

LEP/DCP Discussion Paper Snapshot



northern
beaches
council

Working towards a new local environmental plan (LEP) and
development control plan (DCP) for the **Northern Beaches**

June 2021

We're developing a single local environmental plan (LEP) and development control plan (DCP) for the Northern Beaches. Having a single planning framework will help all of us in planning for a sustainable future. It will provide our community with a clearer, simpler and fairer set of planning rules.

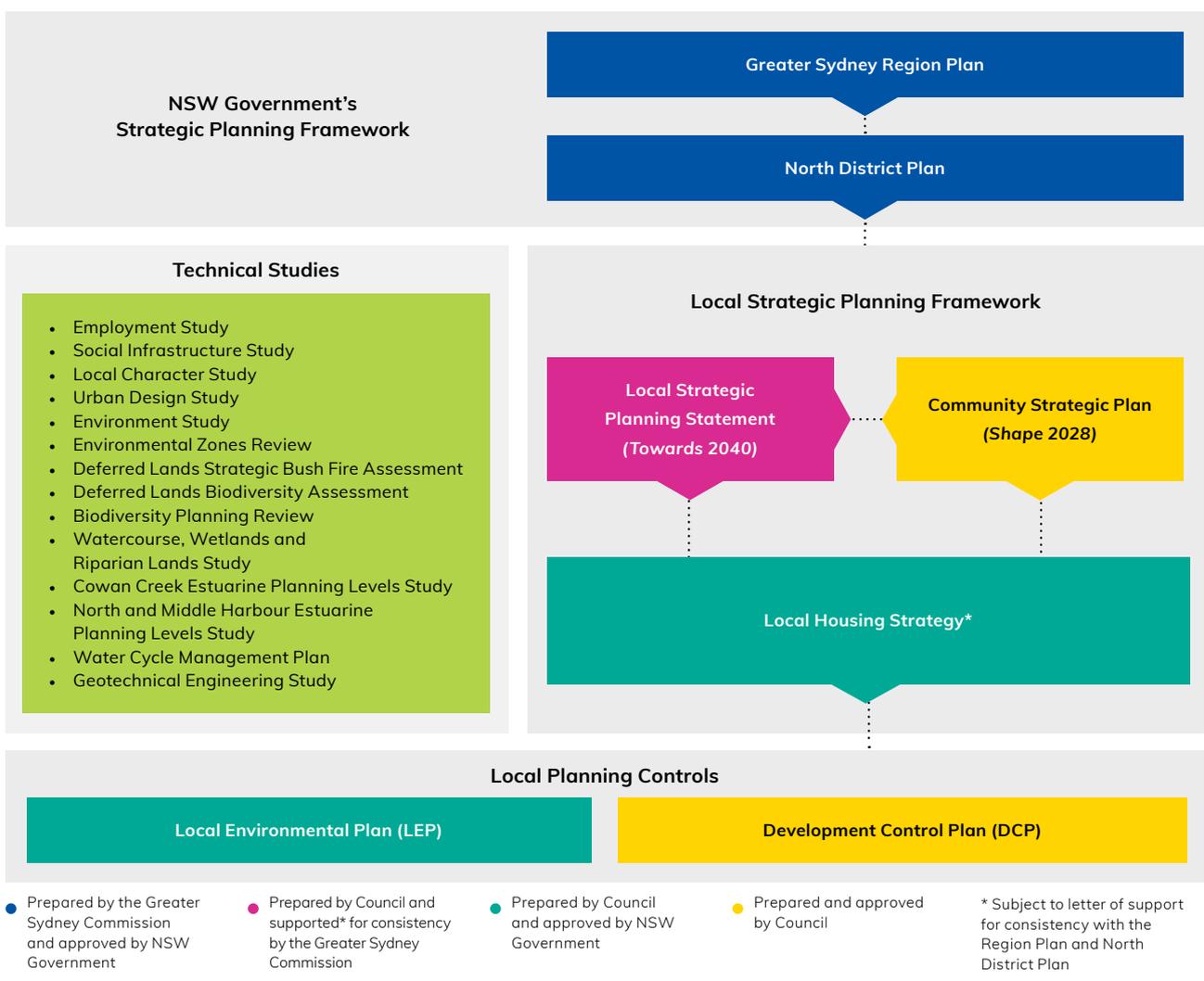
Reforms to the New South Wales planning system require all councils in the state to review their planning framework. On the Northern Beaches, this involves bringing together our four local environmental plans (LEPs) and development control plans (DCPs) to create a single LEP and DCP.

These documents set the rules for future development in the Council area. They influence how centres might look, how waterways and bushland will be protected, how and where businesses can operate, and the type and location of housing.

The new LEP and DCP must align with the NSW Government's Greater Sydney Region Plan and North District Plan, relevant State Environmental Planning Policies (SEPPs), and will implement actions from our Local Strategic Planning Statement - Towards 2040, and Local Housing Strategy.

We are also undertaking a range of other technical studies to inform this work.

Figure 1
NSW Strategic landuse planning framework



About this snapshot

This document provides a snapshot of the LEP/DCP Discussion Paper, which identifies issues, opportunities and, in many cases, our proposed approach in the new LEP and DCP. Nothing is locked-in, we will use the community's feedback on the paper to make decisions on how best to proceed.

Where changes to current rules are proposed, they seek to deliver consistency, provide clarity, raise the bar on sustainability, or generally improve the quality of development in our area.

We are drawing on insights formed during earlier consultations around Planning our Sustainable Future, as well as a series of technical studies currently underway.

We haven't presented all the answers; instead, we seek comment on the issues, proposals, and anything that may be missing.

You will see that the discussion of issues and presentation of ideas is structured by the same key themes used in Towards 2040:

- Sustainability
- Infrastructure and Collaboration
- Liveability
- Productivity.

Each theme and related direction and priority is summarised below along with a selection of proposed changes.

We welcome your feedback on all aspects in the discussion paper.



Sustainability

This section discusses local planning controls that help protect the landscape, including waterway, environmental, recreational and rural zones. It also looks at ways to improve energy water and waste efficiency and increase resilience to natural and urban hazards.

Direction	Priorities					
 <p>Landscape</p>	<p>Priority 1 Healthy and valued coast and waterways</p>	<p>Priority 2 Protected and enhanced bushland and biodiversity</p>	<p>Priority 3 Protected scenic and cultural landscapes</p>	<p>Priority 4 Protected Metropolitan Rural Area</p>	<p>Priority 5 Greener urban environments</p>	<p>Priority 6 High quality open space for recreation</p>
 <p>Efficiency</p>	<p>Priority 7 A low-carbon community, with high energy, water and waste efficiency</p>					
 <p>Resilience</p>	<p>Priority 8 Adapted to the impacts of natural and urban hazards and climate change</p>					

Proposed controls will protect the landscape, improve efficiencies and increase resilience.

Current technical studies will provide us with more analysis that will influence:

- planning for the Metropolitan Rural Area (MRA) and future MRA investigation area
- Our response to state-led projects including Ingleside.

Waterway, environmental, rural and recreational zones will be adjusted to deliver greater consistency, as we finalise our Environmental Zones Review.

We discuss options for improved development controls for:

- waterways
- foreshore building lines
- watercourses, wetlands and riparian lands
- stormwater management
- water sensitive urban design
- foreshore scenic protection
- tree canopy and urban heat.

For larger developments, we propose performance standards for net zero carbon emission buildings. We're looking at other sustainability options, and/or independent sustainability certification for smaller development.

Infrastructure and collaboration

This section explores planning controls to facilitate infrastructure provision, including special purpose zones and relevant State Environmental Planning Policies (SEPP). Local controls generally only facilitate smaller-scale infrastructure, that is usually associated with non-government owned land or operators.

Direction	Priorities
 <p data-bbox="178 775 325 869">Infrastructure and collaboration</p>	<p data-bbox="368 696 456 719">Priority 9</p> <p data-bbox="368 725 528 869">Infrastructure delivered with employment and housing growth</p>

The new LEP will align with the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 and State Environmental Planning Policy (Infrastructure) 2007. We consider the future application of special purpose zones and propose permitting emergency facilities, environmental protection works, and flood mitigation works in all zones to facilitate resilience planning.

Liveability

This section discusses housing supply, choice, affordability, residential zones and implementing the Local Housing Strategy. To promote a healthy

and socially connected community, we discuss local controls that promote safety and social inclusion. To ensure we create great places, we consider controls for local character and heritage.

Direction	Priorities				
 People	Priority 10 World-class education facilities, including a university	Priority 11 Community facilities and services that meet changing community needs	Priority 12 An inclusive, healthy, safe and socially connected community	Priority 13 Strong engagement and cooperation with Aboriginal communities	Priority 14 A community enriched through the arts and connected through creativity
 Housing	Priority 15 Housing supply, choice and affordability in the right locations	Priority 16 Access to quality social and affordable housing			
 Great places	Priority 17 Centres and neighbourhoods designed to reflect local character, lifestyle and demographic changes	Priority 18 Protected, conserved and celebrated heritage			

The new LEP and DCP will address social impacts, crime prevention, universal access, adaptable housing and accessible car parking. We propose controls for design excellence, amenity impacts and functioning of town centres that will create better places, in addition to controls that protect Aboriginal and non-Aboriginal heritage.

We will be implementing our Local Housing Strategy by:

- permitting dual occupancy development only in Housing Diversity Areas (HDAs) in R2 Low Density residential zones within 400m of Avalon Beach, Newport, Warriewood, Belrose and Freshwater
- restricting boarding houses and seniors housing to these R2-zoned areas in HDAs (they are currently permitted in various locations across all R2-zoned areas).

We aim to resolve inconsistencies in permissible land uses in residential zones across current LEPs, including the R5 Large Lot zone, once technical studies are finalised.

We seek your feedback on:

- current controls for secondary dwellings and whether there should be incentives for boarding houses, seniors housing, or more affordable housing in centres
- a proposal to remove floor space ratio controls that currently apply to dwelling houses in Manly LEP.

There are no plans to increase permissible building heights in residential zones.

This section discusses local controls to improve connectivity, including parking provision, sustainable transport and tourism. We discuss approaches to business and industrial zones for jobs and skills, retaining and promoting retail and commercial uses.

Direction	Priorities						
 <p>Connectivity</p>	<p>Priority 19 Frequent and efficient regional public transport connections</p>	<p>Priority 20 Sustainable local transport networks</p>	<p>Priority 21 Redesigned road space and facilities to match changing community needs</p>				
 <p>Jobs and skills</p>	<p>Priority 22 Jobs that match the skills and needs of the community</p>	<p>Priority 23 Frenchs Forest as a sustainable health and education precinct</p>	<p>Priority 24 Brookvale as an employment and innovation centre</p>	<p>Priority 25 Dee Why as a thriving cosmopolitan centre by the sea</p>	<p>Priority 26 Manly as Sydney's premier seaside destination</p>	<p>Priority 27 Mona Vale as the contemporary, urban heart of the north</p>	
	<p>Priority 28 Safeguarded employment lands</p>	<p>Priority 29 A thriving, sustainable tourism economy</p>	<p>Priority 30 A diverse night-time economy</p>				

We are looking at reducing carparking requirements and setting maximum parking rates for development in strategic centres to encourage public and active transport options, and options for car share, electric vehicle charging, bicycle parking, green travel plans and end of trip facilities.

Data from our employment study currently underway informs recommendations for business and industrial zones. These will be reviewed together with community feedback and draft employment zones reforms by the NSW Government.

We propose retaining existing town centre zones, using the B1 Neighbourhood Centre and B2 Local Centre zones in smaller centres, the B3 Commercial Core zone for Warringah Mall, and the B4 Mixed Use zone in Mona Vale, Dee Why and in the future Frenchs Forest centre.

We propose a 1m to 1.5m building height increase, but no increase in the number of storeys, for an improved shopping experience. This would apply to existing B1 and B2 zones and exclude Dee Why, Mona Vale and Frenchs Forest town centres. For Warringah Mall, we propose to include existing DCP height controls in the new LEP.

Other town centre proposals include:

- amending zone objectives to better define their intent
- resolving inconsistencies in permissible land uses across current LEPs, including low impact industrial uses, sex services premises and working from home
- maintaining provisions to protect commercial floor space and restrict large scale retailing in local centres.

We seek your feedback on the use of incentives for additional commercial floor space as currently applied in the Manly LEP.

We propose changes to the current B5 Business Development, B6 Enterprise Corridor, and B7 Business Park zones. This includes new B5 zones to better delineate existing bulky goods or large format retail clusters from other employment zones in these locations:

- in part of the current Warriewood B7 zone
- in part of the current Austlink B7 precinct
- in place of the current Balgowlah B6 zone.

We will look to resolve inconsistencies in permitted uses to differentiate these areas from nearby industrial precincts and propose an 11m to 18m building height limit for the Frenchs Forest Business Park B7 zone - where there currently is no height limit.

Some of the other ideas proposed to help improve productivity across our area include:

- a potential height increase from 11m to 16m in existing industrial zones to support a transition to higher density industrial uses and incentivise renewal
- changing the zone of the Mona Vale and Warriewood IN2 Light Industrial zones to IN1 General Industrial to better recognise current land uses
- retaining the limited range of uses on the IN2 zone to protect the amenity of surrounding residential areas
- retaining the SP3 Tourist zone at Manly and NRMA Sydney Lakeside Holiday Park and support tourist and visitor accommodation where currently permitted.

We also seek feedback on whether we should prohibit gyms in industrial zones (existing legally approved gyms would remain) to help preserve these areas for industrial purposes.

Next steps

We would love to hear from you. To get involved, give your feedback, and follow our progress search for 'Planning our Sustainable Future' at northernbeaches.nsw.gov.au.

We will consider all discussion paper submissions when preparing the draft Northern Beaches LEP and DCP.

Formal legal exhibition of the draft LEP and DCP is anticipated in mid-late 2022, with the new LEP and DCP proposed to commence in mid-2023.

LEP/DCP Discussion Paper

Public exhibition July/August 2021

Technical studies

Targeted consultation end 2021

Draft LEP/DCP

Prepare and exhibit mid-late 2022

Final LEP/DCP

Commences mid 2023 pending NSW Government approval



Closing 5 September
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