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Record of Comments

arising from the

Warringah Mall State Significant Development Application No. SSD-83464714
Community Consultation Face-to-Face Session 1

Held on 12 August 2026, 9:30am-11:30am

at the Community Room above Westfield Warringah Library

Prepared for

Participants from the Community Consultation Face-to-Face Session 1

Prepared by

Urban Concepts

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Urban Concepts has taken every care to ensure that the comments raised by the participants have been faithfully represented and recorded. If there are comments that have not been recorded or recorded incorrectly we apologise for any misunderstanding and advise that it has not been deliberate.

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Warringah Mall State Significant Development Application No. SSD-83464714 Community Consultation Face-to-Face Session 1

12 August 9:30am-11:30am

Urban Concepts advises that 26 people participated in the Warringah Mall Redevelopment Community Consultation Face-to-Face Session 1.

The following project representatives participated in the Community Consultation Face-to-Face Session and responded to questions raised by participants during the facilitated question and answer session:

- **Mark Grant**, *Senior Development Executive, Integrated Mixed-Use Development* (Scentre Group)
- **Emily Wombwell**, *Partner* (SJB Architecture and Urban Design)
- **Frankie Layson**, *Partner* (SJB Architecture and Urban Design)
- **Tim Blythe**, *Partner* (Urbis)
- **Jeffery Baczynski**, *Practice Leader Transport Advisory* (SLR Consulting)

The following comments were recorded during the facilitated question and answer time.

COMMENT/QUESTION	CONSULTANT RESPONSE
Why do the presentation materials not show the height difference clearly? Why does the website, mall exhibition and presentation materials not show a building that is twice as tall as the surrounding buildings, given that the proposal includes towers of up to 39 storeys? Would like to know why?	The project team said the presentation materials had been limited to the essential information, while more detailed drawings would be prepared for the concept master-plan documentation and application. The aerial-perspective drawings were intended to show the change in scale. When the resident asked whether the visual comparison accurately represented a 39-storey building next to a 20-storey building, the team referred to the stepped form of the buildings. The team stated that one building has a lower section of approximately 26-storeys before stepping up to the higher component.
How tall will the 39-storey buildings be compared with Beacon Hill? Are the proposed buildings as high as Beacon Hill? There is information floating around that the towers are taller than Beacon Hill.	The project team said sectional analysis had been undertaken as part of the design report. They stated that the buildings had been reduced to remain below Beacon Hill, with the proposed buildings approximately 125 metres high and Beacon Hill approximately 130 metres high. The response indicated that the buildings would be below the elevation of Beacon Hill.

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COMMENT/QUESTION	CONSULTANT RESPONSE
How will the towers affect views from surrounding suburbs and beaches? Residents expressed concern that the towers would be visible from areas including Beacon Hill, Freshwater and Curl Curl beach, and would significantly alter views across the valley and coastline.	The project team said a detailed visual-impact assessment would be included with the formal application. They also referred to the existing Brookvale Structure Plan, which anticipates a changing skyline in the area. Scentre Group is proposing buildings in the same places as the Brookvale Structure Plan.
Why is the project being called a "Town Centre" when residents did not ask for one? When did the community say it wanted a Brookvale Town Centre, and why is this project being presented as a town centre?	The project team said the town-centre concept originated with Northern Beaches Council through the Brookvale Structure Plan, which had been under development since 2017. The site was identified as an appropriate location because: • It is near the B-Line stop and public transport. • It is already a place visited by many local residents. • Brookvale does not currently have a traditional town centre or civic meeting place. • The site could provide a meeting place for residents, shoppers and visitors. The team said the project was attempting to implement Council's vision, although Scentre Group and Council had different views about the height and planning framework. Scentre Group said it had undertaken several engagement activities, including independent research by its market research agency which involved 898 current and future Northern Beaches residents. The team also referred to ongoing feedback received through Westfield concierge desks and customer interactions. One theme identified through this feedback was a perceived lack of dining options and a desire for venues that felt more local and suitable for occasions such as date nights and family celebrations.
Why has the media not been invited to the community sessions? Why were media representatives not	The project team said relevant media had been briefed separately by Scentre Group and that an advertorial information package was provided that included details about the community consultation events.

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invited to the face-to-face community meetings?	Reference was made to coverage in the Manly Observer and other publications. The project team said media engagement is within the remit of the business' Corporate Affairs team.
Why is development of this scale necessary to create the town centre? Why does delivering a town centre require development of the proposed scale?	The project team said the proposed town centre would require significant investment in: • Approximately over half a hectare of open space. • Community facilities of approximately 2,300 square metres. • Active-transport infrastructure. • Roads and other supporting infrastructure. The team said these elements would be expensive to deliver and that the development component was intended to help fund them. It stated that creating a town centre would require transforming the existing centre rather than simply adding a small public space.
Why are buildings of up to 39 storeys being proposed in Brookvale? Residents said that 39-storey buildings were out of scale with the Northern Beaches and that the proposal represented an unreasonable change, even if some development was accepted.	The project team said Sydney's planning environment was changing, with increased medium and high-density development expected around key transport nodes. It referred to recent planning reforms and said other centres were also being assessed for buildings of similar scale. The team also described the proposal as a long-term plan, potentially taking 20 to 25 years to build that would be delivered progressively over many years.
What will the apartments cost? What will be the likely price range for the proposed apartments, particularly three- and four-bedroom apartments?	The project team said it was too early to provide specific prices because there were many variables between the consultation stage and any future release. It said the apartments would be positioned as competitively as possible, taking into account: • The location away from the beachfront. • The volume of apartments proposed. • Market conditions at the time of release. The team also said the project was considering a range of housing products, including one, two, three and four bedroom apartments and possible retirement-living options.
Will the apartments be genuinely affordable for local families? A resident said the Northern Beaches needed	The project team said the proposal was intended to provide a wider range of housing options than currently available in the Northern Beaches, including larger apartments suitable for families. It said two, three and four bedroom apartments could provide an alternative for

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affordable housing for families, not only small apartments for essential workers. Concern was expressed that young families were leaving the area because they could not afford a house or suitable accommodation.	families who did not want, or could not afford, a detached house with a large yard. The team acknowledged that the final price points were not yet known and that the broader affordability problem involved state-government and market factors. It also said the Northern Beaches had a significant shortage of affordable housing and that more housing diversity would be required across locations such as Brookvale and Frenchs Forest.
How will the proposal address the shortage of family housing? Residents said the loss of younger families from the Northern Beaches was affecting local communities and schools. One participant raised concern that available housing was being used as investment property and that many homes were vacant or unavailable to local families.	The project team said the proposal was not intended to provide a single, standardised housing product. Instead, it was considering a mix ranging from: • Accommodation for essential workers. • Below-market rental opportunities. • Family-sized apartments. • Downsizer apartments. • Potential retirement living. • Privately owned apartments. The response supports the proposition that diversifying housing options could help more people remain in the area.
Will local residents lose district and coastal views? Residents asked whether people in Allambie Heights, Beacon Hill and other elevated locations would lose district views because of the proposed towers. The towers being 39-storeys will enable district and beach views, which would increase overall price and become less affordable.	The project team said the Brookvale skyline would change regardless of this development as a result of the Council's proposed new height controls for the Precinct and noting there is a distinction between distant views and close views, explaining that residents often have a broad visual catchment rather than one fixed view. The project team acknowledged that some perspectives would change, but the formal view-sharing assessment would determine whether those changes were considered reasonable under established planning principles.
Why are there limits on suburban house heights	The project team referred to the visual impact and view-sharing assessments required for the project. It explained that planning

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but apparently no equivalent limit on apartment towers? Why can't residents build excessively large houses in suburban streets, while much taller apartment buildings appear to be proposed in the town-centre area?	principles do not guarantee that every existing view will remain unchanged, but they require an assessment of whether the impact represents a reasonable view-sharing outcome. The team encouraged residents to review the detailed visual assessment once it was exhibited with the formal development application.
Why is growth concentrated in Brookvale rather than spread across the Northern Beaches? Why is so much of the planned growth being concentrated in Brookvale when the Northern Beaches has limited transport access and only a small number of major routes in and out?	The project team said Council had deliberately concentrated the area of significant change to the Watermark/Old Pittwater Road corridor. The stated reason was to retain Brookvale's existing employment, industrial and service functions elsewhere in the suburb. The team said concentrating housing in a defined corridor allowed other employment land to be retained. It also said Brookvale had been identified by the NSW Government and Council as the most logical location for substantial growth on the Northern Beaches.
Could housing growth be directed to Ingleside instead? A resident suggested that areas such as Ingleside could provide an alternative location for housing growth and reduce pressure on Brookvale.	The project team said Ingleside had previously been considered for a much larger housing expansion but that the proposal had ultimately been rejected because of bushfire evacuation and life-safety risks. The team said this decision placed greater focus on Brookvale to accommodate part of the region's housing obligations. Frenchs Forest was also mentioned as another area experiencing planning change, although it was acknowledged that projects there faced their own viability and affordable-housing challenges.
Why was an incorrect address listed on the UrbanTalk project page? A participant asked why two addresses were listed for the project, including 154 Old Pittwater Road,	The project team acknowledged that the address was an error and apologised. It explained that information for a complex project had been assembled by multiple people and that the incorrect address had been included inadvertently. The mistake has been rectified. The participant also raised potential future cooperation with TAFE concerning education, accommodation and the needs of staff and students. The response welcomed further discussion and noted that

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COMMENT/QUESTION	CONSULTANT RESPONSE
which they understood to be a TAFE property. They asked whether this indicated a wider takeover or was simply an error.	TAFE was growing and had capacity pressures. A concern about traffic flows around the stage 1A building was raised, for future discussion with Scentre Group.
Who will own and manage the completed project? Will Scentre Group manage the project and operate the towers after they are completed?	The project team said future ownership would depend on the type of product delivered. Traditional apartment buildings could be sold to individual homeowners or investors. Scentre Group stated that wherever possible it would seek to retain ownership and responsibility for the ground plane and public realm elements that potentially include: • Roads. • Bikeways and paths. • Parks and public-realm areas. • Retail spaces. • Landscaping and maintenance. • Insurance. • Repairs and upkeep. • Security and site management. The team said the precinct would continue to be managed as a safe, clean and active environment, with the possibility of events and activities extending into the new open-space areas.
Will Scentre Group retain some apartments to rent out? Will Scentre Group retain ownership of some apartments and rent them to the public?	The project team said Scentre Group may retain some apartments, but it could not confirm this at the consultation stage. The final mix had not been decided. The team discussed “build-to-rent” as one possible housing model. It described build-to-rent as providing longer-term rental certainty, because homes are purpose-built and held by an institutional owner rather than being subject to an individual landlord’s decision to sell or move back into the property.
What percentage of the apartments might be retained for rental? What proportion of the dwellings could be retained by Scentre Group or another institutional owner for rental purposes?	No percentage was provided. The project team said it was still considering the mix between: • Private sale. • Owner-occupation. • Private investment. • Build-to-rent. • Retirement living. • Other possible housing models.

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	It stated that these decisions had not yet been made and would depend on further discussions, project viability, and the final proposal. The team also said Council approval would generally relate to the approved use rather than prescribing the percentage of dwellings that must be retained or sold under each ownership model.
How will the towers affect nearby residents' sunlight and views? A resident of William Street said the towers would block sky views, reduce the outlook from their front room, create colder winters, and negatively affect nearby seniors.	The project team referred to the shadow diagrams presented during the session. It said the diagrams modelled the winter solstice on 21 June, which was described as the worst-case period for shadow impacts. The response indicated that: • The shadows would move across the area rather than remain stationary. • The affected area would generally be untouched in the morning. • Shadows would begin to reach the area around midday and move through during the afternoon. • Summer and shoulder-season shadow impacts would be less extensive because of the higher solar angle. • The spacing between taller buildings was intended to provide gaps between shadows and preserve views of the sky. The resident also asked whether the building opposite William Street could be moved. The response indicated that the buildings flanking the B-Line stop were central to the proposed town-centre arrangement.
Can't we build over the Warringah Mall site? A resident of Dee Why questioned whether there was consideration given to building on top of the Warringah Mall site, and if not why?	The project team answered by explaining building on top of the mall would cause large disruption to the functioning of the centre, networks, security, fire evacuation and servicing. The project team had considered this approach and determined it was not viable.
Brookvale is a basin, and the consequence of light and noise pollution is a concern, how has this been addressed? A resident raised how light and noise pollution regenerated from the new	The project team answered by explaining that noise and light pollution is controlled by Council regulations, and the project will be required to comply and respect light/noise in parts of the day.

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development is a potential concern from the 18-hour economy.	
When would the timing of traffic upgrades be made? Is upgraded traffic infrastructure going to be provided before the project is commenced, as there are concerns around introducing more people without these upgrades.	The upgrades have been designed to handle capacity above the proposed maximum capacity. The project will deliver half of the bus lane, which will be on the southern side of Cross Street, as Scentre Group doesn't have control of the northern portion. Council is focusing and dedicating funding more to road network than bus transport. The timing of these road upgrades will occur as the development rolls out, and the development contributions are received through Council.
QUESTIONS ON NOTICE	
Whether office space or particular towers can be relocated.	Scentre Group advises that the orientation of the proposed public open spaces, and street grid within the proposed town centre together with the existing shopping centre entries and service docks limit opportunities for flexibility.
Detailed traffic impacts around TAFE and nearby towers.	Scentre Group advises that these are included in the Northern Beaches Council Traffic Model.

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