

21 July 2026

Mr Scott Phillips
Chief Executive Officer
Northern Beaches Council
PO Box 82
MANLY NSW 1655

Sent to: council@northernbeaches.nsw.gov.au

Dear Mr Phillips

Brookvale Precinct Planning Proposal

I write in relation to the planning proposal for Brookvale that is being put to Council at its meeting this evening.

This is an area that is ideally suited to higher density, being in close proximity both to employment lands and to transport networks such as the B-line. The proposed increase of housing from 1,350 to 2,900 homes is recognition of these benefits.

However, we encourage Council to be more ambitious, and to consider increasing density even further to capitalise on the placement of Brookvale Town Centre and to enable it to become the Strategic Centre that the plan envisions.

Greater Sydney is at the centre of a housing supply crisis that will only be addressed by increasing residential development.

Median prices for sale and rent in Brookvale have increased significantly over the past year, putting pressure on affordability and making it harder for residents to purchase a new home.

By allowing the greater use of mixed-use development and increased density within the precinct, Council would stimulate investment in new housing projects. This would not only deliver more housing in an area that can accommodate it, but it would improve community facilities and business activity for the benefit of all Northern Beaches residents.

It would also increase the diversity of housing needed to cater to the region's growing and changing population, as has been the experience of similar town centre locations, such as Burwood, Chatswood, and Parramatta Road.

Rather than simply retaining existing FSR controls and making only targeted amendments, Urban Taskforce encourages Council to take the opportunity to transform the Brookvale Precinct and to create conditions that will encourage housing development.

Increases in height and FSR across the precinct – rather than on a limited basis – will help to ensure project feasibility, enabling the delivery of new housing and helping Northern Beaches Council to achieve its targets under the National Housing Accord.

We look forward to the public exhibition of the proposed plan.

Should you wish to discuss any aspect of this submission further, please contact me on 0411-875-366 or via email paul@urbantaskforce.com.au

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Paul', with a long horizontal flourish extending to the right.

Paul Waterhouse
Acting Chief Executive Officer