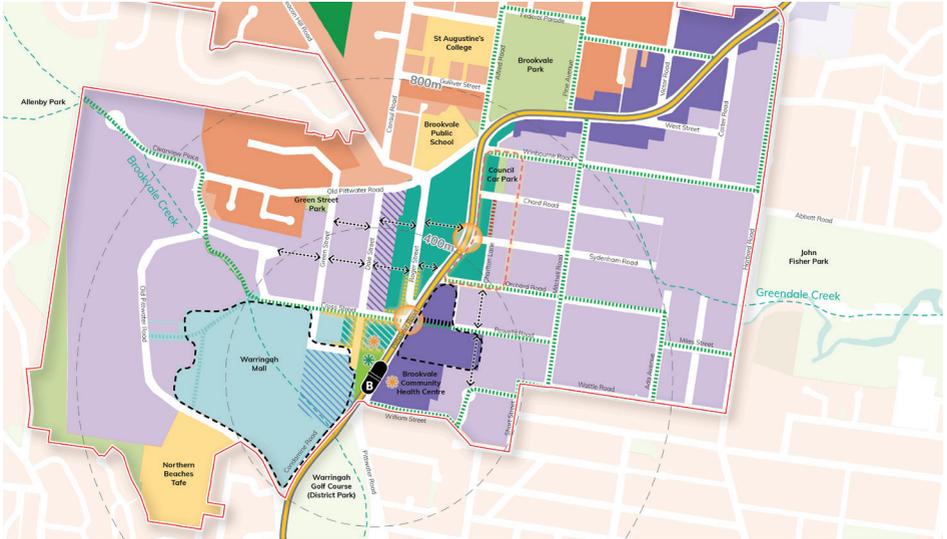
Pedestrian linkages with new landscaping features will enhance connections to nearby public open spaces such as Allenby and Green Street Parks.

**Land zoning:** E4 General Industrial & SP4 Enterprise at Dale Street

**Building heights:** 4 storeys

# Proposed structure plan

A structure plan provides a spatial framework for an area by coordinating land use, growth and infrastructure needs. The Brookvale Structure Plan will guide future land use planning decisions in Brookvale, for the next 15 years.



## Legend

- |  |   |   |  |
|--|---|---|--|
|    | Investigation Area Boundary             |    | Productivity Support   |
|   | Area Subject to Long Term Investigation |   | Commercial Core  |
|  | Creative Hub                            |  | Potential for future mixed-use and open space, subject to road network capacity requirements |
|  | Public Open Space                       |  | Improved Crossing and Public Domain  |
|  | Environmental Conservation              |  | Green Street / Link  |
|  | 400m/800m From B-Line Stop              |  | Proposed Through Site Links  |
|  | Riparian Zone (Creek)                   |  | Proposed Future Laneway  |
|  | Education                               |  | Potential Pittwater Road / Cross Street / Powells Road Extension                             |
|  | Low Density Residential                 |  | B-Line Stop  |
|  | Medium Density Residential              |  | B-Line Route   |
|  | Mixed Use                               |  | Potential Future High Street (Extension of Dale Street)                                      |
|  | Commercial Core / Mixed Use             |  | Active Frontage  |
|  | Industrial                              |  | Potential Future Town Square   |
|  | Enterprise                              |  | Community / Civic Uses   |

# What's changed?

Following community feedback and analysis of the new traffic and employment studies, some changes have been made to the original draft plan including:

- the town centre has been refocused around the B-line bus stop with 5,000m<sup>2</sup> of land for a new town square
- more streets will be upgraded, more trees planted and cycleways implemented
- creativity and after-hours uses have been better supported with a focus on creating a night-time economy
- additional dwellings are proposed and building heights increased in some areas to provide more diverse housing options and feasible commercial spaces
- a 5% affordable housing target has been added to support key workers
- the types of businesses allowed in our industrial zones has been defined to ensure we protect our local industrial spaces
- opportunities have been provided for local professionals and entrepreneurs to work locally and grow their businesses with high quality office space close to the town centre.





**Learn more and have your say**  
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Submissions close 28 February 2023

