



# Northern Beaches Local Housing Strategy Community Snapshot



northern  
beaches  
council



### Snapshot

The Northern Beaches Local Housing Strategy looks at the housing mix in the Northern Beaches today, and the kind of housing that will be needed in the future. It considers trends in terms of population growth and change; household size and mix; issues such as affordability, sustainability and building resilience; and housing diversity, including housing types such as boarding houses, seniors housing and social and affordable housing.

We'll need to accommodate around 12,000 new homes by 2036 to provide for this growth. Analysis shows we generally have the capacity under existing planning rules to provide for these new homes, without having to make major changes to our existing planning controls for the majority of the Council area. The shortfall between what is needed and what is possible (i.e the gap that we must plan for to 2036) within current controls is around 275 dwellings.

We have also, for the first time, set ourselves a target to provide 1,880 new social and affordable housing dwellings by 2036. We'll continue to advocate for other levels of government to address the current shortfall of more than 8,000 social and affordable housing dwellings today; our target is what we'll need in addition to today's shortfall.

The Strategy involves (see Map 1):

- Identification of **centre investigation areas** within an 800 metre radius around Brookvale, Dee Why, Mona Vale, Manly Vale and Narrabeen along the existing B-Line that will be subject to separate precinct based master-planning and community consultation.
- Manly Vale, Dee Why, Narrabeen & Mona Vale would be investigated for medium density renewal, with Brookvale to be investigated for medium to high density renewal. No increase in building heights will occur within the Mona Vale investigation area.
- Low to medium density housing (such as dual occupancy, boarding houses and seniors housing) will be permitted in a 400 metre radius around several local centres (known as **housing diversity areas**), including Avalon, Newport, Warriewood, Belrose, Freshwater, Balgowlah and Manly, excluding areas with environmental and other constraints.
- The changes required to implement housing diversity areas will be completed in conjunction with the new Northern Beaches LEP and DCP which will be publicly exhibited in 2022.
- In the longer term, if a second B-Line to Chatswood goes ahead, centres such as Forestville and Beacon Hill could also be a focus for medium density renewal, subject to future detailed planning.

Providing for these dwelling types will allow Council to seek exemption from housing-related State Environment Planning Policies which have in the past resulted in ad-hoc development with poor environmental planning outcomes (e.g. boarding houses, seniors living).

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\*predictions calculated pre-COVID-19

**Map 1**  
Spatial framework for net new housing in the Northern Beaches LGA



