

LEP/DCP Discussion Paper

Planning our Sustainable Future



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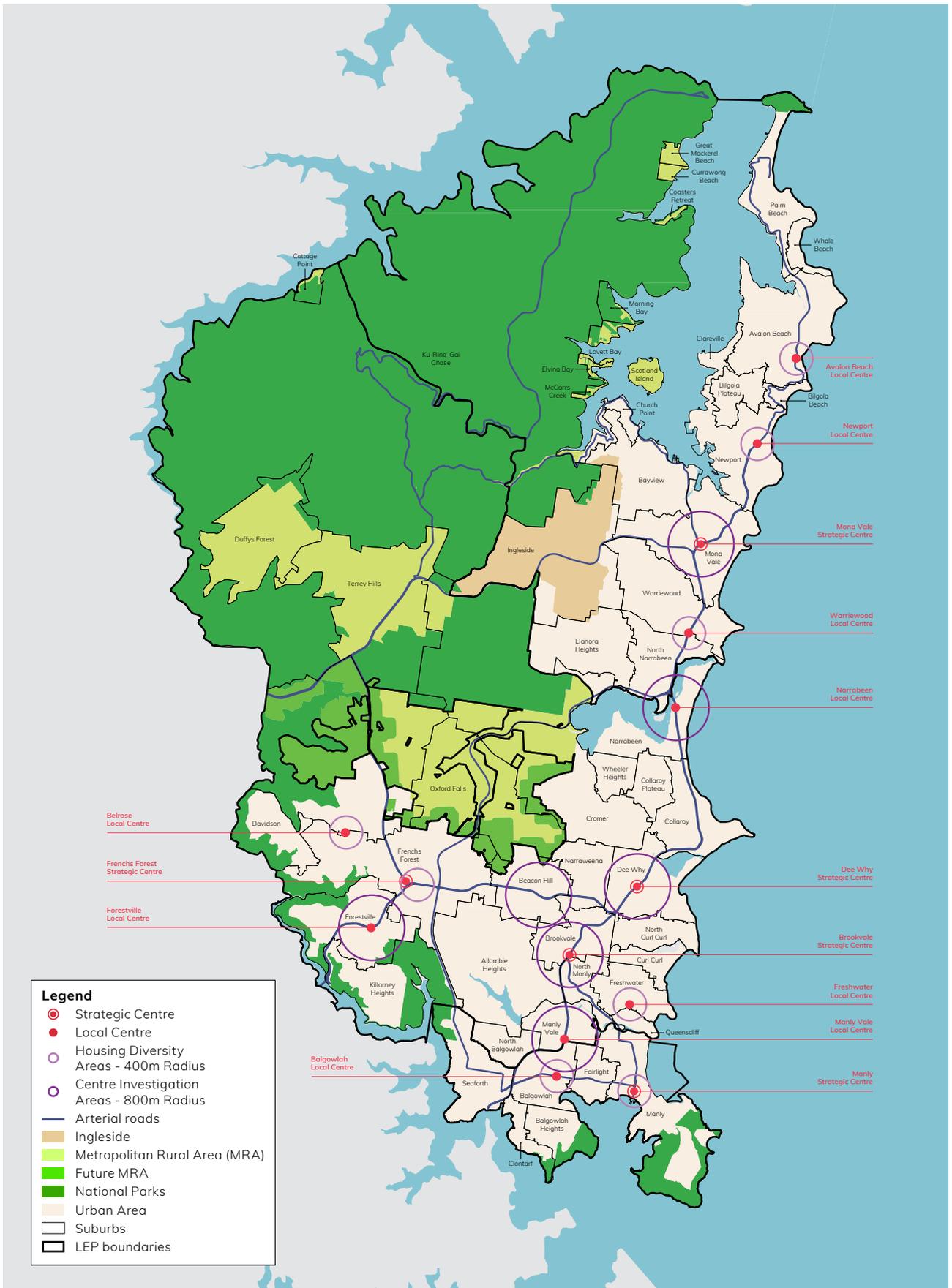
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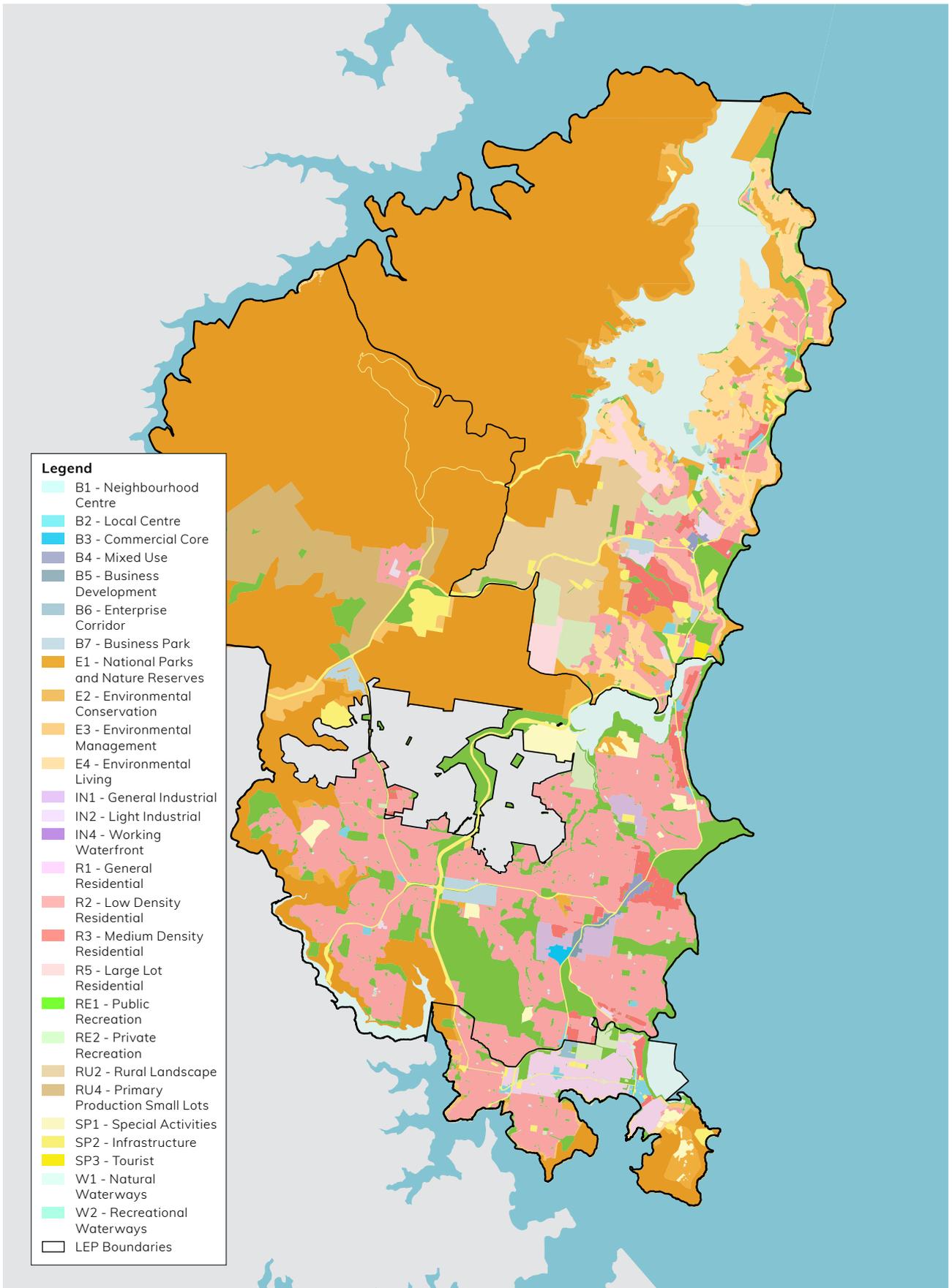
Planning our sustainable future



Acknowledgement to Country

We acknowledge the traditional owners of this land and elders past and present. We recognise Aboriginal people as the original custodians of the Northern Beaches. Aboriginal culture is integral to our understanding of belonging, community and care of the land.





Executive summary

Reforms to the New South Wales Planning system require every council in the state to review its planning framework. On the Northern Beaches, this requires us to bring together our four local environmental plans (LEPs) and development control plans (DCPs) to create a single LEP and DCP. It's the final step in consolidating our planning framework for a sustainable Northern Beaches.

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

The new LEP and DCP must align with the State Government's Greater Sydney Region Plan and North District Plan, relevant State Environmental Planning Policies (SEPPs), and standard LEP template, and will implement actions from our local strategic planning statement *Towards 2040* and our Local Housing Strategy.

The discussion paper identifies issues we need to address in consolidating our LEPs and DCPs, discusses options and approaches to address those issues, and seeks responses to specific questions where there is no preferred approach identified. Where changes are proposed they seek to deliver consistency, provide clarity or raise the bar on sustainability, for all development in our area.

This work is based on insights drawn from community consultation from our Planning our Sustainable Future program and technical analysis. We don't present all the answers; instead, we're seeking comment on the issues, proposals and any gaps.

We've used the structure of *Towards 2040* to shape our thinking and present findings and proposals.

Sustainability

Provisions are proposed to protect the landscape, improve efficiencies and increase resilience.

Technical studies are underway to provide us with more analysis that will influence:

- future zoning of the Warringah LEP 2000 (Deferred lands)
- planning for the Metropolitan Rural Area (MRA) and future MRA investigation area
- planning for State-led projects including Ingleside and the development delivery plan for Metropolitan Local Aboriginal Land Council land.

Current waterway, environmental, rural and recreational zones will be adjusted for consistency. Future direction will be subject to finalisation of our Environmental Zones Review.

We discuss options for improved development controls for development near 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 buildings. We're looking at other sustainability options, and/or independent sustainability certification for smaller development.

Infrastructure and collaboration

The new LEP will align with the Infrastructure SEPP and Education SEPP. We consider the future application of Special Purpose zones and the proposal to permit emergency facilities, environmental protection works, and flood mitigation works in all zones to facilitate resilience.

Liveability

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, as well as controls to protect Aboriginal and non-Aboriginal heritage.

We will be implementing our Local Housing Strategy, permitting dual occupancy development in Housing Diversity Areas (HDAs) in R2 Low Density residential zones within 400m of Avalon Beach, Newport, Warriewood, Belrose and Freshwater. In R2 zoned areas outside HDAs, dual occupancies and other medium density housing types would be prohibited to achieve consistency.

We're aiming to resolve inconsistencies in permissible land uses in residential zones across current LEPs and will make further recommendations for the R5 Large Lot zone once technical studies are finalised. We also propose limiting boarding houses and seniors housing to areas closer to centres.

We're seeking feedback on current controls for secondary dwellings and whether there should be incentives for boarding houses, seniors housing, or more affordable housing in centres. We seek feedback on removing floor space ratio controls that currently apply to dwelling houses in Manly LEP.

Productivity

We're looking at parking provisions including reduced rates and maximum rates for development in strategic centres to encourage public and active transport options, as well as options for car share, electric vehicle charging, bicycle parking and end of trip facilities. We seek feedback on reduced rates for non-residential development and will do further work to identify localised parking rates based on rates of car ownership, public transport accessibility and car share rates.

We expect to retain existing town centre zones but amend objectives to better define their intent. We will resolve inconsistencies in permissible land uses across current LEPs, including low impact industrial uses, sex services premises and working from home. We are considering a small increase in building heights in some centres to accommodate greater floor to ceiling heights for retail and office premises, but with no increase in the number of building storeys. We propose provisions to protect commercial floor space and restrict large scale retailing in local centres.

We seek feedback on incentives for additional commercial floor space as currently applied in the Manly LEP and propose height controls for the B3 Commercial Core zone at Warringah Mall.

We propose changes to the B5 Business Development, B6 Enterprise Corridor and B7 Business Park zones under current LEPs, including new B5 zones in part of the Warriewood B7 zone, the Austlink B7 precinct, and the whole Balgowlah B6 zone, to delineate existing bulky goods or large format retail clusters from other employment zones. We will look to resolve inconsistencies in permitted uses to differentiate these areas from nearby industrial precincts and propose an 11-18-metre building height limit for the Frenchs Forest Business Park B7 zone.

We propose a small height increase in existing industrial zones to support a transition to higher density industrial uses and incentivise renewal in industrial areas. We consider possible rezoning of the Mona Vale and Warriewood IN2 Light Industrial zones to IN1 General Industrial to better recognise current land uses, and propose retention of a more limited range of uses on the IN2 zone to protect the amenity of surrounding residential areas. We seek feedback on prohibiting gyms in industrial zones (existing gyms would remain) to help preserve these areas for industrial purposes.

Our analysis and recommendations for business and industrial zones are based on the employment study investigations and existing standard LEP template. They will be reviewed with respect to upcoming Department of Planning, Industry and Environment Employment Zones Reform and community feedback from this Discussion Paper.

We will retain the SP3 Tourist zone at Manly and Narrabeen caravan park and support tourist and visitor accommodation where currently permitted.

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planning framework



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Introduction

Planning our Sustainable Future is our program to develop a new land use planning framework that sits within the NSW planning system. It aims to create a single set of land use planning controls for the Northern Beaches Local Government Area (LGA).

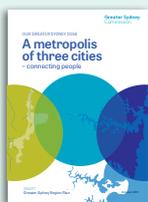
Developing a new land use planning framework commenced with the adoption of the *Greater Sydney Region Plan*, which sets a 40 year vision for land use planning in Greater Sydney. The Plan establishes a vision of Greater Sydney as a

metropolis of three cities - the Western Parkland City, the Central River City and the Eastern Harbour City - where most residents live within 30 minutes by public transport of their nearest strategic centre.

The *Greater Sydney Region Plan* plans for Greater Sydney as five districts. Northern Beaches LGA is located in the North District. Five district plans consider the objectives of the *Greater Sydney Region Plan* as district-specific goals and actions that councils and the NSW Government can manage.

Figure 1

Metropolitan planning framework, as it applies to the Northern Beaches LGA.

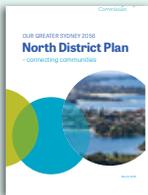


Greater Sydney Region Plan

Released by the NSW Government in 2018

The Greater Sydney Region Plan sets a 40-year vision and a 20-year plan to manage growth and change for Greater Sydney.

Our new planning framework must be consistent with the Region Plan.



North District Plan

Published by the Greater Sydney Commission in 2018

The North District Plan is a 20-year plan to manage growth which covers economic, social and environmental matters of the North District. It includes actions and priorities around liveability, productivity, infrastructure and sustainability.

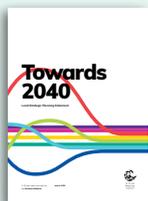
Our new planning framework must align with this plan.



Community Strategic Plan - Shape 2028

Adopted by Council in April 2018

The Community Strategic Plan is a 10-year shared vision of what the Council and the community values and aspires to.



Towards 2040

Endorsed by the Greater Sydney Commission and Council in March 2020

The Northern Beaches Local Strategic Planning Statement - *Towards 2040* sets our land use vision, and planning principles, priorities and actions for the next 20 years.



Local Housing Strategy

Adopted by Council April 2021

The Local Housing Strategy outlines how and where housing will be planned to meet community need.

Councils then consider how best to implement these goals and actions. In the Northern Beaches LGA, this began with the development of *Towards 2040*, our local strategic planning statement, followed by the current review and amendment of our local environmental plans (LEPs) and development control plans (DCPs) (see Figure 2).

Towards 2040, outlines directions for housing, employment, transport, recreation, environment and infrastructure over the next 20 years. It helps guide future land use decisions through planning priorities, principles and actions that build on the Northern Beaches' strengths and opportunities and addresses key issues and challenges.

Find out more
 Read *Towards 2040* at northernbeaches.nsw.gov.au
 Read the North District Plan and Greater Sydney Region Plan at greater.sydney

Figure 2
 Planning framework review program. The darker colour represents where we are today.



Existing local planning instruments

Council currently has four LEPs and four DCPs. While there are many similarities in these documents, there are differences too. These factors must be reconciled to create a single, clear and fair LEP and DCP, translating the priorities and principles of Towards 2040 and the Local Housing Strategy into land use and development controls for all the Northern Beaches.

Existing LEPs and DCPs

To view the current planning framework, visit the NSW Planning Portal (planningportal.nsw.gov.au), Council's website (northernbeaches.nsw.gov.au) or click on the links below:

- [Manly LEP 2013](#)
- [Pittwater LEP 2014](#)
- [Warringah LEP 2011](#)
- [Warringah LEP 2000 \(Deferred lands\)](#)
- [Manly DCP 2013](#)
- [Pittwater 21 DCP](#)
- [Pittwater 21 DCP - Appendices](#)
- [Warringah DCP 2011](#)
- [Warringah DCP 2000](#)

Warringah LEP 2000 relates to what is known as the 'deferred lands'. Throughout this report, we only refer to Manly LEP, Pittwater LEP and Warringah LEP, which are all based on what is known as the Standard Instrument LEP. We use the full term Warringah LEP 2000 (Deferred lands) if referring to that particular LEP.

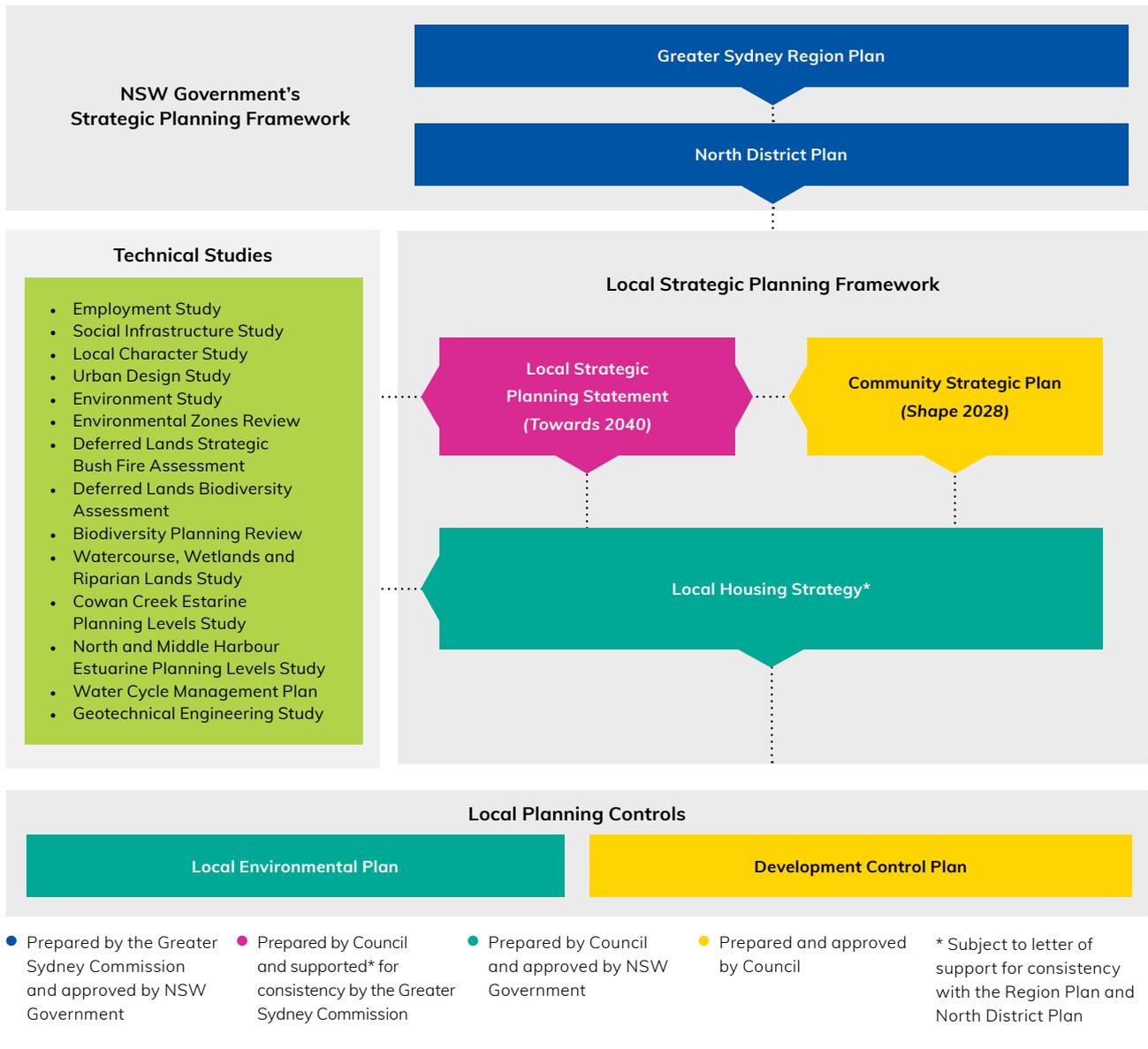
Technical studies

A range of technical studies prepared with consultants informs this reconciliation work (Figure 3). These studies are at different stages, with some already released for public comment. All studies will be made available on our website when completed; each will be considered in preparing the LEP and DCP. Where relevant, we refer to these studies and drafts studies throughout the discussion paper.

Find out more

Visit yoursay.northernbeaches.nsw.gov.au to read more about the technical studies and Local Housing Strategy.

Figure 3
Local and State planning frameworks



Purpose of this discussion paper

This discussion paper is designed to:

- update the community on our work preparing a new LEP and DCP for the Northern Beaches
- explain the legislative context in which we operate and make decisions
- outline differences between current LEPs and DCPs that we are addressing to create a single LEP and DCP
- discuss options and proposed approaches to resolving current differences, guided by directions, priorities and actions in *Towards 2040* and the recommendations of technical studies
- seek feedback on the issues raised and proposed approaches.

The discussion paper is not a complete and detailed assessment of every issue or matter to be resolved to arrive at a single Northern Beaches LEP and DCP. Instead, it focuses on planning issues and differences that must be resolved to align our local plans with the North District Plan and *Towards 2040*.

We will consider all submissions to this discussion paper when we prepare a planning proposal – this will be the key step that will lead to a new LEP and accompanying DCP.

State planning system

The NSW planning system is complex. It begins with the **Environmental Planning and Assessment Act 1979 (EP&A Act)**, which governs land use planning in NSW. The EP&A Act sets out the rules for the development and making of strategic plans, planning policies, LEPs and DCPs and the processes for the assessment of development proposals.

In addition to the requirements of the EP&A Act, **other legislation** interacts with the planning controls under the Act. State-level legislation that is used in the Northern Beaches LGA includes:

- *Biodiversity Conservation Act 2016*
- *Local Government Act 1993*
- *Coastal Management Act 2016*
- *Fisheries Management Act 1994*
- *Sydney Harbour Foreshore Authority Act 1998*
- *National Parks and Wildlife Act 1974*
- *Heritage Act 1977*

NSW Land and Environment Court decisions also establish planning principles which must be considered in making planning decisions.

State environmental planning policies

State environmental planning policies, or SEPPs, are environmental planning instruments made under the EP&A Act that deal with state or regional environmental planning matters. They can override an LEP and permit or prohibit certain types of development. They can also establish approval pathways, such as allowing complying development in certain circumstances.

We refer to many of these throughout this discussion paper, where our work has considered the interplay of both SEPPs and LEPs (Table 1).

Table 1

List of SEPPs referenced in this discussion paper

SEPP	Shortened term
State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017	Education SEPP
State Environmental Planning Policy (Infrastructure) 2007	Infrastructure SEPP
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	BASIX SEPP
State Environmental Planning Policy (Coastal Management) 2018	Coastal Management SEPP
State Environmental Planning Policy (Affordable Rental Housing) 2009	Affordable Housing SEPP
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Codes SEPP
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	Seniors Housing SEPP
State Environmental Planning Policy No 55—Remediation of Land	SEPP 55
State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development	SEPP 65
State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)	SEPP 70
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017	Vegetation SEPP
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*	Sydney Harbour SEPP
Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River 197 (Cowan Creek)*	SREP 20
Draft Environment State Environmental Planning Policy	Draft Environment SEPP
State Environmental Planning Policy No 64—Advertising and Signage	SEPP 64
State Environmental Planning Policy (Aboriginal Land) 2019	Aboriginal Land SEPP

* Regional Environmental Plans are now deemed to be SEPPs under the EP&A Act.

Find out more

- Visit www.planning.nsw.gov.au or planningportal.nsw.gov.au to learn more about the NSW planning system.
- Visit northernbeaches.nsw.gov.au to learn about our current planning framework.
- View the complete list of SEPPs at legislation.nsw.gov.au

Local planning framework

LEPs

Local environmental plans (LEPs) are environmental planning instruments (statutory documents) made under the EP&A Act. They guide planning decisions in an LGA through zoning and development controls. The LEP is the framework for how and where land can be used. We have four in place in the Northern Beaches.

LEPs are made and changed through **planning proposals**. Every planning proposal must 'give effect' to strategic planning – in our case, *Towards 2040* and the *North District Plan*, amongst others.

Every LEP in NSW must comply with the *Standard Instrument (Local Environmental Plan) Order 2006 (Standard Instrument LEP)*. This is the template for all LEPs across NSW.



LEP zones and land uses

LEPs establish **land use zones** that are applied to match how land should be used. For example, zoning may determine whether land can be used for rural, residential, commercial, recreational or industrial, waterway or environmental protection purposes.

Zones set out which land uses are permitted, and which are prohibited. The Standard Instrument LEP contains land use tables that, for each zone, sets out the objectives for that zone and the land uses that are:

- permitted without development consent
- permitted with development consent
- prohibited.

In addition to the standard range of permissible uses specified for each zone, we may permit certain **additional permitted uses** on a property or group of properties within a zone, if appropriate. For example, the Myoora Road precinct in Terrey Hills is zoned RU4 – Primary Production Small Lots, which in addition to permitted RU4 zone uses, permits educational establishments, hospitals, garden centres, and hotel and motel accommodation, places of public worship, recreation areas and facilities (indoor and outdoor), registered clubs and restaurants or cafes. These are identified in a separate schedule and map in the LEP.

A key task in creating a single LEP for the Northern Beaches is to establish an appropriate set of zones and the permitted or prohibited land uses for each. All up, across the three Standard Instrument LEPs, 26 zones are used to control development and 186 land uses. While many zones are common to all three LEPs, the permitted land uses are not consistent.

As one example, we need to establish just one R2 low density residential zone that either permits or prohibits dual occupancies and currently dual occupancies; permitted in the Manly and Pittwater R2 zones but not in the Warringah R2 zone.

Find out more

Maps showing the existing zones are on pages 20 to 22.

Visit planning.nsw.gov.au to view the Department of Planning, Industry and Environment's local planning and zoning resources, particularly practice notes. See also the land use matrix, which shows all zones in the Standard Instrument and, for each land use, whether that use must be permitted or prohibited with references to various SEPPs.

Visit legislation.nsw.gov.au to view the Standard Instrument LEP and land use tables already established in the LEPs.

Open versus closed zone approach

When choosing the range of land uses that should be permissible in a zone, we can approach it in one of two ways: either identify all the permissible uses in which case all other potential uses are prohibited, or identify all prohibited uses, in which case any use not specifically prohibited is permissible with consent. The first approach is called closed zoning as it is more restrictive. The latter approach is called open zoning.

Manly LEP and Pittwater LEP apply a closed zone approach. Warringah LEP applies an open zone approach in its business and industrial zones. This means that Warringah LEP permits a broader range of land uses in each zone. In theory, this could mean a farmhouse or jetty is permitted in a town centre.

We are likely to move to a closed zone approach for the future Northern Beaches LEP. This requires us to review the full range of potentially permitted land uses to align with that zone's intent and objectives.



LEP provisions

In addition to zoning, LEPs contain other matters that need to be considered during the development assessment processes. These may relate to a range of matters including:

- development standards, e.g., general height controls, floor space ratio controls
- requirements for certain types of land, e.g., heritage conservation areas
- requirements for certain of land uses, e.g., secondary dwelling (granny flat) floor area.

Exempt and complying development

LEPs and relevant SEPPs also set out whether types of development can be considered exempt or complying.

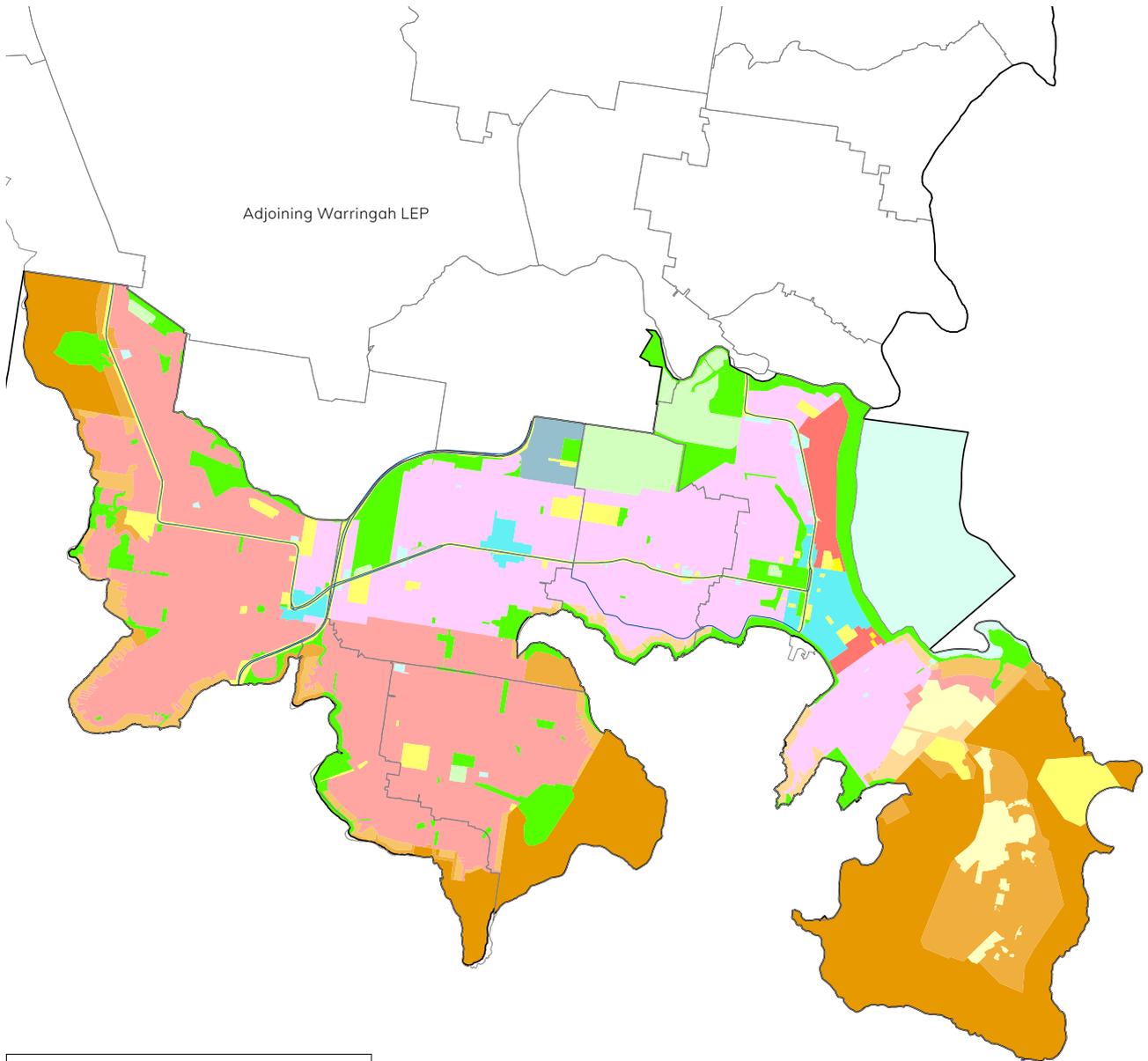
Exempt development is development with minor environmental impacts that is exempt from any approval requirements provided it meets certain simple criteria. Examples include a clothes line or front fence.

Complying development is development permitted with development consent that can be approved by an accredited certifier subject to confirmation by the certifier that it meets defined numerical standards.

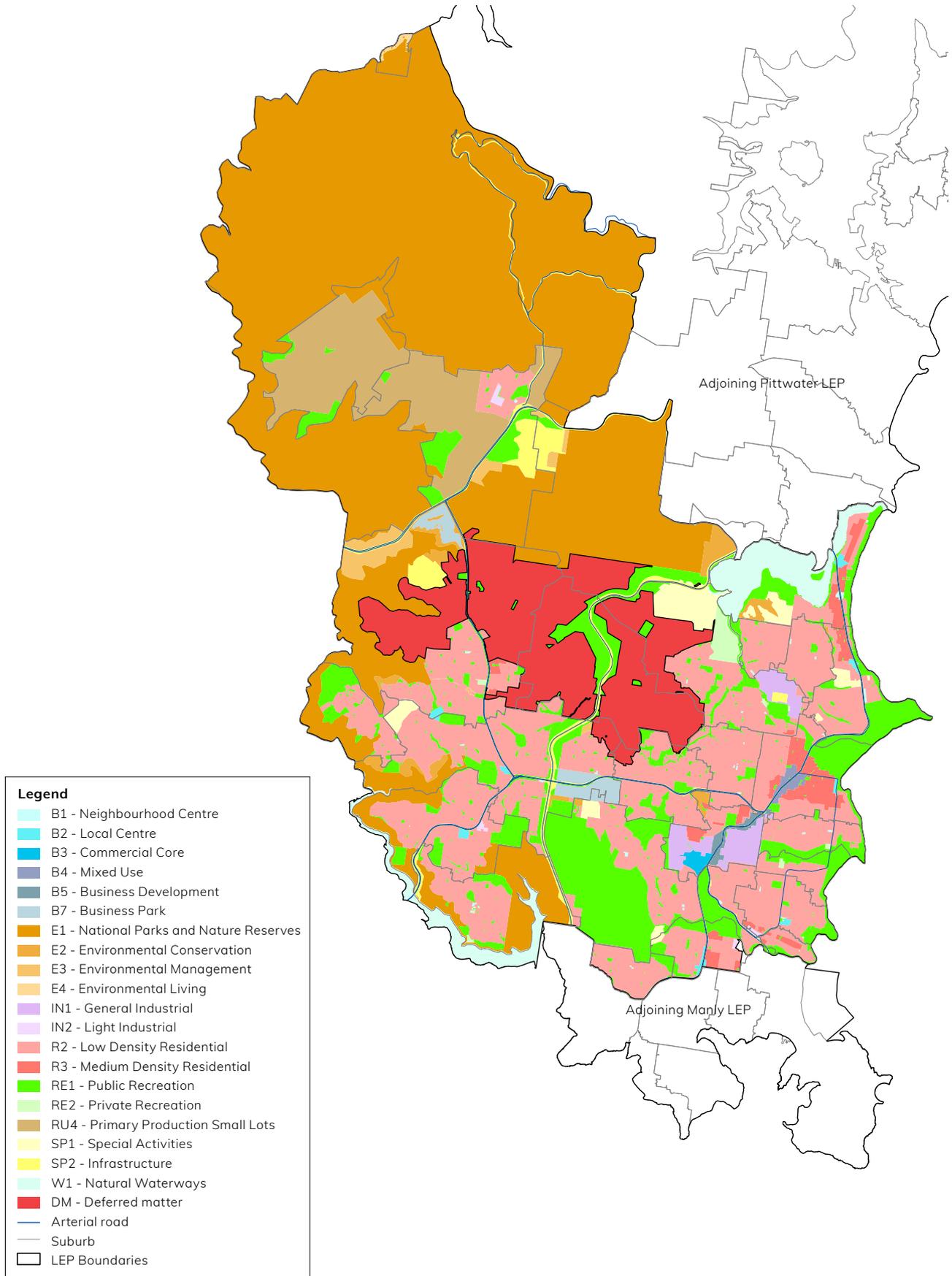


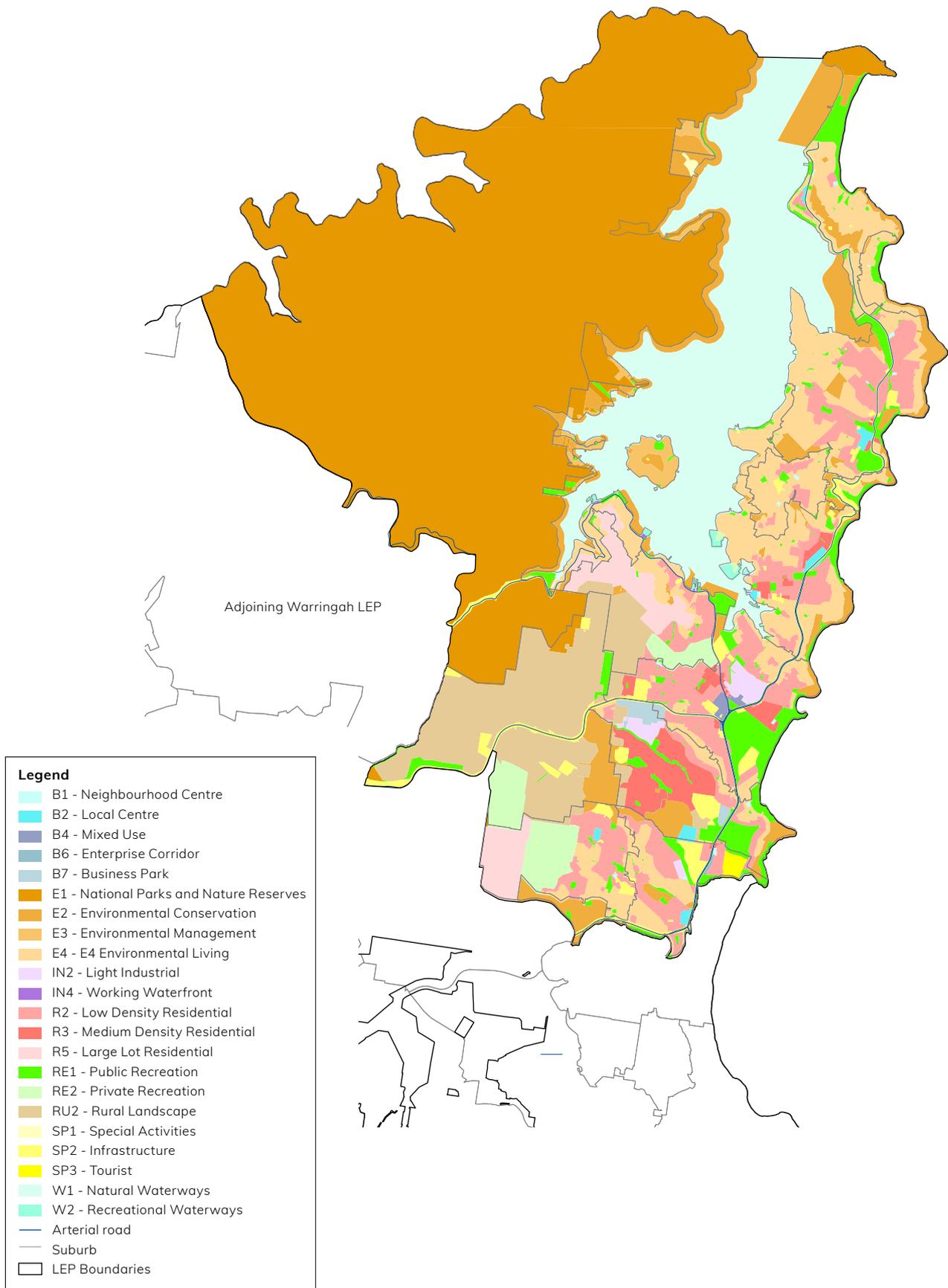
DCPs

DCPs contain detailed planning and design controls that support and guide the accompanying planning controls in an LEP. DCPs are not statutory documents so have less legal weight than LEPs and often address lesser controls, such as car parking requirements.



Legend	
	B1 - Neighbourhood Centre
	B2 - Local Centre
	B6 - Enterprise Corridor
	E1 - National Parks and Nature Reserves
	E2 - Environmental Conservation
	E3 - Environmental Management
	E4 - Environmental Living
	R1 - General Residential
	R2 - Low Density Residential
	R3 - Medium Density Residential
	RE1 - Public Recreation
	RE2 - Private Recreation
	SP1 - Special Activities
	SP2 - Infrastructure
	SP3 - Tourist
	W1 - Natural Waterways
	Arterial road
	Suburb
	LEP Boundaries





A changing climate and the planning framework

Towards 2040 sets out the community's ambitions for a Northern Beaches that is ready to adapt to, or mitigate the effects of, a changing climate, especially considering our declaration of a climate emergency in August 2019.

This acknowledges that the LGA is particularly vulnerable to natural hazards including bush fire, flooding, landslip, coastal erosion and storms.

The climate emergency is addressed through a range of policies, strategies and plans to meet the objectives of *Towards 2040*. For example, our Environment and Climate Change Strategy *Protect. Create. Live.* and various action plans outline a range of initiatives and activities.

As the climate changes, exposure to natural hazards such as heatwaves, heavy rainfall, severe bush fire conditions, storm surges, sea-level rise and flooding will only increase.

The new planning framework is just one means by which we can:

- address the climate emergency, with respect to controlling land use and development
- support overall efforts to increase resilience in the community and natural and built environments
- support measures to reduce carbon emissions and increase efficiencies in managing energy, water and waste.

This discussion paper highlights areas that require community and stakeholder input, including:

- application of environmental protection and natural waterway zones
- controls to protect biodiversity, including coastal and estuarine environments and riparian and wetland areas
- development standards for landscaping and tree cover
- limiting development in areas exposed to natural hazards
- land uses based on sustainable spatial modelling e.g., planning for housing so that residents live within walking distance of transport and services
- water sensitive urban design
- geotechnical controls and management
- provisions for emergency protection works.

Find out more

Visit northernbeaches.nsw.gov.au to read *Protect. Create. Live.* and other relevant strategies.

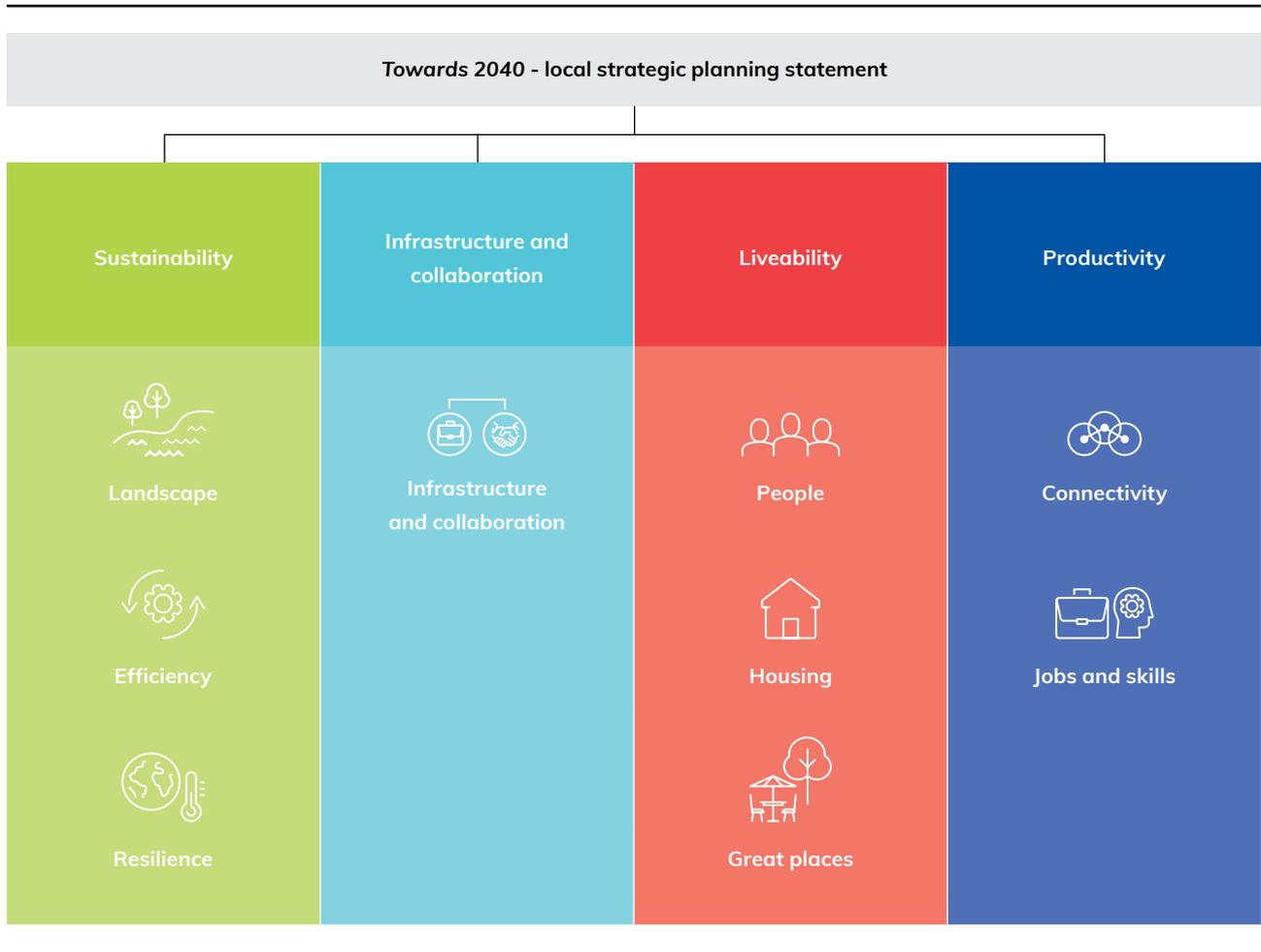
How to use this discussion paper

The discussion paper is structured to mirror the four key themes and nine Directions in Towards 2040.

We discuss zoning and land use issues, other LEP provisions and controls, and related DCP controls under each direction. We then present a proposed approach – of which some may require changes to current controls – or pose specific questions where relevant.

Figure 4

Towards 2040 themes and directions.



LEP/DCP Changes discussed



Zone

Discussion about changes to LEP zoning, whether it be rural, residential, business, industrial, special activities, recreation, environment or waterway zones



Land use

Discussion about land uses that may or may not be permitted within a certain zone or range of zones e.g., whether you can build a dual occupancy, or a neighbourhood shop.



LEP Provision

Discussion about LEP provisions other than zoning/land use e.g., flooding, bush fire, height, floor area and other controls.



DCP

Discussion about development controls within the development control plan, e.g., building setbacks

Type of change proposed



Change

Changes proposed to current planning controls



Working on it

Currently working out the preferred approach, through technical studies or consultation with stakeholders such as the Department of Planning, Industry and Environment



No change

No changes proposed to current planning controls



Discuss

Direct questions we'd like to ask you in determining the preferred approach. Comments are also welcome on all aspects of the paper.

We'll also provide land use tables to help illustrate some of the inconsistencies.

These tables will refer to the following:

- P: Pittwater LEP
- W: Warringah LEP
- M: Manly LEP
- NB: The new Northern Beaches LEP.

The tables also show:

- a blank square for prohibited use
- a coloured square for land use permitted with consent
- a coloured square marked 'w/o' for land use permitted without consent
- a question mark (?) where further work is required or feedback is sought.

A glossary is provided at the end of the document to further explain key concepts. See also supporting appendices at yoursay.nsw.gov.au



Glossary

Aboriginal heritage - Aboriginal objects and Aboriginal Places of Heritage Significance that reflect the historic occupation of the land by Aboriginal people.

Adaptable housing - Housing designed so it be modified when required to be accessible to a resident without costly/extensive alterations.

Advanced manufacturing - The use of innovative technology to improve products or processes, including high-tech design and development, innovative research, product customisation, client-focused support and repair services.

Affordable housing - Housing for very low income households, low income households or moderate income households.

Additional permitted use - Additional uses for particular area that are permitted in addition to those identified in the Standard Instrument or other planning instruments.

Asset protection zone - A bush fire fuel-reduced area surrounding a building or residential, commercial, industrial or environmental asset of value.

BASIX - A NSW Government scheme to regulate the energy and water efficiency of residential buildings.

Biodiversity stewardship sites - Formerly known as biobanking, these enable biodiversity credits to be traded and used as an offset against the impact of proposed development on biodiversity values.

Centres

- Local centres provide day-to-day access to goods and services.
- Neighbourhood centres are small clusters of shops and services. They are often larger than a neighbourhood shop centre and smaller than a local centre.
- Strategic centres vary in size, location and mix of activities. They enable access to a range of goods, services and jobs.
- Town centres areas zoned as either B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Core or B4 Mixed Use.
- Business employment zones areas zoned as either B5 Business Development, B6 Enterprise Corridor or B7 Business Park.

Centre investigation areas (CIAs) - Areas identified in the Local Housing Strategy within 800m of Brookvale, Dee Why, Mona Vale, Manly Vale and Narrabeen, and in Forestville and Beacon Hill subject to the future B-Line route.

Contributory and non-contributory heritage items - Items that either contribute (or do not) to the heritage significance of a heritage conservation area. For example, a house may contribute to the significance, but the fence may not.

DA lodgement requirements - Requirements to be submitted with a development application, such as plans or reports.

Dark kitchens - Delivery-only kitchens, designed for takeaway dining.

Design excellence - Describes a variety of requirements intended to lift design quality, as outlined in statutory planning documents such as LEPs and SEPPs. Most commonly used in relation to a single building or development.

Development Control Plan (DCP) - Contains detailed planning and design controls that support the planning controls in a local environmental plan.

Development delivery plan - Created under the Aboriginal Land SEPP to devise a way forward for the development of a site listed under that SEPP that is owned by a Local Aboriginal Land Council.

Floor space ratio (FSR) - A measure of the maximum floor area that can be built compared to the total area of the block. Like other standards such as height or setbacks, determines how big a development can be and where it should be located on a site.

Foreshore building line - Designates a foreshore area - the land between the foreshore building line and the mean high water mark of the nearest natural waterbody shown on a Foreshore Building Line Map.

Green infrastructure - The network of green spaces, natural systems and semi-natural systems, including waterways; bushland; tree canopy and green ground cover; parks and open spaces.

Grey to green infrastructure - Describes a transfer from traditional grey infrastructure such as concrete, to natural infrastructure such as trees or riparian vegetation.

Gross floor area - The sum of the floor area of each floor of a building measured from the internal face of external walls.

Heritage conservation area - An area recognised and valued for its special historical and aesthetic character.

Housing diversity areas (HDAs) - Areas identified in the Local Housing Strategy within 400m of identified local centres including Avalon Beach, Newport, Warriewood, Belrose, Freshwater, Manly and Balgowlah.

Industrial/employment lands - Lands zoned for industrial, business or similar purposes in planning instruments. For the Northern Beaches, they include land zoned IN1 General Industrial, IN2 Light Industrial, IN4 Working Waterfront, B5 Business Development, B6 Enterprise Corridor, B7 Business Park.

Land use - A development or use of land that may be permitted or prohibited.

Local character - What makes a neighbourhood distinctive, influenced by buildings, landscaping and natural features and also by the people who live or work in an area and the type of uses carried on within an area.

Local Environmental Plan (LEP) - Guides planning decisions at the local level through zoning and development controls, which provide a framework for the way land can be used.

Local Government Area (LGA) - The administrative boundary managed by a council (e.g., Northern Beaches LGA is the the Northern Beaches Council administrative boundary).

Local Housing Strategy - Outlines how and where housing will be planned to meet forecast demand.

Local strategic planning statement - Sets out the 20-year vision for land use in an LGA, the special character and values that are to be preserved and how change will be managed into the future.

LEP provisions - Other matters that need to be considered during the development assessment processes.

Metropolitan Rural Area - Identified in the Greater Sydney Region Plan and North District Plan as land with a diversity of farmland, mineral resources, and distinctive towns and villages in rural and bushland settings, usually on the edges of Greater Sydney.

NabERs certification - A national rating system that measures the environmental performance of Australian buildings and tenancies.

Net zero - A target to reach carbon neutrality, whereby the amount of greenhouse gases produced by human activity is equal to the amount removed from the atmosphere.

Non-Aboriginal heritage - Reflects different periods of European occupation of Australia since 1788 and usually includes buildings, structures or trees, but can also include landscape areas and archaeological sites.

Place-based planning - A planning approach that looks holistically at a place to better align growth with the provision of infrastructure and services.

Planning proposal - Explains the intended effect of a proposed LEP or amendment to an LEP and sets out the justification for making or amending that plan in accordance with Guidelines prepared by the Department of Planning, Infrastructure and Environment.

Public domain - Places accessible to the public, either on public or private land, such as open space, pedestrian paths, building frontages or awnings over footpaths.

Residential flat buildings - A building containing three or more dwellings on one lot of land.

Riparian areas - Areas adjoining creeks, wetlands and other waterways.

Short term holiday rental accommodation (STRA) - A dwelling used by a host to provide accommodation in the dwelling on a commercial basis for a temporary or short period.

Social impact assessment - The process of identifying, predicting, evaluating and developing responses to the social impacts of a proposed State significant project.

Standard Instrument - Prescribed by the Standard Instrument (Local Environmental Plan) Order 2006, which aims to achieve a common format and content for all LEPs across NSW.

State Environmental Planning Policy (SEPP) - Sets controls for how land is to be used, dealing with matters of State or regional environmental planning significance.

Sustainability certification - Certification schemes such as Green Star that can be used alongside state and national provisions to encourage sustainable development.

Universal access/design - The process of designing for everyone to have access to a product or environment regardless of their ability.

Zoning - Applied to show how land should be used, either for rural, residential, commercial, recreational or industrial, waterway or environmental protection purposes and which uses are permitted or prohibited. Zones set out which land uses are permitted, and which are prohibited.



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