



Productivity



Connectivity

Access into and out of the Northern Beaches, particularly by public transport, is limited in most areas. This means many residents are left with little alternative but to use cars.

Priorities

Priority 19

Frequent and efficient regional public transport connections

Priority 20

Sustainable local transport networks

Priority 21

Redesigned road space and facilities to match changing community needs

Setting the scene

- Planning for transport issues is undertaken at State level in Future Transport 2056, which aligns with the Greater Sydney Region Plan and State Infrastructure Strategy 2018-2038.
- Transport planning at a local level is guided by the Northern Beaches Transport Strategy – MOVE and Towards 2040.
- We will prepare a land use and infrastructure implementation plan for the LGA.
- The LEP only manages transport in some circumstances as the Infrastructure SEPP often controls transport infrastructure over and above the LEP.
- The DCP contains provisions for traffic and parking, including car parking rates and provisions for loading and unloading vehicles.
- Private developments must also reference NSW Government guides and manuals including the Guide to Traffic Generating Developments at rms.nsw.gov.au.





Priority 20

Sustainable local transport networks

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This chapter is focused on car parking and sustainable transport. See Priority 9 for discussion on transport related infrastructure.

Car parking and sustainable transport

Towards 2040 recognises that with limited public transport services in the Northern Beaches, many people rely on their cars. If we're to encourage people to choose a more sustainable option than their car, we need make it easier for people to find alternatives.

Sustainable transport measures proposed for new development include requirements for bicycle parking and end of trip facilities; car share; electric vehicle charging and green travel plans.

Car share

Car share refers to a member-based service where vehicles can be accessed for a fee (usually an hourly rate). When car share is utilised it may influence the user's need to buy their own car (or second car). They may even choose to sell their existing car, reducing traffic congestion and car parking demand.

The ease and availability of car share and associated cost will influence whether people choose to use it. While many car share schemes are available, they could be set up privately within a new development.

At present we only require car share parking spaces to be provided for new development within Dee Why town centre.

Proposed approach



We are investigating a requirement for car share spaces to be provided within a range of new developments across the LGA.

Electric vehicles

Our planning controls need to accommodate current and future demand for electric vehicle charging. We currently only require electric vehicle charging points in certain new developments within Dee Why town centre.

Proposed approach



We're investigating requirements for both fast and slow vehicle charging in new developments. The intention would be for all new buildings, including single dwellings, to have access to appropriate power supply for electric vehicles. Fast charge electric charging is also being investigated for vehicles such as electric bicycles, electric motorcycles and electric mobility scooters.

Green travel plans

A Green Travel Plan sets out an organisation's commitment to encourage use of sustainable transport options by their employees, students or customers, through car pooling, public transport, walking or cycling. It includes elements like the provision of bicycle storage and showers.

Proposed approach



We will require a Green Travel Plan for new developments that have many people travelling to them each day. This might include large workplaces, schools, universities or other education facilities, or even shopping centres and community facilities.

Bicycle parking and end of trip facilities

If we are going to encourage people to ride bicycles, particularly for longer distances, we need to make sure there are places to safely store bicycles and somewhere to shower or change when the destination is reached.

We already require bicycle parking to be provided for most development types. Warringah DCP also currently requires end of trip facilities in certain developments.

Proposed approach



We are proposing some changes to bicycle parking to improve consistency. We are also proposing to require end of trip facilities for all new non-residential uses to be provided at the rate of one shower/toilet per first required five bicycle parking spaces, plus one additional shower/toilet per 10 additional spaces.

Car parking provision

Our planning controls include a requirement to provide a prescribed number of car parking spaces within new developments, for example, a new dwelling house is generally required to provide two car parking spaces.

Parking requirements across the three DCPs differ for the same form of development.

Proposed approach



We're proposing a set of parking rates for the LGA that are consistent. This includes rates for accessible parking spaces as discussed under Priority 10.

Maximum parking rates in strategic centres

Encouraging people to visit local shops and restaurants on public transport while encouraging occupants of new buildings to reduce car ownership will help to limit congestion. Our Move – Northern Beaches Transport Strategy 2038 aims to shift trips to walking, cycling, public transport and car share.

Proposed approach



Within Strategic Centres we propose to introduce maximum parking requirements. We need to reduce further traffic or parking demand in these centres as the local road network cannot accommodate additional cars.



We are seeking feedback on reduced parking rates for new developments in strategic centres.



We will consider feedback from this Discussion Paper with our sustainability consultants to identify suitable parking rates for a particular area based on local details such as rates of car ownership, public transport accessibility and car share rates.



Jobs and skills

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Well-planned strategic centres stimulate economic activity, provide jobs closer to home and use infrastructure more efficiently, while local centres are essential for the local population to access goods and services.

Priorities

Priority 22 Jobs that match the skills and needs of the community	Priority 20 Frenchs Forest as a sustainable health and education precinct	Priority 24 Brookvale as an employment and innovation centre
Priority 25 Dee Why as a thriving cosmopolitan centre by the sea	Priority 26 Manly as Sydney's premier seaside destination	Priority 27 Mona Vale as the contemporary, urban heart of the north
Priority 28 Safeguarded employment lands	Priority 29 A thriving, sustainable tourism economy	Priority 30 A diverse night-time economy

Setting the scene

- This section references recommendations from employment study investigations. A draft employment study will be finalised for further consideration. The 2019 background report is available at yoursay.northernbeaches.nsw.gov.au.
- The Local Housing Strategy identifies centres where new residential growth requires new floor space for population-serving businesses, or social places such as restaurants and cafes. The Local Housing Strategy can be viewed at yoursay.northernbeaches.nsw.gov.au.
- In March 2021 the Department of Planning, Industry and Environment released a reform package which proposes a reduction in business and industrial zones, increased flexibility for permitted land uses and a greater range of complying development. Visit planning.nsw.gov.au for more information.



Town centres and associated development

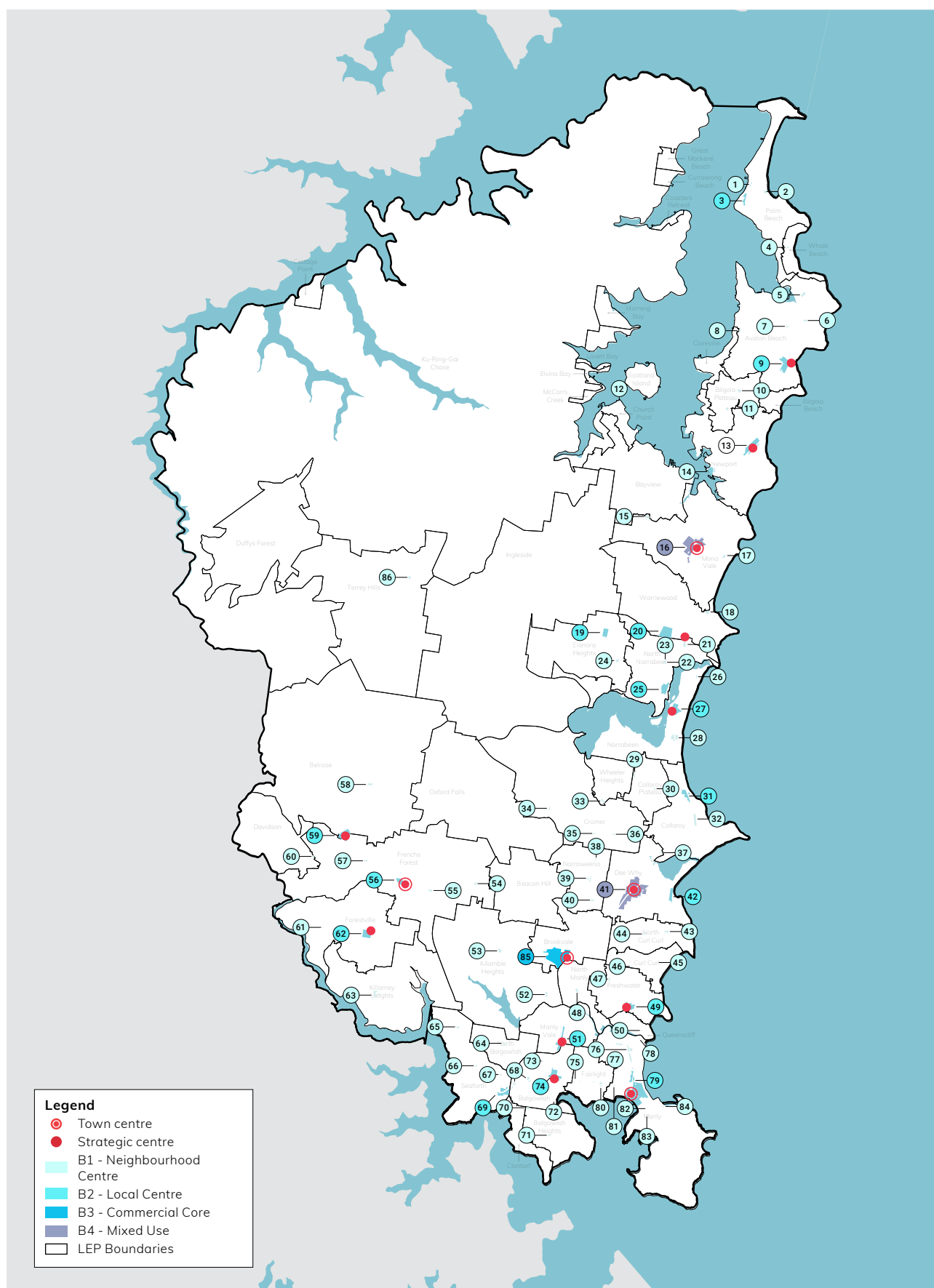
The Town Centre zones in use in the Northern Beaches are:

- **B1 Neighbourhood Centre** permits a limited range of small-scale convenience retail premises, business premises, medical centres and community uses, as well as shop top housing.
- **B2 Local Centre** permits a broader range of commercial, civic, cultural and residential uses. Shop top housing is permitted along with educational establishments, entertainment facilities, function centres, information and education facilities, office premises and tourist and visitor accommodation.
- **B3 Commercial Core** is for major centres that provide a range of business uses but generally prohibits residential use. Warringah Mall is the only centre in the Northern Beaches with this zone.
- **B4 Mixed Use** permits a commercial, residential, tourist and visitor and community land uses. Residential development contributes to a lively retail or service centre, as we see in Dee Why.

The Northern Beaches contains 84 town centres, ranging from larger mixed use town centres (Mona Vale and Dee Why), to 18 local centres and 63 neighbourhood centres. These centres cater to a broad range of needs from convenience and destination shopping through to entertainment and night-time economy.

The strategic centres identified in the North District Plan are Frenchs Forest, Brookvale-Dee Why (which we plan for as two discrete centres), Manly and Mona Vale. These are subject to employment growth targets, recognising the benefits of employment in accessible locations.





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| 1. B1 Palm Beach Wharf | 30. B1 Aubreen Street | 59. B2 Glenrose shopping area and theatre, Glen Street |
| 2. B1 Ocean Road | 31. B2 Pittwater Road | 60. B1 Yindela Street |
| 3. B2 Iluka Road | 32. B1 Pittwater Road | 61. B1 Cnr Arthur Street & Duke Street |
| 4. B1 Whale Beach Road | 33. B1 Wheeler Heights | 62. B2 The Centre |
| 5. B1 Cnr Barrenjoey Road & Careel Head Road | 34. B1 Truman Avenue | 63. B1 Tramore Place |
| 6. B1 North Avalon Road | 35. B1 Carawa Road | 64. B1 Woodbine Street |
| 7. B1 Elvina Avenue | 36. B1 Fisher Road North & Carawa Road | 65. B1 Burnt Street |
| 8. B1 Hilltop Road | 37. B1 South Creek Road East | 66. B1 Montauban Avenue |
| 9. B2 Avalon | 38. B1 Rayner Road | 67. B1 Cnr Frenchs Forest Road & Brook Street |
| 10. B1 Bilambee Avenue | 39. B1 Alfred Street | 68. B1 Sydney Road (Burnt Bridge creek Deviation - Wanganella St) |
| 11. B1 Plateau Road | 40. B1 May Road | 69. B2 Seaforth |
| 12. B1 McCarrs Creek Road | 41. B4 Dee Why | 70. B1 Beatrice Street |
| 13. B2 Newport | 42. B2 Dee Why - Strand | 71. B1 Dobroyd Road |
| 14. B1,B2 Kalinya Street | 43. B1 Cnr Griffin Road & Pitt Road | 72. B1 Lower Beach Street |
| 15. B1 Parkland Road | 44. B1 Pitt Road | 73. B1 Lodge Street & West Street |
| 16. B4 Mona Vale | 45. B1 Adams Street | 74. B2 Balgowlah |
| 17. B1 Darley Street East | 46. B1 Brighton Street | 75. B1 Sydney Road (Austin Street - Hill Street) |
| 18. B1 Warriewood Beach, Narrabeen Park Parade | 47. B1 Harbord Road | 76. B1,B2 Pittwater Road (from Raglan Street - Balgowlah Road) |
| 19. B2 Kalang Road | 48. B1 Corrie Road | 77. B1 Augusta Road & Birkeley Road |
| 20. B2 Warriewood Square, Jacksons Road | 49. B2 Freshwater Village | 78. B1 Cnr Collingwood Street & Bridge Road |
| 21. B1 Pittwater Road (Berry Avenue - Walsh Street) | 50. B1 Bridge Road | 79. B2 Manly |
| 22. B1 Garden Street | 51. B2 Manly Vale | 80. B1 Fairlight |
| 23. B1 Powderworks Road | 52. B1 Kentwell Road | 81. B1 Sydney Road & George Street |
| 24. B1 Elanora Road | 53. B1 Allambie Road | 82. B1 Darley Street & Cliff Street |
| 25. B2 Pittwater Road (Windsor Parade - Nareen Parade) | 54. B1 Skyline Shops, Frenchs Forest Road East | 83. B1 Addison Road |
| 26. B1 Ocean Street | 55. B1 Warringah Road & Bantry Bay Road | 84. B1 Bower Lane |
| 27. B2 Pittwater Road | 56. B2 Frenchs Forest / Northern Beaches Hospital Precinct | 85. B3 Warringah Mall |
| 28. B1 Sands Precinct | 57. B1 Sorlie Road | 86. B1 Terrey Hills |
| 29. B1 Veterans Parade | 58. B1 Ralston Road | |
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Table 19
Job targets from North District Plan

Centre	2016 jobs	2036 target	Industries
Frenchs Forest	9,300	13,300	Health
Brookvale-Dee Why	20,000	23,000 – 26,000	Industrial, urban services, retail
Manly	5,000	6,000 – 6,500	Retail with tourism focus
Mona Vale	4,300	5,000 – 6,000	Retail, commercial, light industrial

Employment activity is not limited to town centres, with large clusters of activity in Brookvale's Industrial area and Frenchs Forest business park. Further, the nature and location of many jobs are changing, especially the rise of online business models and work-from-home arrangements. Despite this, the strategic centres provide the best opportunities to accommodate future employment growth.

Population-serving employment is expected to see the strongest growth alongside healthcare and social assistance employment. Retail and commercial activity is suited to town centre locations. We will seek to encourage clusters of this activity in more accessible locations. Mona Vale will continue to be a hub for people in the LGA's north, while Frenchs Forest will evolve into a health-related town centre.

Employment opportunities on the Northern Beaches are limited for professional workers with many commuting to Sydney CBD, North Sydney and Ryde. The high rate of small businesses in the LGA is understood to be a result of mid to late career professionals seeking independence and the local lifestyle. With the capital, industry contacts and skillsets, these businesses could be a foundation for high skilled employment opportunities.

Brookvale provides the largest concentration of employment and businesses in the LGA, including at Warringah Mall and the largest industrial area (85 ha) in the North District. With the third highest commercial office rents in the Northern Beaches (after Manly and Balgowlah), and the highest level of transport connectivity, Brookvale can be a focus for high skilled employment and livelihood opportunities. This is already demonstrated at Brookvale's Lifestyle Working Building, where high quality, small and flexible floor space is key. A central core of commercial activity co-located with regional level social infrastructure will help to complement the convenience and entertainment functions of Warringah Mall.

Commercial office demand is dispersed across the Northern Beaches and broadly aligned with existing clusters. Focusing on the needs of the market and providing high amenity can attract demand for commercial office space from Dee Why, Balgowlah and Manly to Brookvale.

B1 Neighbourhood Centre

Neighbourhood centres perform an important function within neighbourhoods and support Towards 2040 Priority 12 for an inclusive, safe and socially connected community. Of the 63 neighbourhoods with a B1 zoning, ten are small and may only include a few single shops, mainly in Manly, with some in Pittwater.

The range of permitted uses focuses on small retail and services. There are differences in the range of permissible uses in this zone across the three current LEPs, for example:

- Warringah and Manly LEPs permit office premises but the Pittwater LEP does not.
- The Warringah LEP permits small bars but the Manly and Pittwater LEPs do not.
- The Warringah LEP permits restricted premises and mortuaries but Manly and Pittwater LEPs do not.

Explainer: Employment Zones Reform

Our analysis and recommendations for business and industrial zones are based on the employment study investigations and existing Standard Instrument zones. They will be reviewed with respect to the draft reforms and community feedback from this Discussion Paper.

Visit planning.nsw.gov.au for more information.

Proposed approach



Will retain the existing B1 centres.



We propose amending the zone objectives to encourage pedestrian safety, social interaction, creative and cultural pursuits.



Our proposed approach to resolving current land use differences is summarised in Table 20. We propose to consolidate permitted uses and adopt a closed zone approach prohibiting farm buildings, restricted premises, warehouse or distribution centres, local distribution premises, truck depots, boat launching ramps, exhibition homes and mortuaries. These uses are currently permitted with consent by default under Warringah LEP's open zone approach.



We seek your feedback as to whether we should rezone existing shops in residential areas as B1 (see Priority 15). This would ensure existing shops would not be replaced by residential redevelopment. It would allow for a greater range of permissible uses and shop top housing.

Table 20

B1 zone: Uses with inconsistent permissibility in Standard LEPs and proposed permissibility for new planning framework

Land use*	P	W	M	NB	Proposed approach
farm buildings**					Prohibit as this use is inconsistent with zone objectives.
group homes (transitional and permanent) and hostels					Permit within a 'shop top housing' built form. Active frontage provisions will ensure mixed use buildings.
office premises					Permit in line with Manly and Warringah. Active frontage provisions will require offices above street level or in lower foot traffic positions.
small bars					Permit to align with Warringah and provide greater flexibility to promote economic recovery.
kiosks					Permit in line with Pittwater and Manly.
markets					Permit in line with Pittwater and Manly.
restricted premises**					Prohibit in line with Pittwater and Manly and zone objectives. This use is permitted in larger centres including B2, B3 and B4 under standard instrument.
service stations					Prohibit to align with Pittwater and Warringah.
warehouse or distribution centres and local distribution premises**					Prohibit in line with zone objectives and to protect active street frontages. Note that ecommerce related 'click and collect' services can occur as an ancillary use.
car parks					Permit to support transport infrastructure.
truck depots**					Prohibit in line with Pittwater and Manly and zone objectives.
home-based child care		w/o	w/o	w/o	Permit without consent. Permitted under Education SEPP. Sector regulated outside DA process.
school-based child care					Permit to align with Education SEPP which permits educational facilities in this zone.
information and education facilities					Permit to facilitate creative industry / social infrastructure.

Table 20 (continued)

B1 zone: Uses with inconsistent permissibility in Standard LEPs and proposed permissibility for new planning framework

places of public worship					Permit to facilitate social infrastructure.
boat launching ramps**					Prohibit in zone but permit via an additional permitted use in appropriate areas (Priority 1).
environmental facilities					Prohibit noting that this use is intended for natural environment settings.
recreation facilities (indoor)					Permit to encourage gyms within walking distance of home.
exhibition homes**					Prohibit in line with Manly and Pittwater and zone objectives.
mortuaries**					Prohibit in line with Manly and Pittwater and zone objectives.

* Health services facilities, emergency services facilities, public administration buildings and flood mitigation works are discussed in Priority 9.

** Warringah LEP permitted this use by default under open zone approach.

B2 Local Centre

Eighteen precincts have a B2 local centre zone; of these, nine are recognised as local centres by the Greater Sydney Commission (identified in bold below). The range of uses permitted in B2 is broader than the B1 zone and a greater range of retail premises, along with entertainment and evening economy activity. These centres are generally larger, better connected to public transport and attract a broader catchment of users including visitors.





Manly town centre is zoned B2 rather than B4

Mixed Use despite being a strategic centre. Manly will retain its unique character and tourism function under the B2 zone.

Smaller B2 centres include Palm Beach, Newport, Elanora Heights and the Strand precinct at Dee Why beach front. While these precincts may not have the scale or the broader range of functions that local centres generally support, the B2 zone is appropriate to support visitation.

There are differences in the range of permissible uses across the three current LEPs. Warringah LEP permits warehouse or distribution centres, local distribution premises, truck depots, health services facilities (includes hospitals), school-based child care, emergency services facilities, exhibition homes and mortuaries; Manly and Pittwater LEPs do not. Pittwater LEP permits horticulture, sex service premises and home industry but Manly and Warringah LEPs do not.

Proposed approach

		We propose to retain all existing B2 centres. We also propose amendments to the zone's objectives to encourage accessibility and safety, evening economy functions, and appropriate scale and architecture.
		<p>Table 21 summarises inconsistent land uses and the proposed approach.</p> <p>The employment study investigations recommend a closed zone approach to prohibit horticulture, farm buildings, warehouse or distribution centres, local distribution premises, truck depots, boat launching ramps, boat launching ramps, boat sheds, jetties, exhibition homes and mortuaries in B2 centres.</p>

Find out more

Visit legislation.nsw.gov.au to see Pittwater LEP provisions restricting the location of sex services premises (Clause 7.12).

Table 21

B2 zone: Uses with inconsistent permissibility in Standard LEPs and proposed permissibility for new planning framework

Land use*	P	W	M	NB	Proposed approach
horticulture**					Prohibit noting that cultivation for commercial purposes is inconsistent with the intended character of a local centre. This will not prevent community gardens which are not for commercial purposes.
farm buildings**					Prohibit as this use is inconsistent with zone objectives.
group homes (transitional and permanent) and hostels					Permit within a 'shop top housing' built form. Active frontage provisions will prevent standalone buildings.
camping grounds					Prohibit in line with Manly and Pittwater and zone objectives.
warehouse or distribution centres and local distribution premises**					Prohibit in line with zone objectives and to protect active street frontages. Note that ecommerce related 'click and collect' services can occur as an ancillary use.
truck depots**					Prohibit in line with Manly and Pittwater and zone objectives.
home-based child care					Permit without consent. Permitted under Education SEPP. Sector regulated outside DA process.
school-based child care					Permit in line with Education SEPP.
places of public worship					Permit to facilitate social infrastructure.
sex services premises					Prohibit noting proposed permissibility in other zone.
boat launching ramps**					Prohibit in zone but permit via an additional permitted use in appropriate areas (Priority 1).
boat sheds**					
jetties**					
recreation areas					Permit to facilitate social infrastructure (see Priority 6).
exhibition homes**					Prohibit in line with Manly and Pittwater and zone objectives.
mortuaries**					Prohibit in line with Manly and Pittwater and zone objectives.

* Health services facilities, hospitals, health consulting rooms, emergency services facilities, public administration buildings and flood mitigation works are discussed in Priority 9.

** Warringah LEP permits this use by default under open zone approach.

B3 Commercial Core

The B3 Commercial Core zone encourages standalone office buildings, shopping malls and the like, and only applies to Warringah Mall in Brookvale on land surrounded by IN1 and B6 zones.

The employment study investigations recommend the B3 zone be extended to support a professionally focused CBD-style environment co-located with social infrastructure to activate the precinct across the day and week, close to the B-line and Warringah Mall. This will be considered in the Brookvale Structure Plan project.

Amusement centres, car parks, early education and care facilities, school-based child care, building identification signs, business identification signs and recreation areas will remain permissible.

Health services facilities including hospitals are permitted in the B3 zone under the Infrastructure SEPP. However, we propose to prohibit hospitals from the B3 zone as recommended in the employment study investigations, subject to approval from the NSW Department of Planning, Industry and Environment.

Proposed approach





		We propose new objectives to support Brookvale's future role. We do not expect to create any new B3 zoned areas nor change the zoning of the existing B3 area.
		We propose to change the range of permissible uses to limit these to core business functions that will support commercial CBD outcome. Table 22 shows our proposed approach to inconsistent land uses.

Table 22

B3 zone: Permissibility in Standard LEP and proposed prohibition for new LEP

Land use*	W	NB	Proposed approach
farm buildings			Prohibit as this use is inconsistent with zone objectives.
service stations			Prohibit to prioritise the core function of a B3 commercial core zone noting this use is proposed to be permitted in nearby B6 and IN1 zoned land.
veterinary hospitals			
warehouse or distribution centres			
local distribution premises			
truck depots			
places of public worship			
mortuaries			
hospitals			Prohibit to avoid introducing residential uses to protect employment lands. Permitted under Infrastructure SEPP.
boat launching ramps			Prohibit to prioritise the core function of a B3 commercial core zone.
jetties			

* Health services facilities, emergency services facilities, public administration buildings, environmental protection works, flood mitigation works are discussed in Priority 9.

B4 Mixed Use

The B4 zone applies to Dee Why and Mona Vale town centres and will likely apply to part of Frenchs Forest. It permits similar uses to that of a B2 zone, with the main difference being the density of the urban environment, height of buildings, scale of the precinct, level of connectivity and the type of economic activity. Warringah LEP permits a broader range of uses to Pittwater LEP because it uses an open zone approach.

Given the distinct nature of the two B4-zoned centres, we will look to retain place-specific objectives. Dee Why should continue to provide major retail and local business services, in addition to its civic role. Mona Vale should reinforce its role as the strategic centre of the north, providing local services.

Both should aspire to supporting night-time and weekend economies.

Proposed approach



While we expect to create a new B4 zone area at Frenchs Forest, we will also look to apply the Warringah LEP B4 zone objectives and broader range of permissible uses to other areas to encourage active streets and buildings with restaurants and business premises on the ground floor and housing and offices on the upper floors, lively streets and public spaces, interesting and safe human scale environments, with an active day and evening economy. LEP provisions are also to be broadened with this objective (see Priority 17).

The proposed centre-specific objectives are based on the employment study investigations:

- Strengthen the role of Mona Vale as the major centre for retail and services in the north of the LGA
- Support a range of retail, civic and commercial uses in Dee Why.



Table 23 summarises current inconsistencies in the B4 zone and a proposed approach.

The employment study investigations recommend a closed zone approach and to prohibit horticulture, farm buildings, warehouse or distribution centres, local distribution premises, truck depots, boat launching ramps, boat sheds, jetties, exhibition homes and mortuaries in B4 centres.

As per the B2 zone, we propose permitting sex services premises (currently only permissible under Pittwater LEP) with LEP provisions that require a reasonable level of separation from sensitive uses such as centre-based child care facilities, community facilities, schools and places of public worship.

Table 23

B4 zone: Uses with inconsistent permissibility in Standard LEPs and proposed permissibility for new planning framework

Land use*	P	W	NB	Proposed approach
horticulture**				Prohibit noting that cultivation for commercial purposes is inconsistent with the intended character of a local centre. This will not prevent community gardens which are not for commercial purposes.
farm buildings**				Prohibit as this use is inconsistent with zone objectives.
residential flat buildings				Prohibit to ensure residential uses are provided above ground level.
service stations				Permit in line with Pittwater and zone objectives.
warehouse or distribution centres**				Prohibit in line with Pittwater and zone objectives.
local distribution premises**				
truck depots**				
home-based child care				Permit without consent. Permitted under Education SEPP. Sector regulated outside DA process.
school-based child care				Permit as schools are permitted in this zone under the Education SEPP.
sex services premises				Prohibit noting proposed permissibility in other zones.
boat launching ramps**				Prohibit in zone but permit via an additional permitted use in appropriate areas (Priority 1).
jetties**				
exhibition homes**				Prohibit in line Pittwater and zone objectives.
mortuaries**				

*Health services facilities, hospitals, health consulting rooms, emergency services facilities, public administration buildings are discussed in Priority 9.

** Warringah LEP permitted this use by default under open zone approach.

Home-based business activity

Given the high rates of business ownership (33,281 local businesses with only 156,094 working residents), there is a substantial number of home-based business activity on the Northern Beaches. In order to support people working from home and promote economic activity, residents should have access to low-impact economic opportunities in both low density and medium density / shop top housing environments.

Council must ensure adequate procedures are in place to manage home-based business activity to protect community health and manage issues such as fire safety and noise. Whilst the Codes SEPP overrides the LEP and specifies most home businesses, home industries and home occupations as exempt development, it does not currently apply to food production or skin penetration businesses meaning Council must clarify the approval pathway for these developments.

Relevant land use definitions

A **Home Occupation** is carried out in a residential environment by one or more permanent residents.

A **Home Business** means a business carried out in a residential environment by one or more permanent residents. This does not involve the employment of more than two people other than residents.

A **Home Industry** involves light industrial activity that does not interfere with the amenity of the neighbourhood. This does not involve the employment of more than two people other than permanent residents.

Proposed approach



We will discuss with the Department of Planning, Industry and Environment the best method to manage the permissibility of home business, home industry and home occupation in the new LEP. While we support most of these uses as exempt development (i.e. development permitted without consent), we wish to ensure we can better regulate high risk businesses such as skin penetration, and those businesses with adverse amenity impacts such as animal minding and training.

We propose retaining section 5.4 controls that limit floor space to 50 square metres for home business and home industry.

Find out more

Visit legislation.nsw.gov.au to see section 5.4 controls that limit floor space for home business and home industry in the current LEPs.

Low impact industrial uses within town centres

The employment study investigations recommend some low impact light industrial uses in B2, B4 and B6 zones to expand the range of uses and the types of mixed use developments, including high technology industry, artisan food and drink and vehicle repair stations.

High tech industries could include a range of information technology, health-related technology, creative uses or sustainable energy. They are not activities that would generally present a hazard.

Artisan food and drink are places where food or drinks are manufactured, in association with a retail area or facilities for holding tastings, tours or workshops, such as a brewery.

Vehicle repairs stations are places that fix cars or machinery but do not sell these items.

Proposed approach



Our proposed approach is to permit high technology industry with consent across B2, B4 and B6 zones and permit artisan food and drink and vehicle repair stations in the B6 zone. This expands the range of land uses that can occur within B2, B4 and B6 zones and the range of locations where high skilled creative and technical employment activity can occur.

Given that pubs and a range of food-related land uses are already permitted in B2 and B4 zones, local manufacturers can open venues for tastings in town centres without introducing higher impact manufacturing activity into more sensitive mixed use environments which could lead to issues including pest attraction, noise, exhaust fumes and odours.

Sex services premises

Current LEPs differ in the permissibility of sex services premises. Currently, they are permitted in the Manly LEP B6 zone, the Pittwater B2 and B4 zones, and the Warringah IN1 zone.

Proposed approach



We propose permitting sex services premises within the B5, B6 and B7 and IN1 zones with LEP provisions that require a reasonable level of separation from sensitive uses such as centre-based child care facilities, community facilities, schools and places of public worship.

Height of buildings

The height of buildings is controlled in LEP clauses and a related map. Some DCPs also set rules for the maximum number of storeys, roof and wall height. Many zones, particularly business zones, permit mixed use development, comprising retail, commercial and residential floor areas with a range of height requirements.

Most land under Council's current LEPs has a building height control, with parks and sporting fields being the main exception. Building height is a common development control to ensure that built outcomes are generally consistent with the character of an area.

Two areas not subject to building height controls in current Northern Beaches LEPs are the Frenchs Forest Business Park on Warringah Road and Warringah Mall on Pittwater Road. Whilst Warringah Mall is subject to certain site-specific height controls in the Warringah DCP, these do not have the "statutory weight" of an LEP control.

Until recently, it was considered that building height in the Frenchs Forest Business Park was self-regulating, based on the range of permitted land uses available under the Business Park B7 zone. However, in recent times, certain SEPPs have permitted additional uses in these areas, for example Seniors Housing, which were not originally anticipated.

Similarly, until recently the Business Core B3 zone applying to Warringah Mall did not permit any form of residential development. This has changed with the State Government permitting "build-to-rent" type development in the B3 zone. It is therefore necessary to adopt specific LEP building height controls for each of these areas.

The urban design study is reviewing height controls for mixed use development to ensure adequate internal floor to ceiling heights. This approach is also consistent with the NSW Apartment Design Guidelines. Preliminary study recommendations are:

- Ground Level: 4.0-4.5m to support retail
- Level 1: 3.6m to support office
- Level 2+: 3.1m to support residential
- Roof: 1.2m to support increased roof construction tolerance, parapet and minimum lift overrun

The proposed floor to ceiling heights cannot be contained within the typical existing total height controls of 8.5m and 11m for two and three storey development respectively which apply in many local and neighbourhood centres. To accommodate desired ceiling heights, the total height standard would need to change as follows:

- 2-storeys: From 8.5m to 9.0m or 9.5m
- 3-storeys: From 11m to 12.0 or 12.5m

Proposed approach



Preliminary findings from the urban design study recommend a small increase in building height to existing B1 and B2 centres with 2 or 3 storey height limits, but no increase in the number of storeys.

This would allow increased floor to ceiling heights at ground and first floor levels to provide greater amenity and increase the flexibility in the use of spaces over the life of the building. It would also allow for greater flexibility in roof design and improved design outcomes.

Generally, this would see an increase in building heights from 8.5 to 9m or 9.5m for areas with 2 storey limits, and from 11m to 12m or 12.5m in areas with 3 storey limits.

These LEP height limits would be complemented by minimum ceiling height and number of storey height controls in the DCP.

We will not be changing building height controls for centres with locality specific controls, such as Dee Why Town Centre or Frenchs Forest. No building height increases are proposed for Mona Vale.



We propose to include LEP height controls for the Frenchs Forest Business Park B7 zone. This height will either be 11m to reflect other Business Park zones on the Northern Beaches, or 18m as proposed in the NSW Government's Building Business Back Better policy. Read more at planning.portal.nsw.gov.au.



We propose to investigate the inclusion of various height controls in the Warringah Mall DCP in the new LEP rather than adopt a single height limit for the entire site. A similar approach was taken to height controls on key sites in the Dee Why Town Centre.

**Provisions for retailing
and commercial floor space**

Large scale retailing in local centres

Existing provisions in Manly LEP restrict the size of retail premises in the Manly B2 zone to no more than 1,000sqm in gross floor area. This clause aims to retain the character of Manly town centre and restrict large floor plate retail development in the area.

This provision could potentially apply to other B2 local centres and other centres as appropriate, such as shops in the new B5 zone.

Proposed approach



Should we apply the provisions which limit the gross floor space of any retail development in Manly, Balgowlah and Seaforth town centres to other local centres?
If so, which centres?

Protecting and incentivising floor space in centres

Manly LEP provisions aim to balance commercial and residential land uses in local centres, particularly Manly Town Centre.

Provisions that require a minimum component of commercial floor space (e.g., in Manly Town Centre at least 25% of gross floor area must be commercial), and provide incentives for commercial floor space (e.g., in Manly Town Centre a bonus floor space of 0.5:1 is provided when at least 50% of gross floor area is commercial), seek to increase local jobs and ensure that residential development does not diminish employment or economic opportunities.

In a similar manner, the Pittwater DCP requires 25% of the gross floor area of shop top housing developments in business zones to be used for commercial/ retail purposes.

Proposed approach



We propose to implement a minimum 25% commercial / retail gross floor area requirement in the new LEP (currently applied in the Manly LEP B2 zones and the Pittwater DCP). This would apply to all B1, B2 and B4 zones (excluding Dee Why and the future Frenchs Forest B4 zones).



We are seeking feedback on whether we should continue and / or extend incentives for additional commercial floor space, for example through floor space or reduced parking. Currently, a floor space bonus is provided in the Manly LEP B2 zones of Manly, Seaforth, Balgowlah where at least 50% of gross floor area is commercial.



Priority 28

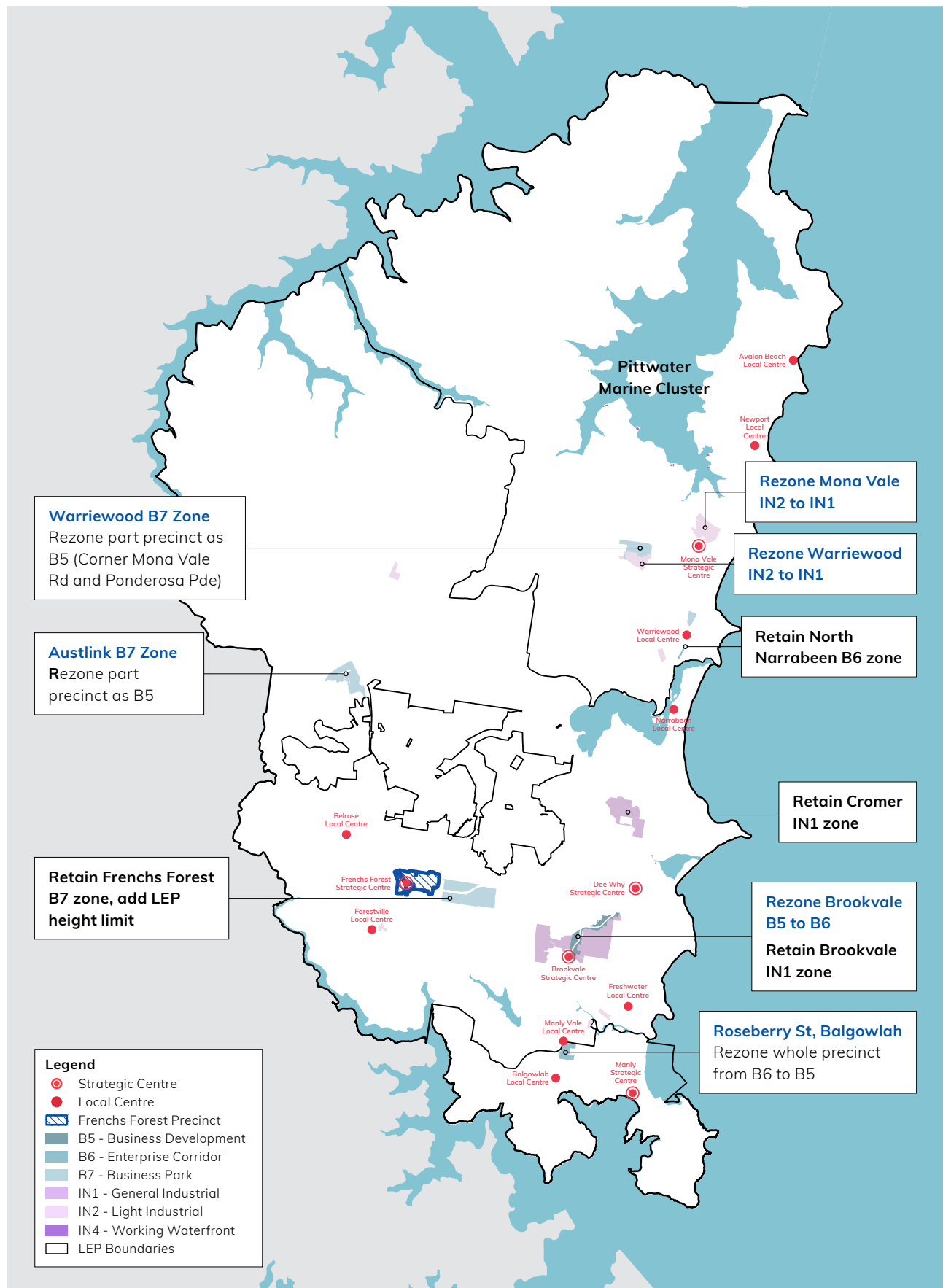
Safeguarded employment lands

Demand for employment lands outside of centres is growing substantially, with emerging advanced manufacturing opportunities offering economic and employment potential through automation, digital technology and artificial intelligence.

The LGA's employment lands face demand for pressure from the encroachment of residential uses or uses like retail that do not genuinely need to operate in these areas. Trends towards online retailing, faster delivery, food delivery services creating 'dark kitchens', demand for specialist gyms and the rise of compact living (where households store items offsite) place pressure on industrial precincts.

Setting the scene

- Towards 2040 defines employment lands as industrial and business zones that cater for a range of activities from major freight and logistics, heavy manufacturing, light industry to urban services, creative uses and business parks that cater for offices.
- This section references recommendations from employment study investigations. A draft employment study will be finalised for further consultation. The 2019 background report is available at yoursay.northernbeaches.nsw.gov.au.
- In March 2021 the Department of Planning, Industry and Environment released a reform package which proposes a reduction in business and industrial zones, increased flexibility for permitted land uses and a greater range of complying development. Visit planning.nsw.gov.au for more information.



Business employment zones

Three business employment zones apply in the Northern Beaches:

- **B5 Business Development** provides for employment generating uses such as warehouses or distribution centres, specialist retail premises, hardware and building supplies, landscaping material supplies and garden centres. It only applies to Pittwater Road at Brookvale.
- **B6 Enterprise Corridor** is intended to support commercial or industrial development along main roads. Retail activity is limited. Some hotel or motel uses may be included in this zone if considered appropriate. This applies to Roseberry Street in Balgowlah, home to supermarkets and large format retail, and to North Narrabeen between Lake Park Road and Berry Avenue.

- **B7 Business Park** is intended for larger campus-style business parks. It applies to Frenchs Forest Business Park, Austlink Business Park at Belrose and to Mona Vale Road and Vuko Place at Warriewood.

There are overlaps between the B5 zone, which are primarily intended for bulky good clusters, and the B6 zone, which is primarily intended for major road corridors.

Explainer: Employment Zones Reform

Our analysis and recommendations for business and industrial zones are based on the employment study investigations and existing Standard Instrument zones. They will be reviewed with respect to the draft reforms and community feedback from this Discussion Paper. Visit planning.nsw.gov.au for more information.

B5 Business Development
Proposed approach



We propose to identify existing bulky goods or large format retail clusters and zone them B5 to limit this use moving into other employment focused zones and to support population-serving employment near arterial roads in non-residential environments that can accommodate larger floorplates and higher ceilings.

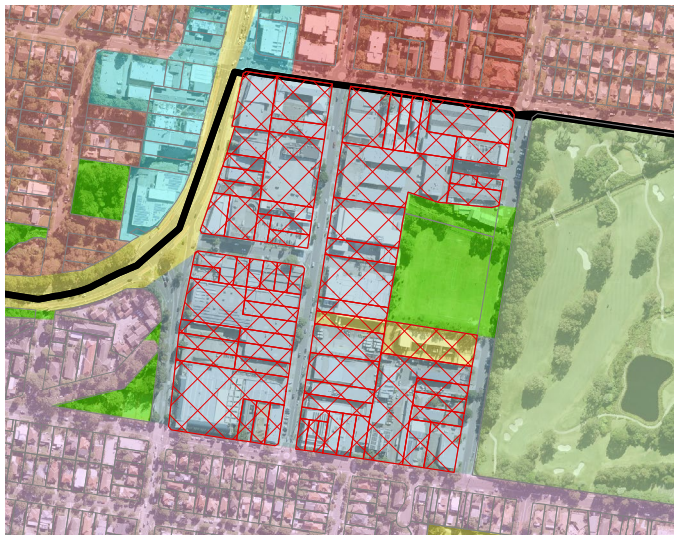
This would rezone the Balgowlah Roseberry Street precinct from B6 to B5, Ponderosa Pde at the corner of Mona Vale Road (which supports a small cluster of fast food restaurants) from B7 to B5, and part of the Belrose Austlink Niangala Close precinct (including the Super Centre and Bunnings) from B7 to B5.

The B5 zone on Pittwater Road Brookvale would be rezoned to B6 Business Development (discussed further below).



Table 24 outlines a proposed approach to land uses in the new B5 zone.

Figure 8
Proposed new B5 zones



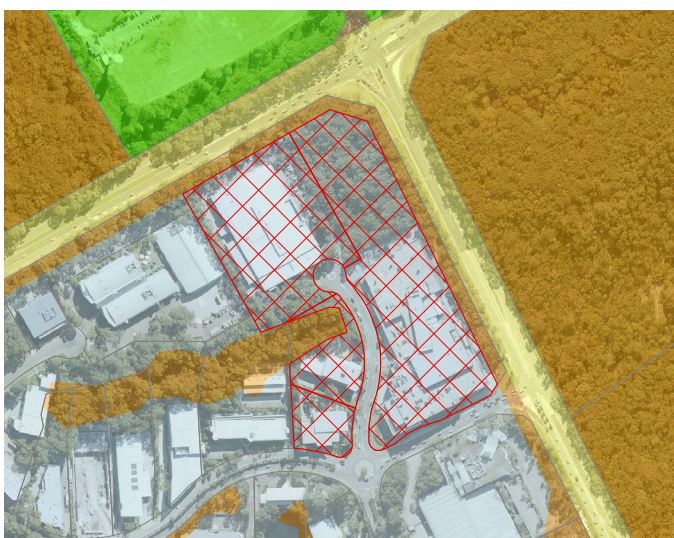
Roseberry St, Balgowlah – rezone whole precinct from B6 to B5

This precinct is zoned B6. While the Condamine Street interface could be considered for B6 zone given its main road location, a B5 zone is recommended given these sites are generally larger and more accessible, thus easier to visit.



Warriewood at corner of Mona vale Road and Ponderosa Parade – rezone part of precinct from B7 to B5

This small cluster of fast food restaurants operating under the B7 zone. A rezoning to B5 would support continuation of these uses.



Belrose Business Park – rezone from B7 to B5

The Niangala Close precinct supports large format retail including the Belrose Super Centre and Bunnings. Additional permitted uses under Area 3 supported the cluster's evolution. Rezoning from B7 to B5 will ensure the uses can continue. Removing the Area 3 additional permitted uses will prevent proliferation into the broader business park and protect Austlink business park and its economic and employment contribution.

The original Austlink Corporate Park Development Strategy Plan identified the concentration of bulky goods retail in this north east corner of the business park, possibly due to the transition to current planning instruments.

Table 24

Proposed B5 zone amalgamation: Uses with inconsistent permissibility in Standard LEPs (and proposed permissibility for new planning framework)

Land use*	P B7	W B7+ APU's	M B6	NB B5	Proposed approach
horticulture					Prohibit as previously only permitted in Warriewood. This use is not actively used in the proposed precinct.
animal boarding or training establishments					Permit to accommodate this population serving use while not increasing pressure on industrial zones.
farm buildings**					Prohibit to align with Pittwater and Manly.
office premises					Continue to permit with consent.
pubs					Permit recognising ongoing permissibility at Belrose business park.
restaurants or cafes					Permit recognising this is the only non-centre zone where restaurants are permitted.
kiosks					Permit to align with Pittwater and Manly.
markets					Permit to align with Manly.
shops					Permit subject to floorspace control to ensure large retail uses do not proliferate outside of existing and proposed centres that are better serviced.
neighbourhood shops					Continue to permit with consent with floor area limit.
neighbourhood supermarkets					Permit with consent with floor area limit.
timber yards					Permit to align with Manly.
vehicle sales or hire premises					Permit to align with Pittwater and Manly.
amusement centres					Permit to support social infrastructure and align with Manly.
function centres					Permit recognising ongoing permissibility at Belrose business park.
industrial retail outlets					Permit to align with Pittwater and Manly.
restricted premises					Permit to align with Manly.
service stations					Permit to align with Pittwater and Manly.
veterinary hospitals					Permit to align with Manly.
wholesale supplies					Permit to align with Pittwater and Manly.

Table 24 (continued)

Proposed B5 zone amalgamation: Uses with inconsistent permissibility in Standard LEPs (and proposed permissibility for new planning framework)

boat building and repair facilities					
vehicle body repair workshops					Permit to align with Pittwater.
vehicle repair stations					Permit to align with Pittwater and Manly.
storage premises					Permit to align with Pittwater.
self storage units					Permit to align with Pittwater and Warringah.
depots					Permit reflecting recent history of light industrial zone at Balgowlah precinct
car parks					Permit to align with Warringah.
transport depots					Prohibit as previously only permitted in Warriewood. This use is not actively used in the proposed precinct.
truck depots					Permit with consent reflecting recent history of light industrial zone at Balgowlah precinct.
centre based child care					Permit with consent, noting centre based child care is a mandated permitted use for the B5 zone in the Standard Instrument.
industrial training facilities					Prohibit as previously only permitted in Warriewood. This use is not actively used in the proposed precinct.
boat launching ramps**					Prohibit in zone but permit via an additional permitted use in appropriate areas (Priority 1).
environmental facilities					Prohibited to align with Pittwater and Warringah noting that this use relates to the recreational use or scientific study of natural systems and is therefore not relevant to an urban environment.
jetties**					Prohibit in zone but permit via an additional permitted use in appropriate areas (Priority 1)
recreation areas					Permit to align with Pittwater and Warringah.
recreation facilities (outdoor)					Permit to align with Warringah.

* Research stations are discussed in Priority 9.

** Warringah LEP permitted this use by default under open zone approach.

B6 Enterprise Corridor
Proposed approach



The B6 zone is proposed to continue to support commercial and light industrial uses including specialist showrooms for the automotive and construction industries. It will support smaller scale or more specialist retailing outlets for construction and trades that do not rely on foot traffic but may not require industrial zoning designation.

The B6 zone will continue to apply to North Narrabeen on Pittwater Road. The B5 zone on Pittwater Road Brookvale is proposed to be rezoned to B6.



Table 25 outlines a proposed approach to land uses in the new B6 zone. It is proposed to either prohibit bulky goods retailing in these areas or subject them to a retail floor space restriction.

We propose the continued prohibition of residential uses in the B6 zone, with the only exception being the area in Brookvale where it is currently permitted (Area 5). The future of this area will be considered in more detail through the Brookvale Structure Plan.

Table 25

Proposed B6 zone amalgamation: Uses with inconsistent permissibility in Standard LEPs and proposed permissibility for new planning framework

Land use*	P B6	W B5	NB B6	Proposed approach
farm buildings**				Prohibit as not relevant to this zone.
take away food and drink premises				Prohibit to align with Pittwater and reflect transitioning function of Pittwater Rd Brookvale from high street to enterprise corridor.
kiosks				Permit to align with Pittwater.
specialised retail premises				Continue to permit noting recommendation to implement maximum floor space control.
registered clubs				Permit to align with Warringah and reflect existing use in proposed B6 precincts.
restricted premises				Prohibit to align with Pittwater and standard instrument objective to limit retail activity.
wholesale supplies				Permit to allow low impact industrial uses that benefit from main road visibility.
storage premises				Permit to enable existing light industrial uses in B6 corridor to take pressure off industrial zones.
transport depots				Permit to align with Warringah.
truck depots				Permit to align with Warringah.
early education & care facilities				Permit to encourage 'non-core' industrial uses to locate outside of industrial precincts.
centre-based child care facilities				
information and education facilities				Prohibit to reflect transitioning function of Pittwater Rd Brookvale from high street to enterprise corridor.
places of public worship				Permit to encourage 'non-core' industrial uses to locate outside of industrial precincts.
respite day care centres				Permit recognising increased demand and preference to locate outside of industrial zones.
boat launching ramps**				Prohibit in zone but permit via an additional permitted use in appropriate areas (Priority 1).
jetties**				Prohibit in zone but permit via an additional permitted use in appropriate areas (Priority 1).
mortuaries				Permit to encourage 'non-core' industrial uses to locate outside of industrial precincts.

* Research stations are discussed in Priority 9.

** Warringah LEP permitted this use by default under open zone approach.

B7 Business Park
Proposed approach



As discussed, parts of the B7 zone are proposed to be rezoned to B5 at Austlink Business Park in Belrose and Warriewood (Corner Mona vale Road and Ponderosa Parade). No changes are proposed to the B7 zone at Frenchs Forest Business Park and Vuko Place at Warriewood.

The LGA's business parks will continue to provide a professional environment for specialised businesses including high technology industries, wholesale trade and logistics activities while a more diverse range of floor plate options and shared space business models may start to emerge. This focus must be protected from competing uses.



Table 26 outlines a proposed approach to land uses in the new B7 zone. It is proposed to continue to prohibit restaurant and café use in line with Warringah LEP. Neighbourhood shops will continue to be permitted with consent.

Hospitals will also be prohibited to prevent further expansion of private hospitals and to protect the non-residential character of the business park, given seniors housing is permissible where hospitals are permitted. This will be subject to consent by the Department of Planning, Industry and Environment as hospitals are permitted under the Infrastructure SEPP.

The range of uses permitted in Pittwater LEP B7 zone will be amended to align with business park zone objectives and to differentiate the role and function of a business park from nearby industrial precincts.

Table 26

Proposed B7 zone: Uses with inconsistent permissibility in Standard LEPs and proposed permissibility for new planning framework.

Land use*	P B7	W B7	NB B7	Proposed approach
horticulture				Prohibit. Inconsistent with standard instrument zone objective to provide a range of office and light industrial uses.
animal boarding or training establishments				Permit to accommodate this population serving use while not increasing pressure on industrial zones.
farm buildings				Prohibit as not relevant to this zone.
funeral homes				Prohibit. Inconsistent with standard instrument zone objective to provide a range of office and light industrial uses.
restaurants or cafes				Prohibit. Inconsistent with standard instrument zone objective to provide a range of office and light industrial uses. Existing fast food restaurants at Warriewood Business Park are proposed to become B5 where restaurants will continue to be permitted. Note that neighbourhood shops are permitted with consent to meet the day to day needs of workers in the area.
kiosks				Permit to align with Pittwater B7 uses.
vehicle sales or hire premises				
industrial retail outlets				
service stations				
wholesale supplies				Prohibit. Inconsistent with standard instrument zone objective to encourage employment opportunities and proposed objective to encourage a diverse range of high skilled employment opportunities. Note that warehouse and distribution centres are permitted uses.
boat building and repair facilities				Permit to align with Pittwater B7 uses.
vehicle body repair workshops				
vehicle repair stations				
storage premises				Prohibit. Inconsistent with standard instrument zone objective to encourage employment opportunities and proposed objective to encourage a diverse range of high skilled employment opportunities.
depots				Prohibit. Inconsistent with standard instrument zone objective to provide a range of office and light industrial uses.
car parks				Prohibit. Inconsistent with standard instrument zone objective to provide a range of office and light industrial uses. Note that this does not affect car parking as an ancillary use.

Table 26 (continued)

Proposed B7 zone: Uses with inconsistent permissibility in Standard LEPs and proposed permissibility for new planning framework.

transport depots				Prohibit. Inconsistent with standard instrument zone objective to provide a range of office and light industrial uses.
early education & care facilities				Permit with consent in line with zone objective to enable other land uses that provide facilities that meet the day to day needs of workers in the area.
industrial training facilities				Permit to increase the availability of local education opportunities.
boat launching ramps**				Prohibit in zone but permit via an additional permitted use in appropriate areas (Priority 1)
jetties**				
recreation facilities (outdoor)				Permit to align with Warringah.

* Research stations are discussed in Priority 9.

** Warringah LEP permitted this use by default under open zone approach.

Industrial zones

Industrial precincts serve the local community and support a more diverse and resilient local economy. These precincts support local wholesale trade (10.2% of value added and \$2.6b in output for the LGA), manufacturing (8.9% of value added and \$3.4b economic output) and construction (7.6% of value added and \$3b economic output). Industrial areas allowed many of these sectors to remain operational throughout the COVID-19-related lockdowns.

A high number of small industrial units in strata complexes can support local small businesses. Traditionally these units have supported local trades, manufacturers or wholesale trade businesses that import and distribute niche products.

We will need to accommodate increased demand for storage as more families live in apartments, more dispersed warehousing to support last mile logistics and faster deliveries and growing demand for boutique businesses such as local breweries or businesses that style houses to sell.

Industrial precincts provide space to test new ideas - already we see activities such as vertical farming, modular construction techniques, tiny homes, drone technology, vegan leather handbags, e-commerce businesses, circular economy manufacturing and automated manufacturing of sheet metal products.

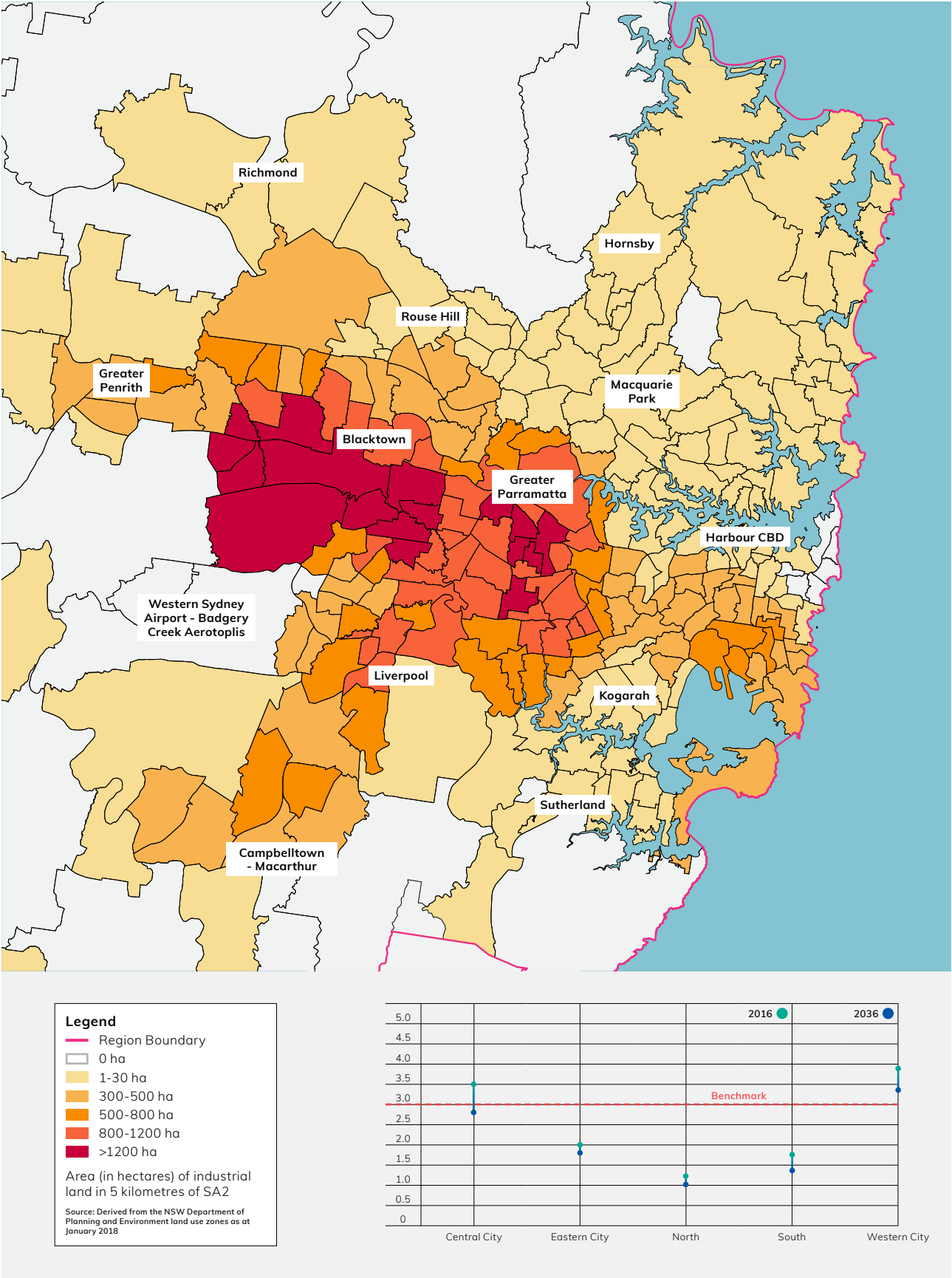
The Pittwater marine industry cluster is a valuable working waterfront environment providing specialised marine services to the Australian east coast, protected and supported by nearby industrial precincts.

Protecting industrial lands

The North District has the lowest supply of Industrial land in Greater Sydney. Brookvale, Cromer and Mona Vale account for 90% of industrial floor space in the LGA.

Future demand equates to the need for an additional 51,600 sqm of industrial floor space in the LGA by 2036. Much of this demand comes from Brookvale, and some could be accommodated across the LGA's industrial precincts. However, options to expand industrial zones are limited to measures such as increasing building heights.

Another option is to limit the proliferation of non-core uses such as gyms or child care centres that can locate in other zones.



Northern Beaches LEPs use the IN1 General Industrial zone (Warringah LEP), IN2 Light industrial zone (Warringah and Pittwater LEP), and IN4 Working Waterfront industrial zone (Pittwater LEP). No land is zoned for industrial purposes under Manly LEP.

IN1 General Industrial

The IN1 General Industrial zone supports a range of land uses and industries that are not suited to other zones. The more diverse range of lot sizes and larger scale of these precincts provides a rare space where these uses can operate effectively. Land in Brookvale and Cromer is zoned IN1.

The scale of these precincts supports the wider economy. Clusters of specialist businesses co-locate with complementary industrial businesses.

Proposed approach



The IN1 zone is proposed to still apply to Brookvale and Cromer; we are considering whether to apply it to Mona Vale and Warriewood industrial areas (see discussion below).



Table 27 outlines a proposed approach to land uses in the new IN1 zone. It is proposed to retain the range of industrial use permitted under the Warringah LEP except child care centres.



We are seeking feedback on whether we should continue to permit recreation facilities (indoor) in IN1 and IN2 zones. Prohibiting this use would protect industrial land for industrial uses and prevent further expansion of commercially viable non-industrial land uses, noting existing approved gyms would be protected as existing permitted uses. Alternatively permitting this use would recognise the significant population serving health and recreation benefits these facilities provide.

Table 27

Proposed IN1 zone amalgamation: Uses with inconsistent permissibility in Standard LEPS and proposed permissibility for new planning framework

Land use*	WIN1	PIN2	NB	Proposed approach
horticulture				Permit noting changing technology such as indoor hydroponic and vertical gardens already operating in IN1 zones. Proliferation of this use will need to be monitored.
animal boarding or training establishments				Permit to align with Pittwater IN2 zone.
funeral homes				Permit noting this use is also permitted across town centres and non-centre B zones.
landscaping material supplies				Permit noting existing activity, population serving function and low risk of proliferation.
crematorium				Permit noting that it is not currently permitted in any other zone across the Northern Beaches.
farm buildings**				Prohibit as this use is inconsistent with zone objectives.
car parks				Permit to align with Warringah.
centre-based child care facilities				Prohibit to protect industrial land for industrial uses and prevent further expansion of commercially viable non-industrial land use. See also Priority 9.
school-based child care				
community facilities				Prohibit as not an industrial use.
respite day care centres				
boat launching ramps**				Prohibit in zone but permit via an additional permitted use in appropriate areas (Priority 1).
jetties**				
recreation areas				Permit to align with Warringah (see Priority 6).
recreation facility (indoor)			?	We are seeking comment on whether to permit or prohibit this use. See proposed approach.

* sewerage systems, biosolids treatment facilities, sewage reticulation systems, sewage treatment plants, water recycling facilities, waste or resource management facilities, resource recovery facilities, waste or resource transfer stations, airstrip, helipad, electricity generating works, flood mitigation works, emergency services facilities, public administration buildings and flood mitigation works are discussed in Priority 9.

** Warringah LEP permitted this use by default under open zone approach

IN2 Light Industrial

The IN2 Light Industrial zone is intended for lower impact industrial activities including smaller neighbourhood industrial precincts where a buffer zone may be required to deal with land use conflicts and amenity issues, particularly with surrounding residential lands.

IN2 light industrial precincts typically provide industrial strata units that can support storage, fabrication, trades, e-commerce businesses and other uses that cannot be accommodated in town centres.

Smaller IN2 precincts are often surrounded by residential areas, including Pittwater Road at North Manly; Campbell Parade, Manly Vale; Cook Street Forresterville; and Tekpo Road, Terrey Hills.

Pittwater LEP does not use the IN1 zone, and applies the IN2 light industrial zone to the larger Mona Vale and Warriewood precincts (which are more comparable to the scale and range of land uses of Brookvale and Cromer industrial areas) together with the smaller precincts at Garden Street, North Narrabeen and Vuko Place, Warriewood.

The Pittwater IN2 zone has previously allowed for a broader range of higher impact uses, including freight transport facilities, waste disposal facilities, vehicle body repair workshops and boat building and repair facilities, given the absence of the IN1 zone in the Pittwater LEP.

Light industrial precincts are attractive to gyms and other indoor recreation uses. Certain uses – such as rock climbing or trampolining centres – require diverse floor space and built form which can also locate in more appropriate zones including the B5 Business Development zone, B6 Enterprise Corridor and B7 Business Park zones. Across the Northern Beaches' IN1 and IN2 zones, there are plenty of indoor recreation facilities that will retain existing use rights to serve the community.

Proposed approach



- We are considering two options regarding the future IN2 zone:
- combine the permitted uses in Warringah LEP IN2 and the Pittwater LEP IN2 into a single IN2 zone that applies to all current IN2 zones, or
 - use the limited range of permitted uses under the Warringah IN2 zone in the new IN 2 zone and apply to all areas currently zoned IN2 other than Mona Vale and Warriewood IN2 areas, which would be rezoned to IN1.

This first option could permit a range of higher impact uses in Warringah's small neighbourhood industrial precincts in Pittwater Road at North Manly; Campbell Parade, Manly Vale; Cook Street, Forestville; and Tekpo Road, Terrey Hills. This could cause nuisance or adversely affect the surrounding amenity.

The second option would slightly increase the range of permitted uses in Mona Vale and Warriewood industrial areas consistent with the IN1 zoning, but would reduce the range of permitted uses in the Garden Street, North Narrabeen and Vuko Place, Warriewood industrial areas.



We will consider increasing building height limits in IN1 and IN2 zones following precinct-specific urban design and impact testing. Increasing building heights to permit at least one more storey, from 11m to around 16m, will provide greater flexibility for businesses that want to stay in the region but require additional floor space. With very little vacant floor space available, this approach, over time, will support a transition to higher density industrial uses while providing incentive to renew industrial buildings.



Table 28 outlines a proposed approach to land uses in the new IN2 zone. We propose to protect industrial land for industrial uses and prevent further expansion of commercially viable non-industrial land use such as child care in these zones. We are also considering a closed zone approach to the IN1 and IN2 zones to exclude non-industrial such as farm buildings, boat launching ramps and jetties which are not aligned with the objectives of the zones.

Table 28

Proposed IN2 zone amalgamation: Uses with inconsistent permissibility in Standard LEPS and proposed permissibility for new planning framework

Land use*	W	P	NB	Proposed approach
horticulture				Permit noting changing technology such as indoor hydroponic and vertical gardens already operating in IN1 zones. Proliferation of this use will need to be monitored.
animal boarding or training establishments				Permit to align with Pittwater IN2 zone.
funeral homes				Prohibit to support and protect industrial land for industrial uses noting that this use is included under the definition of a 'business premises' and is permitted in all town centre zones under standard instrument and in all B zones apart from WLEP B7.
landscaping material supplies				Prohibit to minimise any adverse effect of industry on other land uses.
timber yards				
vehicle sales or hire premises				
industrial retail outlets				
service stations				Permit to align with Pittwater.
wholesale supplies				Prohibit to minimise any adverse effect of industry on other land uses.
boat building and repair facilities				
vehicle body repair workshops				
vehicle repair stations				Permit to align with Pittwater.
freight transport facilities				Permit to provide for efficient movement of freight and deliveries.
transport depots				Permit to align with Pittwater.
recreation facilities (indoor)			?	We are seeking comment on whether to permit or prohibit this use. See proposed approach.
crematorium				Prohibit to minimise any adverse effect of industry on other land uses.
farm buildings**				Prohibit as this use is inconsistent with zone objectives.

Table 28 (continued)

Proposed IN2 zone amalgamation: Uses with inconsistent permissibility in Standard LEPS and proposed permissibility for new planning framework

airstrip				Prohibit to align with Pittwater. See also Priority 9.
helipad				
centre-based child care facilities				Prohibit to protect industrial land for industrial uses and prevent further expansion of commercially viable non-industrial land use. See also Priority 9.
school-based child care				
community facilities				Prohibit as not an industrial use.
respite day care centres				
boat launching ramps**				Prohibit in zone but permit via an additional permitted use in appropriate areas (Priority 1).
jetties**				
recreation areas				Permit to align with Warringah (see Priority 6).

* Sewerage systems, biosolids treatment facilities, sewage reticulation systems, sewerage treatment plans, water recycling facilities, waste disposal facilities, airstrip, helipad, electricity generating works, emergency services facilities, public administration buildings and flood mitigation works are discussed in Priority 9.

** Warringah LEP permitted this use by default under open zone approach

IN4 Working Waterfront

The Pittwater marine cluster applies to a small number of properties in Church Point, Bayview, and Newport zoned IN4 under the Pittwater LEP.

Given the limited availability of industrially zoned land along the eastern seaboard with water access, this cluster provides nationally significant specialised marine services that serve other local industrial precincts on the Northern Beaches and beyond.

Proposed approach



We propose to retain the IN4 zone and land use permissibility as identified in the Pittwater LEP. We also propose to retain the additional permitted use for the Mona Vale industrial zone which allows shops for the sale, hire or storage of goods associated with the use of, or used in the construction, repair and maintenance of watercraft, used or capable of being used as a means of transportation on water, with development consent.



Priority 29:

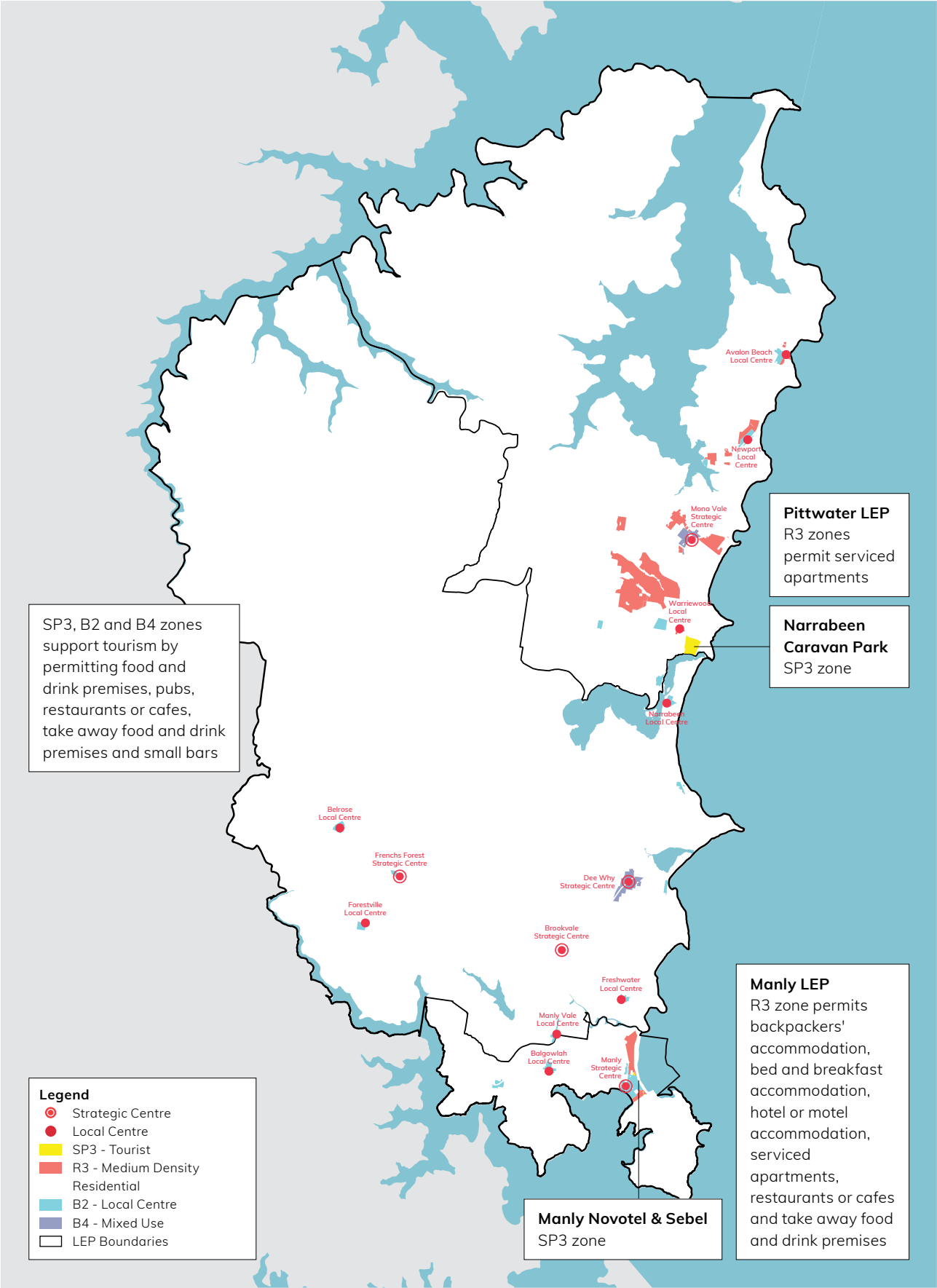
A thriving, sustainable tourism economy

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The Northern Beaches is a valuable tourism asset for Greater Sydney, and more broadly NSW and Australia. The local tourism and hospitality sector contributes twice as many jobs and twice the revenue to the Northern Beaches economy compared to the NSW average.

Setting the scene

- Towards 2040 requires new LEP and DCP controls and planning processes that remove barriers to the tourism economy, informed by the employment study and destination management plan.
- In December 2020, we exhibited a draft destination management plan (DMP) Destination Northern Beaches: Creating a Sustainable Visitor Economy and a Destination Northern Beaches COVID Recovery Plan specifically aimed to help local tourism operators rebound, recover and drive new business over the next 2 years. Find out more at yoursay.northernbeaches.nsw.gov.au.
- This section references recommendations from employment study investigations. A draft employment study will be finalised for further consideration. The 2019 background report is available at yoursay.northernbeaches.nsw.gov.au.



Provisions supporting tourism

Planning controls that support a sustainable tourism economy in the Northern Beaches need to be retained, while recognising that they may not be appropriate outside of tourism-focused precincts.

Tourism and visitor accommodation is supported in a range of ways:

- SP3 Tourism zone: This protects uses such as hotels in Manly or Narrabeen caravan park and prohibits competing land uses such as dwelling houses or residential flat buildings to avoid the conversion of serviced accommodation and other accommodation types into residential uses.
- Other zones: Tourist and visitor accommodation is permitted in R3 in Manly and in the B2 and B4 zones.
- Duration of stay provisions: Both Manly and Pittwater LEPs address how long visitors can stay at tourist accommodation. For example, Pittwater LEP permits short term holiday rental accommodation (STRA) as exempt development for up to three months.
- Supporting amenity: A range of hospitality,

entertainment and recreation activities, particularly in the evenings, support a thriving and sustainable tourism economy.

- » The SP3, B2 and B4 zones support uses such as food and drink premises, pubs, restaurants or cafes, take away food and drink premises and small bars. B2 and B4 zones also support entertainment facilities, function centres, information and education facilities and recreation facilities (indoor).
- » Manly R3 adjoins Manly Town Centre and permits backpackers' accommodation, bed and breakfast accommodation, hotel or motel accommodation, serviced apartments, restaurants or cafes and take away food and drink premises with consent. These uses are prohibited under Warringah and Pittwater LEP R3 zones except the Pittwater LEP which permits serviced apartments.
- Gross floor area controls: Manly LEP gross floor area controls for B2 zone require at least 25% of the gross floor area of a building to be used as commercial premises. This encourages a diversity of businesses while limiting residential development that may conflict with tourism uses. Further controls limit any retail premises to 1,000 sqm, helping to retain the finer grain character of the Manly centre.

There are inconsistencies in permissibility and land uses in SP3 zones.

Explainer

The Department of Customer Service and the Department of Planning, Industry and Environment developed a framework for short term rental accommodation (STRA).

The framework can be viewed at planningportal.nsw.gov.au. The new framework will include:

- a new standard definition of STRA
- a 180 day cap for non-hosted STRA homes in Greater Sydney, with the ability for other councils to opt in
- the ability for hosted STRA homeowners to rent their homes out 365 days of the year
- minimum fire safety standards
- the Code of Conduct that applies to hosts, guests, online booking platforms and letting agents.

The STRA Code of Conduct and exclusion register applies from 18 December 2020.

A whole-of-government framework commenced 1 March 2021. This replaces our current controls for STRA.

Pittwater LEP seeks to prevent substandard residential accommodation occurring through the conversion of serviced apartments to a residential flat building. It requires any conversion to meet the design quality guidelines in SEPP 65 and the design principles of the Apartment Design Guide.

Proposed approach



Our proposed approach is to:

- combine the range of permissible uses in the SP3 zones under the Manly and Pittwater LEPs in the new LEP (Table 29)
- consider expanding application of SP3 to cover additional tourism assets
- retain tourist and visitor accommodation as a permissible use in B2 and B4 zones.



Our proposed approach is to:

- introduce a LEP provision, or tourism overlay, to support tourism-related planning controls within areas or zones that support tourism, such as Manly LEP R3 zone, and B2 and B4 zones that support tourist and visitor accommodation and supporting services.
- retain provisions relating to the conversion of serviced apartment to residential flat buildings.

Table 30

SP3 zone: Uses with inconsistent permissibility in Standard LEPs and proposed permissibility for new planning framework

Land use*	P	M	NB	Proposed approach
camping grounds				Permit to align with Pittwater. More suited to non-urban areas however will be assessed in DA
caravan parks				Permit
eco-tourist facilities				Permit
function centres				Permit
information and education facilities				Permit to align with Pittwater to facilitate creative industry and social infrastructure.

*Water recycling facilities, water reticulation systems, water storage facilities, roads, environmental protection works and flood mitigation works are discussed in Priority 9.