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WARRINGAH MALL HDA SCOPING REPORT

Prepared for:

Scentre Group

April 2025

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Acknowledgement of Country

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We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming
Artist Hayley Pigram
Darug Nation
Sydney, NSW

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1. INTRODUCTION

This Scoping Report has been prepared on behalf of Scentre Group (**Scentre**). It constitutes a request for Secretary's Environmental Assessment Requirements (**SEARs**) to guide the preparation of an Environmental Impact Statement (**EIS**) that will accompany a State Significant Development Application (**SSDA**) for any proposed mixed-use redevelopment of Westfield Warringah, Pittwater Road Brookvale (**the site**).

State Significant Development Declaration Order 2025 (No 3) states:

(4) *The following development is declared to be State significant development:*

- (e) *Development specified in EOI application 233529 dated 22 January 2025 including development for the purposes of mixed use development comprising commercial premises, residential accommodation and passenger transport facilities at 145 Old Pittwater Road and 123 Old Pittwater Road, Brookvale.*

The SSDA will seek approval for the following works:

- Concept approval for eight development blocks to facilitate a mixed use development within Warringah Mall.
- Stage 1 works for the construction of a 33 storey mixed use tower and public open space.

In accordance with the Housing Delivery Authority (**HDA**) program, a separate but concurrent Planning Proposal will be submitted, which seeks amend the *Warringah Local Environmental Plan 2011* (**Warringah LEP**) to:

- Rezone the site from E2 Commercial Centre and E4 General Industrial to MU1 Mixed Use to allow a truly mixed-use development incorporating commercial premises, residential accommodation and passenger transport facilities.
- An Additional Permitted Use of 'residential accommodation' for land subject to the SSDA, noting that the MU1 Zone in the Warringah LEP only permits shop top housing.
- Introduce the following development standards:
 - A maximum height of building development standard ranging from 47 metres to 129 metres for land subject to the SSDA
 - A floor space ratio development standard ranging from 3.4:1 to 5.3:1 for the land subject to the SSDA.
- Introduce a local provision to ensure development to ensure that development on land is carried out in accordance with a site-specific development control plan.

This request has been prepared to address both the Scoping Proposal requirements for an SSDA and the strategic and site-specific merits of a Planning Proposal.

The purpose of this Scoping Report is to:

- Indicate early community views on the project and identify what engagement will be carried out during the preparation of the EIS.
- Identify the key matters requiring further assessment in the EIS and the proposed approach to assessing each of these matters.
- Provide a preliminary strategic and site-specific merit assessment of the proposed amendment to the LEP.

The proposed development qualifies as State Significant Development (**SSD**) in accordance with the *Environmental Planning and Assessment (Housing Delivery Authority) Order 2024* (**HDA Order**), following the positive evaluation of an Expression of Interest (**EOI**) submitted to the HDA on 22 January 2025. A subsequent recommendation to the Minister for Planning for this project to be declared State Significant was made by the HDA on 17 March 2025.

This Scoping Report should be reviewed in conjunction with the preliminary Urban Design Study prepared by SJB that accompanies this document.

1.1. APPLICANT DETAILS

The details of the Applicant for this SSDA and concurrent Planning Proposal are provided in **Table 1**.

Table 1 Applicant Details

Category	Information
Entity	Scentre Design and Construction Pty Ltd ACN 53 000 267 265
Address	85 Castlereagh St, Sydney NSW 2000

1.2. SITE OVERVIEW

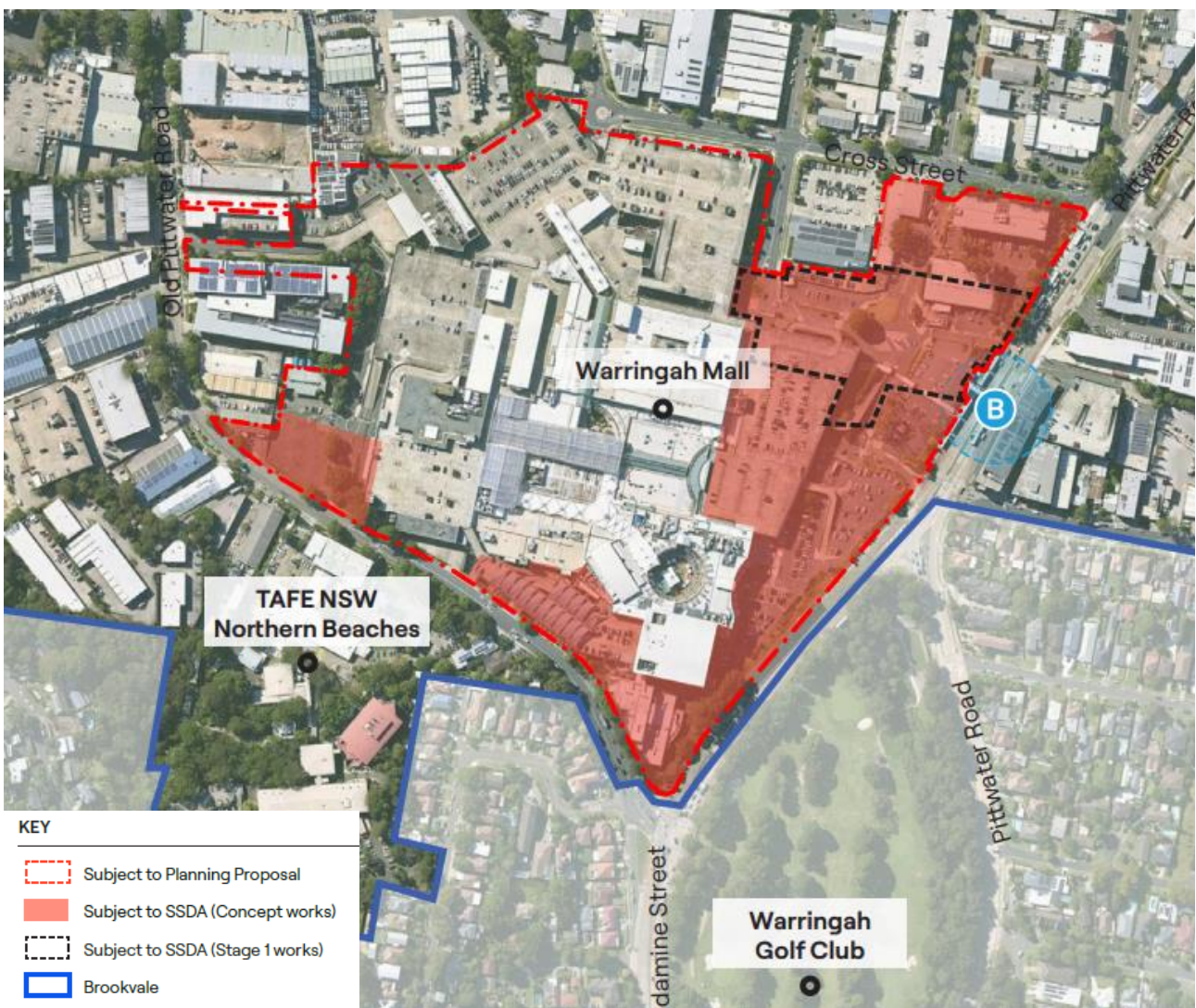
Table 2 Site Overview

Matter	Description	
Country	Darug Country	
Street Address	145 Old Pittwater Road, Brookvale (main shopping centre) 123 Old Pittwater Road, Brookvale	
Legal Description	Lot 103 DP1247294 Lot 1 DP529544	
Site Area	Subject to SSDA – 68,000 sqm (approximately) Subject to Planning Proposal – 17.6 hectares	
LGA	Northern Beaches Council	
Existing development	<p>The site is bound to the north by Cross Street and adjacent industrial lands, to the south by Old Pittwater Road and to the east by Condamine Street and Pittwater Road.</p> <p>The site currently accommodates Warringah Mall which is a partially enclosed shopping centre which incorporates open-air and undercover multi-storey car parking. The mall itself and associated decked parking is generally positioned on the central and western third of the site.</p> <p>The eastern portion of the site (which is subject to the SSD works) accommodates a two storey medical centre and Bunnings Warehouse, which is accessible via the internal street network. This portion of the site also provides at grade parking and vehicular access ramps to upper level car parking. The Brookvale Rapid Transit B Line Stop which is the key public transport arterial route from the CBD to the Northern Beaches is directly adjacent to the site on Pittwater Road.</p>	
Warringah Local Environmental Plan 2012 (Warringah LEP) development standards	Zoning	145 Old Pittwater Road, Brookvale – E2 Commercial Centre 123 Old Pittwater Road, Brookvale – E4 General Industrial
	Height of Buildings	145 Old Pittwater Road, Brookvale – No height control applies 123 Old Pittwater Road, Brookvale – 11 metres

Matter	Description	
Floor Space Ratio (FSR)	No FSR control applies across the site	
Minimum lot size	145 Old Pittwater Road, Brookvale – No control applies 123 Old Pittwater Road, Brookvale – 4,000sqm	
Landslide Risk	The majority of the site is identified as landslide risk land with 'slope less than 5 degrees'. A small portion of the site on the southern boundary is identified as 'flanking slopes from 5 to 25 degrees'.	
Flood Risk	The majority of site is identified as flood prone land.	
Acid Sulfate Soil	The north-east portion of the site is identified as both Class 4 and Class 5 acid sulfate soils	

A site aerial is provided at **Figure 1** which confirms land application for the Planning Proposal and SSDA.

Figure 1 Site Aerial



Source: Urbis

2. PROJECT BACKGROUND

2.1. OVERVIEW

Established in 1963, the Warringah Mall Shopping centre is one of the largest shopping centres in metropolitan Sydney and the primary retail destination on the Northern Beaches of Sydney. Catering to a trade area population of 321,000 and an accessible market of 750,000, it offers a premium retail experience with a unique outdoor ambience.

The mall currently hosts 132,102m² GLA of retail and features Australia’s Myer, David Jones, BIG W, Coles, Kmart, Woolworths, and Bunnings; along with 359 speciality stores. The centre is built off a traditional internalised mall model with interconnected retail loops that have been added to over time. The mall features 4,577 parking spaces distributed across 6 parking areas, both at grade and multi levels decks.

While retaining its primacy as a retail destination it has been long recognised that the eastern frontage of Warringah Mall in particular, could better integrate into the wider Brookvale precinct and leverage its important transit orientated position.

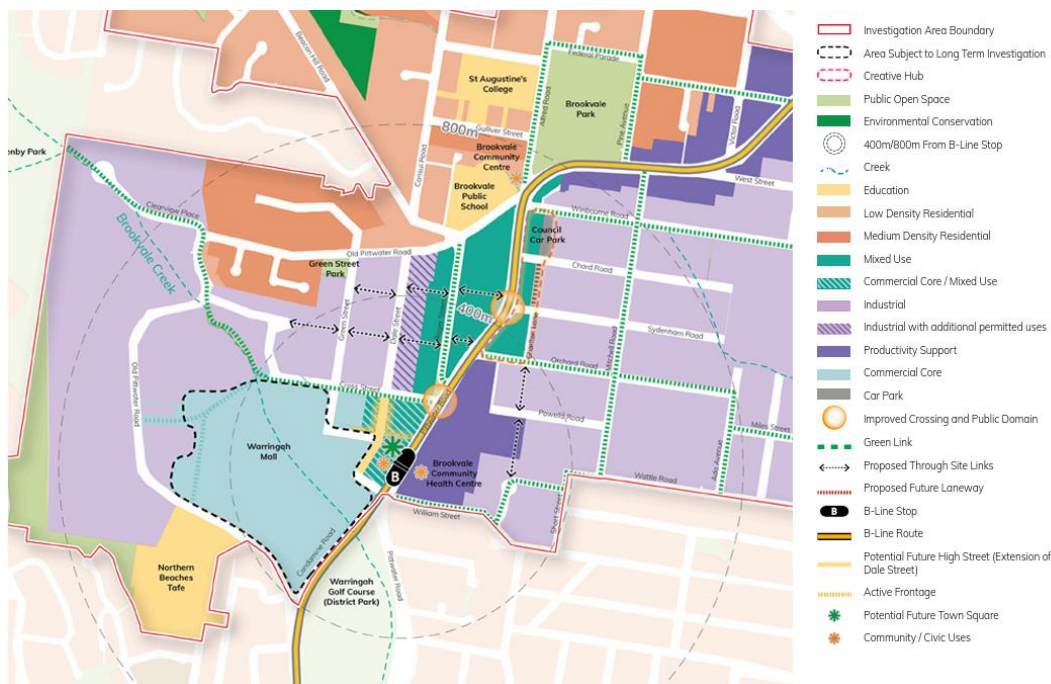
2.2. BROOKVALE STRUCTURE PLAN

The Brookvale Structure Plan (BSP) is a strategic framework designed to guide the future development and growth of Brookvale. The plan was endorsed by Council in November 2023 and focuses on enhancing the area’s economic vitality, improving transport and connectivity, and creating a more liveable and sustainable urban environment. Key elements include upgrading infrastructure, promoting mixed-use developments, and enhancing public spaces to support a vibrant community. The plan aims to balance growth with the preservation of Brookvale’s unique character, ensuring it remains a dynamic and attractive place for residents, businesses, and visitors.

Key elements of the first stage of the BSP include:

- 5,000sqm town square/greenspace
- 1,350 new dwellings
- A new town centre around the B-line stop
- 2,000-2,500sqm of community facilities in the proposed town square

Figure 2 Brookvale Structure Plan



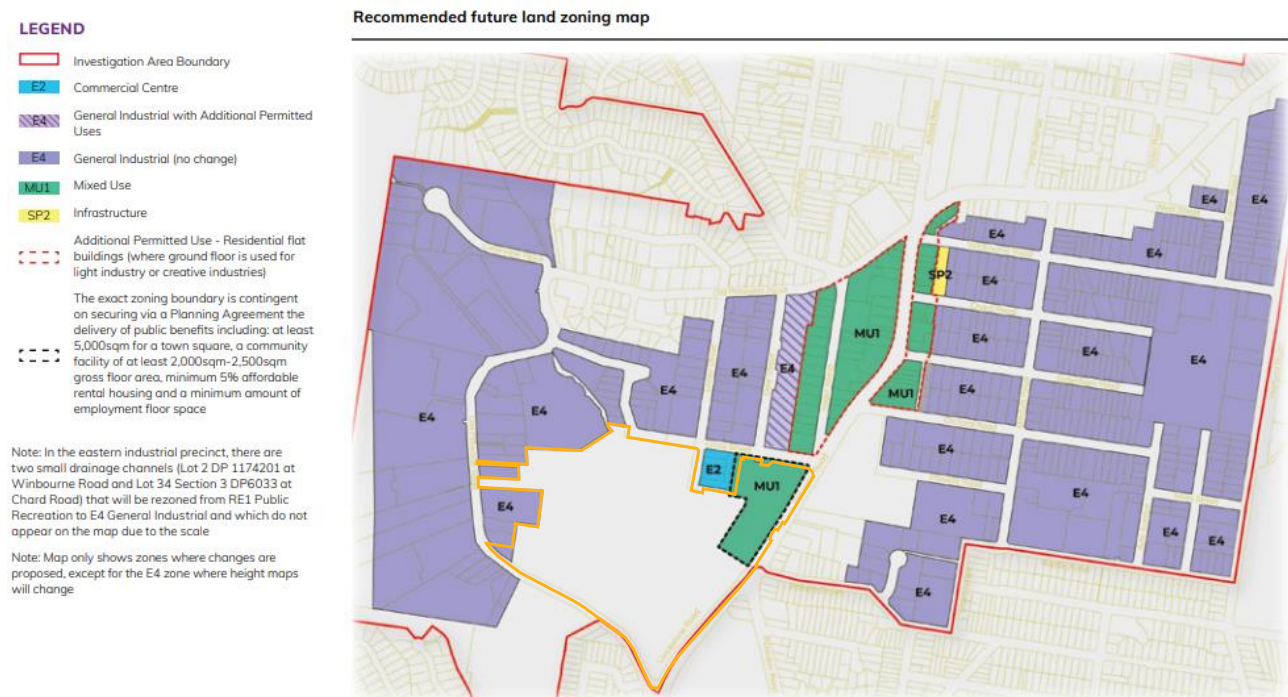
Source: Northern Beaches Council

Warringah Mall is designated in the BSP plan as the “core” of the Precinct. The core is described as *‘the primary activity hub and civic heart of Brookvale, built on a combination of community infrastructure, commercial office space and residential areas’*.

The Structure Plan identifies that a large town square with new open space will be introduced adjacent to the B-line stop. The proposed distribution of height and density of the structure plan has also focussed taller heights toward the B-line stop and on larger unfragmented sites including Warringah Mall.

The adopted BSP includes proposed implementation measures including land rezoning, and the introduction of building height and FSR controls for the areas of change identified in the BSP. The extract from the BSP below indicates that the north-eastern corner of the subject site (identified in orange) is identified as being a future Mixed Use Zone.

Figure 3 Brookvale Structure Plan – Recommended Future Land Zoning Map with the site in orange



The BSP also foreshadows opportunities to accommodate significant additional dwelling growth subject to the commitment of funding for major infrastructure upgrades. In this regard, the Warringah Mall site is identified to further leverage this well located large and consolidated landholding.

2.3. IMPLEMENTATION OF THE BROOKVALE STRUCTURE PLAN

Following the adoption of the BSP in November 2023, Northern Beaches Council (**Council**) has been undertaking the necessary technical studies to support a Planning Proposal, draft DCP and s7.11 contributions plan for the areas identified in the plan for change. We understand that these studies and the draft Planning Proposal and contributions plan will be drafted for Council’s consideration in late 2025.

Scentre Group has been actively engaging with Council during and post the adoption of the BSP. A key aspect of this engagement has centred around the concerns that the BSP vision is not deliverable on the Warringah Mall site given the dwelling yield offered for the site (including the development footprint) compared to the expectation of public benefit delivery including the provision of affordable housing.

With this in mind and in seeking to take the BSP towards LEP implementation, Council agreed to collaborate with Scentre in respect to traffic modelling (and other consultant inputs) as part of ensuring that the next iteration of the plan (and ultimate draft LEP) would seek to overcome some of the more fundamental feasibility and delivery issues raised by Scentre. In essence, the BSP vision is highly dependent on the ability of Scentre to execute, given that the Warringah Mall site is the proposed future urban centre of Brookvale and the reality is that significantly more housing and associated development density is required to deliver the public benefit expectations.

While Scentre has sought a SSD declaration through the HDA process, this does not alter its willingness to continue to engage with Council throughout the further implementation of the BSP. In fact, the SSD pathway proposed for the Warringah Mall site will need to be cognisant of the planning for the balance of the BSP precinct.

In summary, the redevelopment of the Warringah Mall site aligns with the objectives and visions of the Brookvale Structure Plan for the following reasons:

- The site is in single ownership and the most significant landholding within the structure plan investigation area.
- The development opportunity to deliver the required housing is located on underutilised parts of the site.
- The proposal is strategically aligned to the Brookvale Structure Plan and this would be a catalyst project to deliver on the plan.
- It will deliver tangible public benefits as identified in the Brookvale Structure Plan.
- It does not limit the ability of other landholdings within the BSP area to leverage the proposed new controls under the future LEP for the precinct.

2.4. NORTHERN BEACHES HARMONISATION LEP

Northern Beaches Council are currently progressing with a new comprehensive Northern Beaches Local Environment Plan (**Northern Beaches LEP**) to harmonise existing planning legislation which is currently managed via multiple environmental planning instruments.

The latest update on the Northern Beaches Council website from February 2025 states that Council is awaiting formal advice and a Gateway Determination on the Planning Proposal from the NSW Government and are concurrently preparing a consolidated draft Development Control Plan (DCP).

It is intended that once the LEP is finalised, the new controls for the site will be incorporated into the new environmental planning instrument.

3. PROPOSED DEVELOPMENT

The following sections of the report provide a comprehensive description of the proposal, including the proposed concept layout and land use activities, staging and infrastructure delivery.

Further details on the Concept and Stage 1 works are provided within the preliminary Urban Design Study prepared by SJB that accompanies this document.

3.1. CONCEPT PROPOSAL

The Concept Proposal involves the delivery of a new urban structure to Warringah Mall delivering:

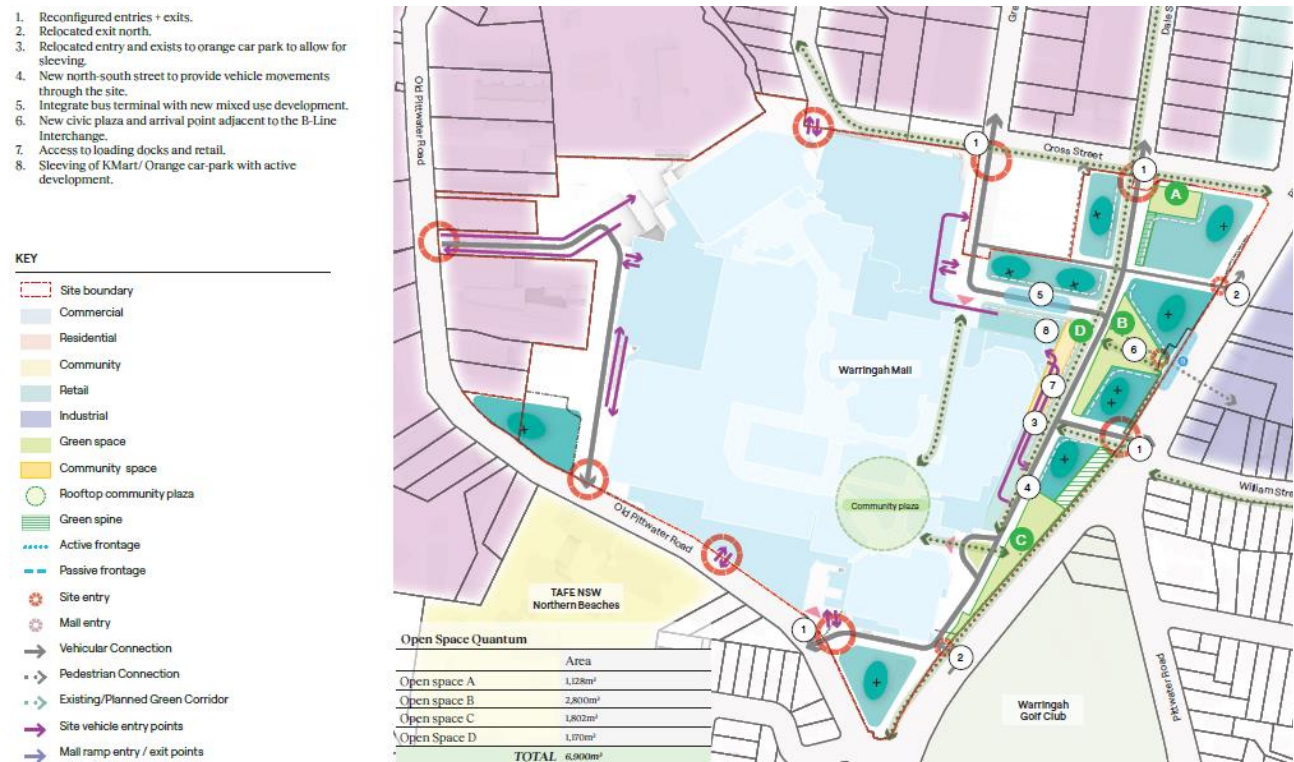
- 8 development blocks which accommodates approximately 1,500 new dwellings
- Associated roads and infrastructure upgrades
- An open space network incorporating 5,730sqm of public open space

The Structure Plan prepared by SJB Architecture illustrates the general arrangement for development which includes:

- Four development blocks on the eastern frontage of the site addressing Condamine Street and Pittwater Road.
- Two development blocks to the north of the existing retail centre orientated towards Cross Street.
- The development block for the south gateway site, located on the corner of Old Pittwater Road and Condamine Street.
- The western precinct block opposite the Northern Beaches TAFE College.

Additional parking will also be provided within the existing carparking associated with the shopping centre.

Figure 4 Indicative concept plan



Source: SJB

A preliminary (numerical) overview of the proposed development is provided within **Table 3**. It is intended to develop the site across eight blocks over 20 years.

Table 3 Preliminary Numerical Overview of Concept Works

Descriptor		Proposal
Maximum Building Height		129 metres (RL 140)
Storeys		8 development blocks ranging from 12 storeys to 39 storeys
Dwellings		1,500 apartments
GFA	Residential	144,950sqm
	Non-residential	31,870sqm (including commercial, retail, allied health, gymnasium, food and beverage and community facilities)
	Total	176,830sqm (approx.)
Estimated car spaces		2,500 (approx.)
Affordable Housing Contribution		5%
Public open space		6,900sqm

To facilitate the proposed development will result in changes to the existing Warringah Mall including:

- Removal of the existing medical centre, large format retail including Bunnings and Super Cheap Auto and a gymnasium resulting in the reduction of approximately 13,000sqm of GFA; and
- Reduction of approximately 450 car spaces.

To support the future built form, a number of public domain upgrades are proposed including:

- Civic Plaza/Town Square: A destination space designed for entertainment and events, serving as a primary route from the B-stop to Warringah Mall, and featuring play areas for all ages.
- High Street: A dynamic thoroughfare accommodating pedestrians, vehicles, and active transport, with active frontages, extended hours of activation, local food and beverage offerings, and diverse dining experiences.
- Pittwater Road / Condamine Street Upgrade: Enhancing Pittwater Road with a generous green buffer and tree canopy, and extending the bus-only lane for improved transit efficiency.
- Community Facilities: Development of a community building, transport infrastructure, and sporting facilities to support local needs.
- Local Park: An intimate space designed for pets and passive activities, fostering a sense of community and relaxation.
- Lanes: Creating intimate shared spaces that offer servicing and access to individual developments, with opportunities for ground-level retail or residential activation and slowed traffic for safety.
- Bus Interchange: Upgrading and integrating the pedestrian bridge to enhance safety and site permeability.
- Linear Park: A hardscape area designed for pop-up events and activation, with permanent programming that includes play areas, half-courts, and recreational opportunities.

Overall, public domain and open space upgrades aim to ensure pedestrians and safely navigate the site, while enjoying retail opportunities, proposed public open spaces and future residential development. This demonstrates an integrated approach that layers and balances the needs of active transport, public transport and vehicles.

Figure 5 Concept SSDA massing



Source: SJB

An indicative staging plan has also been prepared by SJB.

Figure 6 Indicative staging plan



Source: SJB

3.2. STAGE 1 WORKS

Development consent is sought pursuant to Section 4.22(4)(b) of the EP&A Act for the first stage of development without the need for a further development consent:

- Site establishment works including demolition of any existing structures.
- Construction of one 33 storey residential tower (Tower 1) with non-residential uses including retail, food and beverage, community uses and parking in a 5 storey podium
- Construction of one 19 storey residential tower (Tower 2) with non-residential uses including commercial office, retail and parking within the podium
- Introduction of additional retail sleeving the northern edge of the existing Warringah Mall
- Construction of the first stage (approximately 2,040sqm) of the future town square providing connection between the B-line interchange and Warringah Mall and providing new areas for play, recreation and outdoor seating.
- Construction of the first stage (approximately 910sqm) of the linear park providing outdoor seating and planting.
- Relocation of existing bus terminal and improvements to the ground plane to enhance pedestrian experience, vehicle circulation and access.
- Associated access arrangements and servicing augmentation.

To undertake the Stage 1 works, there is likely to require interface works with the existing pedestrian bridge within Lot 2 DP1247294. This will be addressed within the detailed design documentation.

A preliminary overview of the proposed development is provided within **Table 4**.

Table 4 Preliminary Numerical Overview of Stage 1 Works

Descriptor		Proposal
Maximum Building Height		Tower 1 - 114 metres (RL 125) Tower 2 – 64 metres (RL 76)
Storeys		Tower 1 – 34 storeys Tower 2 – 19 storeys
Dwellings		350 apartments
GFA	Residential	33,900sqm
	Non-residential	6,030sqm (including commercial, retail, allied health, gymnasium, food and beverage and community facilities)
	Total	39,930sqm
Estimated car spaces		440 (approx.)
Public open space		2,950sqm

4. PROPOSED AMENDMENT TO THE WARRINGAH LEP

As part of the site selection and EOI process for the HDA, a key component of the application is to progress a Planning Proposal concurrently with the SSDA. This is consistent with Section 3.58 of the EP&A Act.

The intended outcome of the planning proposal is to establish a statutory planning framework that applies to the site. Specifically, the intended outcome of the proposal is to amend the Warringah LEP as follows:

- Rezone the site from E2 Commercial Centre and E4 General Industrial to MU1 Mixed Use to allow a truly mixed-use development incorporating commercial premises, residential accommodation and passenger transport facilities.
- An Additional Permitted Use of 'residential accommodation' for land subject to the SSDA, noting that the MU1 Zone in the Warringah LEP only permits shop top housing.
- Introduce the following development standards:
 - A maximum height of building development standard ranging from 47 metres to 129 metres for land subject to the SSDA
 - A floor space ratio development standard ranging from 3.4:1 to 5.3:1 for the land subject to the SSDA.
- Introduce a local provision to ensure development to ensure that development on land is carried out in accordance with a site-specific development control plan.

Initial rationale for the proposed amendments to the Warringah LEP is provided within **Table 5**.

Table 5 Summary of LEP Amendments

Development Standard	Proposed Amendment	Rationale
Land use zone	Clause 2.2 of the Warringah LEP and the associated Land Zoning Map sheet is proposed to be amended to update the current site zoning to MU1 Mixed Use .	The MU1 Mixed Use zone allows for a variety of land uses within a single area. This approach promotes vibrant, dynamic communities where people can live, work, and play without needing to travel long distances. The proposed zoning will also contribute to more sustainable urban development by reducing reliance on cars and promoting walkability.
Height of building	Clause 4.3 of the Warringah LEP and the associated Height of Building Map sheet are proposed to be amended to include the proposed Height of Building controls. The introduction of a height control within the site only relates to land subject to the concurrent SSDA.	Clause 4.3 of the Warringah LEP and Height of Building Map Sheet HOB_008A are proposed to be amended to include the proposed Height of Building controls (see Figure 7).
Floor Space Ratio (FSR)	Clause 4.4 of the Warringah LEP and the associated Floor Space Ratio Map sheet are proposed to be amended to include the proposed FSR controls. The introduction of an FSR control within the site only relates to land subject to the concurrent SSDA.	Clause 4.4 of the Warringah LEP and Floor Space Ratio Map Sheets HOB_008 are proposed to be amended to include the proposed FSR controls (see Figure 8).

Development Standard	Proposed Amendment	Rationale
Local Provision	<p>It is proposed to add an additional local provision within Part 6 of the Warringah LEP. Recommended wording is provided:</p> <p>Clause 6.XX Development of land at 145 Old Pittwater Road and 123 Old Pittwater Road, Brookvale</p> <p>(1) <i>This clause applies to land at 145 Old Pittwater Road and 123 Old Pittwater Road, Brookvale, being Lot 103 in Deposited Plan 1247294 and Lot 1 in Deposited Plan 529544.</i></p> <p>(2) <i>Development consent must not be granted to development on land identified within this section unless a development control plan has been prepared for the land that provides for the following—</i></p> <ul style="list-style-type: none"> (a) <i>built form controls, including the maximum number of storeys and minimum setbacks for buildings,</i> (b) <i>measures to ensure development does not result in a negative impact on the character of surrounding land,</i> (c) <i>pedestrian access, including through-site links,</i> (d) <i>landscaping of open space</i> 	<p>This control ensures that the built form controls for the site are required to facilitate development in accordance with the new zoning and development standards for the site. This can be achieved via the concurrent SSDA or a future development control plan.</p> <p>In accordance with Section 4.23 of the EP&A Act, a concept development application may be made for development requiring consent under Part 4 as an alternative to a development control plan required by an environmental planning instrument.</p>
Additional permitted use	<p>It is proposed to add an additional permitted use for the site within Schedule 1 Additional Permitted Uses of the Warringah LEP. Recommended wording is provided:</p> <p>XX. Use of certain land at 145 Old Pittwater Road and 123 Old Pittwater Road, Brookvale</p> <p>(1) <i>This clause applies to land at 145 Old Pittwater Road and 123 Old Pittwater Road, Brookvale, being Lot 103 in Deposited Plan 1247294 and Lot 1 in Deposited Plan 529544.</i></p> <p>(2) <i>Development for the following purposes is permitted with development consent –</i></p> <ul style="list-style-type: none"> (a) <i>Residential accommodation.</i> 	<p>This clause is proposed to introduce residential accommodation in alignment with the Minister’s <i>State Significant Development Declaration Order 2025 (No 3)</i> which notes residential accommodation as a permissible use on the site.</p>

An initial strategic merit assessment for the proposed amendments to the LEP is provided at **Section 6** of this Scoping Report.

Figure 7 Indicative height of buildings mapping



Source: SJB

Figure 8 Indicative floor space ratio mapping



Source: SJB

5. STATUTORY CONTEXT

This section of the report provides an overview of the key statutory requirements relevant to the site and the project, including:

- *Commonwealth Environment Protection and Biodiversity Conservation (EPBC) Act 1999 (EPBC Act).*
- *NSW Biodiversity Conservation Act 2016 (B&C Act).*
- *Environmental Planning and Assessment Act 1979 (EP&A Act).*
- *Environmental Planning Assessment Regulation 2021 (the Regulations).*
- *Heritage Act 1979 (Heritage Act).*
- *State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP).*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP).*
- *State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP).*
- *State Environmental Planning Policy (Industry and Employment) 2021 (Industry and Employment SEPP).*
- *State Environmental Planning Policy (Sustainable Buildings) 2022 (Sustainable Buildings SEPP).*
- *Warringah Local Environmental Plan 2011 (Warringah LEP).*
- *Warringah Development Control Plan 2011 (Warringah DCP).*

The following table categorise and summarises the relevant requirements in accordance with the DPHI guidelines. Each of these matters will be addressed in further detail within the future EIS.

5.1. STATUTORY REQUIREMENTS

The following table categorises and summarises the relevant requirements in accordance with the DPIE *State Significant Development Guidelines*.

Table 6 Identification of Statutory Requirements for the Project

Statutory Relevance	Action
Power to grant approval	The HDA recommended that this project could progress under the newly established HDA approval pathway on 17 March 2025. A recommendation has been made to the Minister for this project to be declared as SSD. The Minister (or Delegate) is the consent authority that will formally determine the SSDA.
Permissibility	<p>A range of activities are permitted with development consent in the MU1 Mixed Use Zone including car parks; centre-based child care facilities; commercial premises; community facilities; entertainment facilities; function centres; information and education facilities; light industries; local distribution premises; medical centres; passenger transport facilities; recreation areas; recreation facilities (indoor); registered clubs; shop top housing; and tourist and visitor accommodation.</p> <p>The following land uses would become permitted with Development Consent at the site, subject to the concurrent Planning Proposal and amendment to the LEP that is proposed:</p> <ul style="list-style-type: none"> ▪ Residential accommodation

Statutory Relevance	Action
Other approvals (General)	Approval to undertake works within a public road reserve in accordance with Section 138 of the <i>Roads Act 1993</i> , noting this will include tree removal.

5.2. PRE-CONDITIONS

Table 7 below outlines the pre-conditions to exercising the power to grant approval which are relevant to the project.

Table 7 Pre-Conditions

Pre-conditions to Granting Consent	Comment
Section 4.24 of the EP&A Act – Concept Development Consent	<p>The proposed development does not relate to land that is currently subject to a Concept Development Consent.</p> <p>Consideration of Section 4.24 will be included within the SSDA for concept works.</p>
<i>State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP)</i>	<p>A consent authority must be satisfied that the land is suitable in its contaminated state - or will be suitable, after remediation - for the purpose for which the development is proposed to be carried out.</p> <p>Previous site investigations have identified the potential for contaminated material to be present at the site.</p> <p>A Preliminary Site Investigation (PSI) and any further studies requires will be submitted to address the applicable provisions of the Resilience and Hazards SEPP. An Unexpected Finds Protocol and Hazardous Materials (HAZMAT) Survey will also be submitted before a Construction Certificate is issued if required.</p>
<i>State Environmental Planning Policy (Sustainable Buildings) 2022 (Sustainable Buildings SEPP)</i>	<p>Chapter 3 applies to the proposed development. Under section 3.4, the consent authority must consider whether the development will minimise the use of on-site fossil fuels as part of the goal of achieving net zero emissions.</p> <p>Compliance with the applicable provisions of the Sustainable Buildings SEPP will be demonstrated at lodgement, and a BASIX Certificate will be provided in relation to the residential component of the proposed development.</p>

5.3. MANDATORY CONSIDERATIONS

Table 8 below outlines the relevant pre-conditions to exercising the power to grant approval and the section where these matters are addressed within the EIS.

Table 8 Mandatory Considerations

Statutory Reference	Mandatory Consideration
Consideration under the EP&A Act and Regulations	
Section 1.3	The relevant objects of the EP&A Act will be addressed in the EIS.
Section 4.15 (1)(a)(i) Relevant Environmental Planning Instruments (EPIs)	All relevant EPIs will be addressed in the EIS, these include: <ul style="list-style-type: none"> ▪ Warringah LEP ▪ Resilience and Hazards SEPP ▪ <i>State Environmental Planning Policy (Housing) 2021 (Housing SEPP)</i> ▪ <i>State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP)</i> ▪ <i>State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)</i> ▪ <i>State Environmental Planning Policy (Industry and Employment) 2021 (Industry and Employment SEPP)</i> ▪ Sustainable Buildings SEPP
Section 4.15 (1)(a)(iii) Development Control Plan (DCP)	Pursuant to Section 2.10 of the Planning Systems SEPP, the Warringah DCP does not technically apply to SSD, however the relevant controls will be considered insofar as relevant within the EIS.
Section 4.15 (1)(a)(iiia) Any Planning Agreement or Draft Planning Agreement.	There is no Planning Agreement or Draft Planning Agreement that applies to the site of the proposed development. It is acknowledged that discussions with Northern Beaches Council and Scentre Group will continue during the SSDA process regarding a Planning Agreement for works in kind arrangements to facilitate the development of the site. This will be further addressed in the SSDA.
Section 4.15 (1)(a)(iv) Relevant matters prescribed by the Regulations.	The following relevant matters are applicable and will be addressed in the EIS. <i>CI 61 – Additional matters that consent authority must consider</i> <i>CI 62 - Consideration of fire safety</i> <i>CI 63 – Considerations for the erection of temporary structures</i>

<p>Section 4.15(1)(b)</p> <p>Likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.</p>	<p>The likely impacts of the development have been identified in Section 8 of this Scoping Report. These matters will be addressed as they relate to the site and the proposed development within the EIS.</p>
<p>Section 4.15(1)(c)</p> <p>Suitability of the site for the development.</p>	<p>An assessment of the suitability of the site will be undertaken within the EIS including whether the proposal fits within the locality and whether the site attributes are conducive to the proposed development.</p> <p>The site is located within the core precinct of Brookvale, in close proximity to major employment, transport, and retail hubs. Key locational attributes that make it a highly suitable site for the proposed development include:</p> <ul style="list-style-type: none"> ▪ Exceptional Public Transport Access: <p>Warringah Mall is a stop on the B-line bus route. The introduction of housing and complementary uses meets Council’s housing strategy requirements of providing housing in close proximity (800m) of B1 Line stops. The proposal will improve the arrival node and connectivity to the B-line stop to the proposed town square, community/civic centre, neighbourhood bus interchange as well as broader Brookvale.</p> <ul style="list-style-type: none"> ▪ Walkability and Amenity-Rich Environment: <p>Future residents will benefit from direct access to retail, dining, entertainment, wellness and essential services in the immediate Warringah Mall precinct. Along with convenient access to Brookvale TAFE college, schools and the extensive range of light industry services.</p> <ul style="list-style-type: none"> ▪ Proximity to Employment Opportunities: <p>Warringah Mall is already a significant employment hub and will continue to fulfil this role as a regional shopping centre and meaningful contributor to jobs in the LGA. The proposal will continue to support the role of the Warringah Mall as a key jobs provider and provide housing in close proximity to job opportunities. Commercial office has been planned for the centre to cater for future employment requirements.</p>
<p>Section 4.15(1)(d)</p> <p>Submissions made in accordance with the Act or regulations.</p>	<p>Advice from DPHI, State agencies, the SDRP and Council will continue to be considered as the scheme is progressed along with any public submissions that are received while the SSDA is on public exhibition.</p>

Section 4.15(1)(2) Public Interest	The requirement for development to be in the public interest will be addressed within the EIS. Given the alignment of the project with Federal, State and the applicable strategic planning framework (refer to Section 6), the proposed development and associated rezoning is considered to be in the public interest.
Section 4.24 Status of Concept Development Applications and Consents	The SSDA will seek consent for concept works in accordance with Section 4.24 of the EP&A Act. There is no existing concept approval relevant to the site.
Mandatory Relevant Considerations (EPIs)	
<i>Warringah Local Environmental Plan 2011 (Warringah LEP)</i>	The Warringah LEP is the principal environmental planning instrument that that sets out land use zones and development controls for the site.
<i>State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP)</i>	Section 4.6 – Contamination and remediation to be considered in determining development application. A preliminary site investigation will be submitted as part of the SSDA.
<i>State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP)</i>	Section 2.122 – Traffic-generating development. Section 2.119 – Development with frontage to classified road
<i>State Environmental Planning Policy (Biodiversity and Conservation) 2021(B&C SEPP)</i>	Chapter 2 – Vegetation in non-rural areas will be considered within the SSDA.
<i>State Environmental Planning Policy (Industry and Employment) 2021 (Industry and Employment SEPP)</i>	Any signage will be required to consider the Schedule 5 criteria under the Industry & Employment SEPP. Signage details will be included in the SSDA unless it is confirmed that separate application(s) for signage will be submitted.
Biodiversity Conservation Act 2016 Part 7 and Part 8 (2) (BCA)	A Biodiversity Development Assessment Report (BDAR) will be prepared as part of the SSDA to address the potential impacts on local ecosystems. This report will evaluate the existing biodiversity, identify any threatened species or habitats, and propose measures to mitigate adverse effects.
<i>Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)</i>	An Assessment of Significance is not required in accordance with the <i>Significant Impact Guidelines 1.1 – Matters of National Environmental Significance</i> published by the Commonwealth Department of Agriculture, Water and the Environment (DAWE).
<i>Water Management Act 2000 (WMA)</i>	Section 91 of the WMA regulates two types of activities: Controlled Activity Approvals and Aquifer Interference Approvals. While a water Use Approval, a Water Management Work Approval, or a Controlled Activity Approval (other than an aquifer interference approval) is not required for SSD, an aquifer interference approval can sometimes be

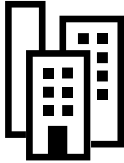

	necessary for specified aquifer interference activities. This will be considered in the EIS and addressed as/if required.
<i>Rural Fires Act 1997 (RFA)</i>	The site is not identified as bushfire prone land.
<i>Roads Act 1993 (Roads Act)</i>	Approval to undertake works within a public road reserve in accordance with Section 138 of the Roads Act, noting this will include tree removal. The proposal will impact on existing bus network within the site.
Strategic Land Use Plans	
Strategic Plans	The relevant strategic land use plans will be considered within the EIS and Planning Proposal.
Development Control Plan	
<i>Warringah Development Control Plan 2011 (Warringah DCP)</i>	The Warringah DCP does not technically apply to SSD, however the Warringah DCP will be considered as relevant within the EIS.


6. STRATEGIC MERIT

The proposed amendment to the Warringah LEP seeks to amend planning controls for the site to align with the intent of the Brookvale Structure Plan by increasing dwelling supply with connections to an existing transport hub and deliver a new town centre for Brookvale. The following table provides an initial assessment against the strategic drivers that support the proposed LEP amendment.

A full assessment against the Strategic Merit Criteria will be undertaken at the Planning Proposal stage.

Table 9 Initial Strategic Merit Assessment

Strategic Theme	Summary of findings
<p data-bbox="165 562 357 589">Housing Supply</p> 	<p data-bbox="424 562 1398 739">The Greater Sydney Region Plan (Region Plan) and North District Plan (District Plan) highlight the importance of housing choices for quality of life and community engagement. Objectives 10 and 11 of the District Plan project significant local housing demand by 2036, noting a shortfall of 7,800 studio and one-bedroom dwellings as of 2019.</p> <p data-bbox="424 770 1378 835">The District Plan has a 5 year target of 3,400 additional dwellings for Northern Beaches LGA, of which the subject proposal will contribute to fulfilling this target.</p> <p data-bbox="424 866 1042 893">Northern Beaches Local Housing Strategy (LHS)</p> <p data-bbox="424 925 1417 1137">The LHS forecasts housing demand to the year 2036 and identifies a deficit in zoned land capacity under the current planning controls of 275 dwellings across the Northern Beaches. The LHS estimates of capacity to meet housing demand factored in 1,000 new dwellings in Ingleside, which is no longer proceeding. In other words, facilitating additional zoned land is fundamental to the delivery of Council’s Housing Targets.</p> <p data-bbox="424 1169 1401 1382">The LHS identifies Brookvale as a Centre Investigation Area where the aim is to build in long term capacity for new dwellings in and around centres with transport infrastructure. Brookvale’s role in delivering on housing targets was further heightened by the State Government decision in 2022 to abandon Ingleside Place Strategy and the need to find alternative locations for 1,000 dwellings that the LHS had factored in at Ingleside.</p> <p data-bbox="424 1413 1369 1516">The proposed development will provide high-quality residential units, supporting modern apartment living near within Brookvale, with a 5% affordable housing contribution. This aligns with the strategic planning framework for the site.</p> <p data-bbox="424 1547 1417 1650">The delivery of additional housing at the site, which will be enabled by the proposed amendment to the Warringah LEP, is consistent with strategic planning priorities for housing delivery.</p>
<p data-bbox="165 1686 384 1751">Locating housing at transport nodes</p> 	<p data-bbox="424 1686 1374 1825">The Region Plan recommends aligning new housing with regional and district infrastructure. The District Plan also supports creating walkable and cyclable communities, connecting residents to retail and transport amenities, and offering diverse and affordable housing.</p> <p data-bbox="424 1856 1401 1960">The proposed development leverages its location with immediate access to the Brookvale B-line which provides high-frequency bus services through the Northern Beaches to the CBD.</p>

Strategic Theme	Summary of findings
<p data-bbox="165 232 316 300">Increasing employment</p> 	<p data-bbox="424 232 1398 412">Priority 10 of the District Plan emphasises employment growth in strategic centres and recommends managing residential development in commercial areas by providing housing in suitable locations. This proposal aligns with the objective by increasing housing supply adjoining an existing regional shopping centre. This is also identified within the Brookvale Structure Plan.</p> <p data-bbox="424 439 1407 506">Overall the proposal intends to create a genuine mixed use precinct and become a new town centre for Brookvale.</p>

7. COMMUNITY ENGAGEMENT

Scentre Group has undertaken substantial engagement with key stakeholders in particular the Northern Beaches Council over the past 12 months since the adoption of the BSP.

A structured and transparent approach to communications and engagement will continue and be expanded during the preparation of the SSDA and Planning Proposal. This will ensure that key stakeholders and the broader community are informed about the project, provided with opportunities for meaningful input, and supported in understanding the planning process.

Engagement will align with DPHI's *Undertaking Engagement Guidelines for State Significant Projects* (March 2024) and *Community Participation Plan* (April 2024).

7.1. ENGAGEMENT APPROACH

Community engagement activities will be designed to:

- **Provide clarity** including clear and accessible information about the proposal, potential impacts, and benefits.
- **Enable early and ongoing consultation** with stakeholders including government agencies, Northern Beaches Council, local businesses, and residents.
- **Encourage meaningful participation** ensuring feedback is considered in project planning and assessment.

7.2. ENGAGEMENT ACTIVITIES

While a detailed Communications and Engagement Strategy for this project is in the process of being prepared, it is generally expected that the following activities will be undertaken at appropriate stages:

- **Project Newsletter:** Distributed to the surrounding community within an appropriate radius of the site, including elected officials, and key stakeholders to provide updates and engagement opportunities.
- **Key Stakeholder Briefings:** Meetings with government authorities including TfNSW, Northern Beaches Council, local bus companies, local business groups, and major stakeholders to discuss project details and address any key concerns as required.
- **Letter to Neighbours:** Direct communication with adjacent property owners and managers to inform them of the project.
- **Community Information Sessions:** In-person or virtual sessions to allow residents, businesses, and interest groups to learn more about the proposal and provide feedback.
- **Other Activities** could include:
 - Establishing an online information hub with project details, FAQs, and engagement opportunities.
 - Establishing an enquiry hotline and/or email address for community stakeholders to ask questions and submit feedback.
 - Periodic digital and social media updates as necessary.

The outcomes of community and stakeholder engagement will be summarised in an Engagement Outcomes Report, which will inform the EIS for the SSDA. Further engagement activities can be undertaken as the project progresses, including during the public exhibition phase when formal submissions can be made.

8. PRELIMINARY ASSESSMENT OF IMPACTS

This section outlines the relevant matters and impacts which will be addressed in detail within the EIS.

This is divided into 3 parts, being:

1. Project specific project environmental considerations for the Concept SSDA and Detailed First Stage works DA.
2. Standard environmental considerations that typically applies to all major projects under SSDA.
3. Anticipated assessment considerations to support the proposed amendments to the Warringah LEP.

8.1. PROJECT SPECIFIC ENVIRONMENTAL ASSESSMENT IMPLICATIONS FOR CONCEPT SSDA AND DETAILED SSDA

While there are anticipated to be many standard deliverables to support the SSDA (as listed in **Section 8.2** below), there are some particular matters that are bespoke to the proposed project that are outlined in some detail below.

8.1.1. Traffic and Transport Considerations

The operational capacity of the road network, particularly the Pittwater Road and Condamine Street (A8 Corridor), is a key determinant in informing the amount of growth that can be facilitated under the BSP and that may be accommodated on the subject land.

Council's TMAP prepared in support of the BSP in 2019 involved comprehensive modelling of growth scenarios for Brookvale to identify growth limits in terms of the amount of additional housing and jobs that could be supported by the road network with certain upgrades taking place. The outcomes of the TMAP limited growth to approximately 1,300 new dwellings and 975 jobs with modest transport infrastructure upgrades. Noting that more significant transport upgrades would be required (such as the grade separation of Warringah Road and Pittwater Road to the north of the site) that would allow a future dwelling target of circa 3,450 dwellings.

Subsequent to the adoption of the BSP in November 2023, Council has re-engaged consultants to re-run modelling assessments in the post Covid period reflecting more up to date assumptions such as background traffic growth and mode share targets, with the expectation that greater dwelling capacity could be facilitated without major infrastructure upgrades.

The proponent has engaged with Council as part of this modelling process, which has included engagement with TfNSW. The proponent seeks to build upon the baseline traffic modelling agreed between Council and TfNSW to inform further scenario testing that would support the delivery of up to 1,500 dwellings on the Warringah Mall site.

A Traffic Impact Assessment (**TIA**) will be prepared in accordance with the processes and methodology recommended in the *Guide to Transport Impact Assessment* published by TfNSW. The TIA will assess key traffic considerations in relation to the site and its development and will be documented and evaluated in the EIS. Existing and estimated future traffic conditions, parking, and access as well as the impact on surrounding road capacity and pedestrian & cycling routes, are all key features to be analysed.

As part of the Concept SSDA, the proponent will identify key infrastructure improvements that will enhance the traffic network and support the proposed development. Subject to the outcomes of detailed traffic modelling and the planned investigations, these improvements could include the following:

- Extension of the bus lane on Pittwater Road and Condamine Street (A8 Corridor).
- Widening of the Pittwater Road and Condamine Street road reserve along the site frontage to potentially incorporate enhanced active transport provisions such as generous shared paths to facilitate enhanced pedestrian and cyclist movement.
- Widening of the Cross Street road reserve to potentially facilitate dedicated turn lanes to aid traffic flow and to accommodate enhanced active transport provisions, such as either an on-street cycle lane or generous off-street paths.

- Relocation of the existing bus stop infrastructure within the site to a “transit street” proposed within the site that would provide enhanced amenities for public transport users.
- Strengthening the existing pedestrian connection between the B-Line Bus interchange and shopping centre pedestrian entrance via a range of urban design methods, including the potential signalisation of the existing roundabouts that present a barrier to pedestrian movement.
- Reconfiguration of the existing signalised Pittwater Road & Condamine Street intersection to potentially facilitate right turn out movement to facilitate enhanced accessibility to the town centre, including associated community facilities from the south.
- Reconfiguration of the existing multi-deck car park ramps to facilitate an enhanced urban design outcome by reducing their current visual dominance.

Given the potential for construction of the development causing interruptions to transport routes (such as public transport, active transport or general traffic), the TIA will include a preliminary Construction Traffic Management Plan (CTMP) outlining the mitigation measures for potential impacts at a high level.

8.1.2. Managing Stormwater/Overland Flow Impacts

The Warringah Mall site is located in a basin below the Allambie Heights escarpment and Beacon Hill to the west and north, with Brookvale Creek running through the site (in the form of a box culvert underneath the subject land).

In the past 20 years, the site has been the subject to extensive flood modelling and significant infrastructure works by the owners to address flooding of the site and surrounds and managing the risks associated with overland flow paths in the event of major rainfall events. This has included:

- The amplification of the box culvert capacity through the site by constructing an additional culvert extending from the north west to the south-east, where it drains under Condamine Street into Manly Creek.
- The upgrade of Brookvale Creek to the north of the site to enhance creek bank stability and mitigate the risk of blockages to the drainage system.

It is therefore important that new works on the subject site (including new building footprints) do not adversely impact existing overland flow paths.

A detailed flood model was prepared for the site and surrounding catchments to inform the design of previous stormwater improvement and flood mitigation measures noted above. As part of the initial concept for the proposed new buildings, the flood model was updated to include the footprints of the proposed development blocks, some of which are located in flood-prone areas. This update enabled testing of the potential impacts of siting the buildings in the proposed locations.

Through a series of model iterations testing various footprint extents at ground level, it was determined that the buildings can be successfully sited without significantly impacting flood levels within the site, neighboring properties, or road reserves.

Some of the proposed building footprints are located over large box culverts. The owners installed extensive piles during the stormwater box culvert upgrades referred to above specifically to allow for future development above the culverts. These piles were installed adjacent to the new culverts to support future load transfer beams, ensuring new buildings can be constructed without applying load to the stormwater culverts beneath the site.

The stormwater system's capacity to drain the proposed buildings will be thoroughly analysed during the design phase. However, it is evident that sufficient capacity will be available, as the buildings are proposed in locations that are presently almost entirely impervious, such as pavement or existing structures.

8.1.3. Visual Impact Assessment

The delivery of significant housing supply to Brookvale (as envisaged in planning policy) will be associated with a change in the urban scale and built form typology. From the relatively low scaled, strong horizontal massing of the Warringah Mall and its surrounds, the proposed development will introduce a new urban typology in the form of residential towers along the frontage to Pittwater Road.

The site sits within a valley below Allambie Heights and Beacon Hill and accordingly the proposed new built form will be visible from a range of key elevated locations to the west and north, while also from lower lying areas and visual corridors along Pittwater Road and Condamine Street.

A detailed visual impact assessment will be undertaken as part of the EIS to assess the key view impact considerations and the implications on the surrounding visual character.

8.1.4. Affordable Housing Provision Strategy

Scentre are committed to development affordable housing outcomes within the Warringah Mall site. The approach to the delivery of affordable housing will be subject to a detailed strategy that will include engagement with key stakeholders including community housing providers and Northern Beaches Council. A variety of strategies will be investigated including the balance between in-kind delivery versus the payment of monetary contributions, preferred housing typologies and the staging and sequencing of provision and how this relates to the staged delivery of the overall project.

The strategy will also investigate other initiatives including:

- **Prioritising Allocation to Local Workers:** By engaging with major local employers, particularly those in essential services, the project aims to attract and retain local workers. This approach will help underpin a strong and vibrant local economy.
- **Ensuring High-Quality Asset and Tenancy Management:** With Scentre Group potentially maintaining ownership of the affordable rental housing, there is a strong emphasis on operational excellence. This ensures that the assets are well-managed and tenants receive high-quality service.
- **Providing Stable and Secure Housing Options for Local Workers:** Offering long-term lease options to Affordable Housing residents will enable them to establish roots and actively participate in their local community. This stability is beneficial not only for the residents but also for the broader community and local economy.

8.1.5. Infrastructure Contributions and Delivery

The Warringah Mall site is identified as the key node for the Brookvale Town Centre under the adopted BSP. This will leverage the existing B Line Stop adjacent and seek to deliver major public open spaces as well as a community facility of circa 2000-2,500sqm in area. The major community infrastructure to support the future housing growth for the whole of the Brookvale precinct fundamentally falls to the Warringah Mall site owners to deliver.

Council is preparing a s7.11 contributions plan for the Brookvale that is expected to cost all infrastructure works and strike a levy per dwelling to support the funding of the upgrades required. It is expected that the Warringah Mall site will deliver its local infrastructure contributions via a works in kind arrangement with Council, with this to be resolved most likely via the preparation of a planning agreement with Council.

It is anticipated that Council's work on a draft s7.11 plan will be available in the second half of 2025 and assist to develop a public benefit offer in consultation with Council. Discussions on the preparation of such an offer are expected to occur across the duration of preparing the EIS.

8.2. STANDARD ENVIRONMENTAL ASSESSMENT IMPLICATIONS APPLICABLE TO THE PROJECT

Matter	Description
Connecting with Country	All future development will consider the Connection to Country Framework prepared by the GANSW. The design has been informed by Country and will clearly demonstrate how the framework has been implemented and reflected in the design.
Urban Design and Landscaping	<p>SJB Architecture has prepared a detailed design report to support the scoping submission.</p> <p>The SSDA documentation will build upon this detailed work to date and will include an urban design and landscape report, demonstrating that the proposal including both concept and detailed works are of a high quality and landscape led design. The project aims to provide a high-quality landscaped outcome on the site. The Urban Design will be informed by Country and will reflect and embed the recommendations of the appointed cultural advisor to address the Connection with Country framework.</p> <p>Architectural and Landscape Plans will be prepared for concept and detailed works including concept building envelopes.</p>
Amenity	The SSDA will need to address key environmental amenity matters to ensure the project can provide a high-quality outcome with strong liveability attributes. Key technical studies to inform the EIS will (if required) include overshadowing diagrams; noise and vibration impact assessment, visual impact assessment; and public domain and landscape strategy.
ADG Compliance	The Architectural Design Report will include a complete assessment against the applicable provisions of the New South Wales <i>Apartment Design Guide (ADG)</i> and a Design Verification Statement for detailed works and a preliminary assessment of concept works.
Overshadowing	<p>The Architectural Plans will be accompanied by detailed shadow diagrams that demonstrate compliance the ADG and consideration of existing and proposed open spaces both within and external to the site.</p> <p>Solar analysis has informed the proposed height planes to ensure existing solar access to residential areas to the east and public open spaces (Warringah Golf Course) to the south are protected. The proposed building heights were shaped in response to solar access, limiting the total storey height across the site and leading to a distinct shape of higher built form along Pittwater Road.</p> <p>The Urban Design Report prepared by SJB has undertaken initial shadow analysis on surrounding built form and impacts on proposed public open spaces. Initial studies have identified that the concept and detailed works can achieve compliance with relevant ADG considerations including safeguarding 50% of solar access to the proposed Town Square open space between 11am and 2pm.</p>
Noise and Vibration	A Noise and Vibration Impact Assessment (NVIA) will accompany the assessment of noise and vibration matters in the EIS, to satisfy the Environmental Protection

Matter	Description
	<p>Authority's (EPA) <i>Noise Policy for Industry, Interim Construction Noise Guideline (ICNG)</i> and Road Noise Policy. Mitigation, management, and monitoring measures will be documented and implemented over the demolition, construction, and operation of the site.</p>
Water and Flooding	<p>Analysis of the sites water and stormwater conditions will be included in the civil infrastructure report and plans. A Soil and Water Management plan (SWMP) will be required alongside the completion of an Erosion and Sediment Control Plan and Stormwater Management Strategy (SMS). These will help inform further analysis of the surrounding catchment capacity on and around the site as well as any irrigation risks.</p> <p>Consideration of flood modelling provided by Council for the site will be included within the SSDA.</p>
Contamination	<p>Potential sources of contamination have been identified as part of previous development applications for the site.</p> <p>Accordingly, a PSI will be submitted to support the assessment of the SSDA. An Unexpected Finds Protocol and HAZMAT Survey will be submitted before a Construction Certificate is issued.</p>
Geotechnical	<p>A Geotechnical Report will provide an assessment of the ground conditions of the site and any risks associated with ground stability or proposed excavation. The report will detail the findings from a desktop review of the site and borehole testing where necessary. The report will recommend appropriate temporary and permanent site support and retention measures if required. The Geotechnical Report will also assist to determine any required engineering and earthworks to achieve the proposed development outcome.</p>
Waste	<p>The proposed development is expected to generate waste during the demolition, construction, and operation phases. A Waste Management Plan (WMP) will be attained to determine the extent of management required and will be in accordance with waste regulatory frameworks and legislation.</p>
Biodiversity	<p>A Biodiversity Development Assessment Report will be prepared to address any impacts on local biodiversity. The proposed development is not expected to result in any unacceptable impacts to biodiversity values that cannot be appropriately mitigated.</p>
Tree Removal	<p>For any tree removal required for detailed works, an Arboricultural Impact assessment will be prepared that assesses the number, location, condition and significance of trees to be removed and retained including any existing canopy coverage to be retained on-site and tree root mapping.</p>
Aboriginal Cultural Heritage	<p>An Aboriginal Cultural Heritage Assessment (ACHA) will be prepared as part of the EIS to assess the impact of the proposed development on Aboriginal heritage items on the site. This process will require consultation with Registered Aboriginal Parties.</p>

Matter	Description
Heritage	<p>There are no local or State listed heritage items adjoining the site. No mitigations are required in relation to identified local and State heritage items within the general vicinity of the site, which will not be impacted by the proposed development.</p> <p>It is not anticipated a Heritage Impact Statement will be required to address heritage items within proximity of the site.</p>
Building Code of Australia	<p>A Building Code Compliance Report will be prepared for the development and will present the findings of an assessment of the proposed building against the Performance Requirements of the Deemed-to Satisfy provisions of the Building Code of Australia (BCA). The assessment will also identify whether the development will rely on an Alternate Solution based assessment.</p>
Access	<p>An access report will be prepared for the development to ensure that disabled access can be provided in accordance with <i>Disability Discrimination Act 1992</i>. The access report will demonstrate how access for all users is addressed through the development.</p>
ESD	<p>An Ecologically Sustainable Development (ESD) Report will be prepared to provide a sustainability assessment development. The ESD report will provide an assessment of the building design and demonstrate ways in which the development can achieve best practice and compliance with sustainability requirements in accordance with the requirements of the Sustainable Buildings SEPP.</p>
Utilities and Infrastructure Servicing	<p>A Utilities and Infrastructure Servicing Report will be prepared as part of the SSDA assess the existing constraints and opportunities, associated with the concept and detailed works. This report will also assess the capacity of the relevant service infrastructure networks to service the site, impacts on the networks resulting from the proposal and identify any augmentation and servicing options proposed to support the proposal.</p>
Social Impact & CPTED	<p>A Social Impact Assessment (SIA) will be prepared which assess the social consequences the project, namely the impacts on affected groups of people and on their way of life, life chances, health, culture, and capacity to sustain these. The SIA will address the positive and negative impacts associated with the project, as well as the measures to mitigate these impacts. The SIA will be prepared in line with the NSW <i>Guidelines for Social Impact Assessments</i>. A CPTED Assessment will detail how a development has been designed to reduce opportunities for crime by embedding a variety of design and place management principles into the Design.</p>
Community Engagement	<p>An Engagement Outcomes Report will be provided as required by the SEARs. The report will outline the engagement carried out to date, the outcomes of that engagement and how it has informed the proposal. The report will provide evidence of a transparent and collaborative engagement process. This document will be included in EIS as part of the SSDA. The document will also outline:</p> <ul style="list-style-type: none"> ▪ Issues raised by surrounding landowners & stakeholders.

Matter	Description
	<ul style="list-style-type: none"> ▪ Project response to issues ▪ Proposed future community and stakeholder engagement based on the results of consultation.

8.3. ENVIRONMENTAL CONSIDERATIONS FOR PLANNING PROPOSAL

Matter	Description
Planning Proposal Report	The Planning Proposal will include a full assessment against the site specific and strategic merit tests in accordance with the LEP Making Guideline and identify new planning controls for the site including zoning, height of building, floor space ratio and additional permitted uses.
Urban Design Report	The Planning Proposal will incorporate urban design and landscape report, demonstrating that the proposed changes to development standards will result in a high quality and landscape led design. The design framework will be informed by Country and will reflect and embed the recommendations of the appointed cultural advisor to address the Connection with Country framework.
Traffic	To address the impacts of additional dwellings associated with the new built form controls, a comprehensive Transport Strategy and Transport Impact Assessment for the site will be prepared which addresses the existing constraints, opportunities, and key issues for the site. This report will identify the trip generating potential for all proposed modes and purposes with consideration of Council's existing traffic modelling.
Visual Impact	Visual impact will be addressed within the Planning Proposal including impacts on viewpoints and vistas as visual amenity assessment of landscaping, design and supporting works.
Water and Flooding	Analysis of the sites water and stormwater conditions will be assessed as part of the Planning Proposal. Consideration of flood modelling provided by Council for the site will be included within the Planning Proposal.
Utilities and Infrastructure Servicing	A Utilities and Infrastructure Servicing Report will be prepared as part of the Planning Proposal assess the existing constraints and opportunities, associated with the existing network capacity. This report will also assess the capacity of the relevant service infrastructure networks to service the site, impacts on the networks resulting from the proposal and identify any augmentation and servicing options proposed to support the proposal.
Economic Impact	A comprehensive Economic Impact Assessment (EIA) will be submitted to support the SSDA and the inclusion of 'residential accommodation' as an additional permitted land use within the MU1 zone. Our preliminary review of existing and future market conditions has provided a strong initial indication that the proposed development will have a positive economic impact, given the proposed development aims to increase housing supply in a manner that complements,

	rather than competes with, the commercial function of Warringah Mall and the Brookvale centre.
Community Engagement	The Engagement Outcomes Report prepared as part of the SSDA will also incorporate any engagement undertaken to inform key stakeholders and the community on the proposed amendments to the Warringah LEP.

9. CONCLUSION

This Scoping Report has been prepared on behalf of Scentre Group. It constitutes a request for SEARs to guide the preparation of an EIS that will accompany a SSDA for the mixed-use redevelopment of the site. It has outlined preliminary information regarding the site and proposal, identified the relevant strategic and statutory context, summarised the approach to engagement with stakeholders and, identified the scale and nature of the impacts of the project.

In accordance with the HDA program, a separate but concurrent Planning Proposal will be submitted, which seeks amend the current development provisions for the portion of the site subject to the SSDA. It is expected that the planning proposal will be classified as a 'Standard' Planning Proposal under the LEP Making Guideline.

We trust that the information detailed in this report is sufficient to enable the Secretary to issue SEARs for the SSDA and Study Requirements for the Planning Proposal.

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