



Draft Northern Beaches Local Environmental Plan and Development Control Plan

Snapshot

Clearer planning rules for the Northern Beaches
July 2026



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council



We acknowledge the Traditional Custodians of these lands and show respect to Elders, past, present and emerging.

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Introduction

This document provides a snapshot of the proposed new Local Environmental Plan (LEP) and Development Control Plan (DCP) that will guide the future land use and development on the Northern Beaches.

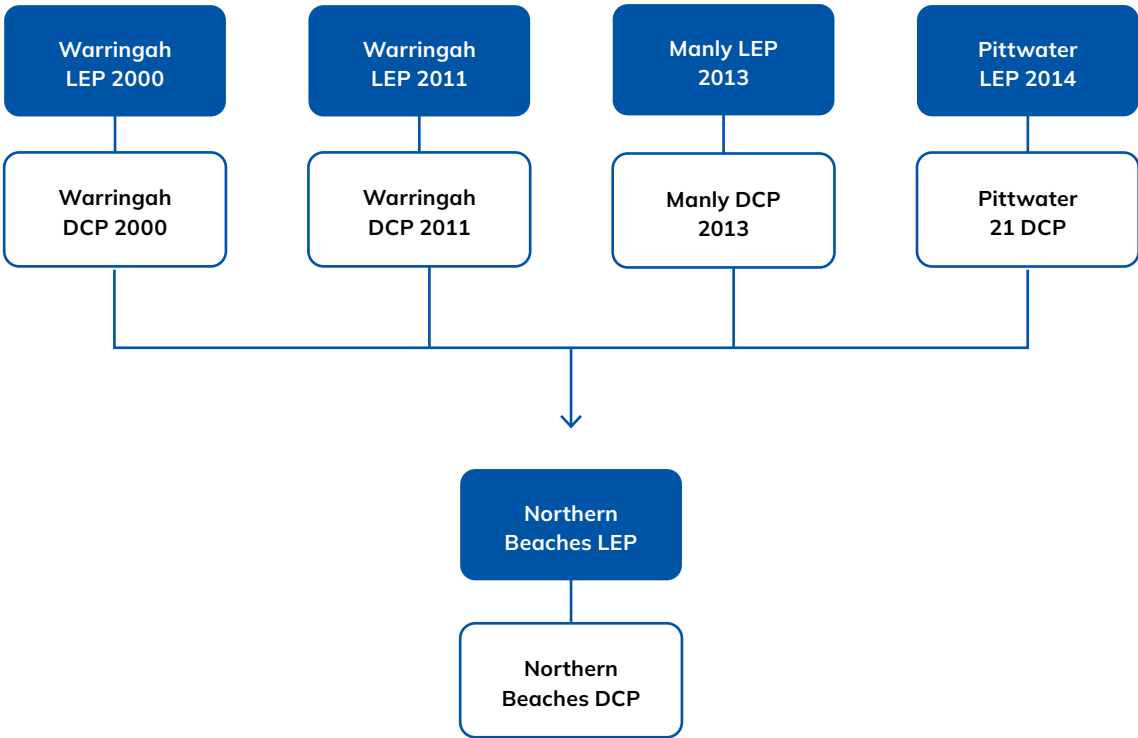
Why has Council prepared a new Northern Beaches LEP and DCP?

Since amalgamation in 2016, Northern Beaches Council has operated under different land use plans for the former Manly, Pittwater and Warringah areas. This has created inconsistencies in how planning controls are applied across the local government area.

Most of these plans are now more than a decade old. Some controls no longer reflect current priorities and don't align with current Council and NSW Government strategies for planning, housing, sustainability and infrastructure planning.

The new LEP and DCP will bring these controls together, creating one consistent set of planning rules and design standards for future development, making it easier to understand what applies and where.

Figure 1



What is an LEP and DCP?

A LEP sets the legal rules for land development in the Council area. It sets out how land can be used and includes key standards for development like height or floor space.

A DCP supports the LEP and provides more detailed guidance for new development, including requirements for landscaping, car parking and privacy.

Both are used by Council when assessing development applications.

How were the new LEP and DCP prepared?

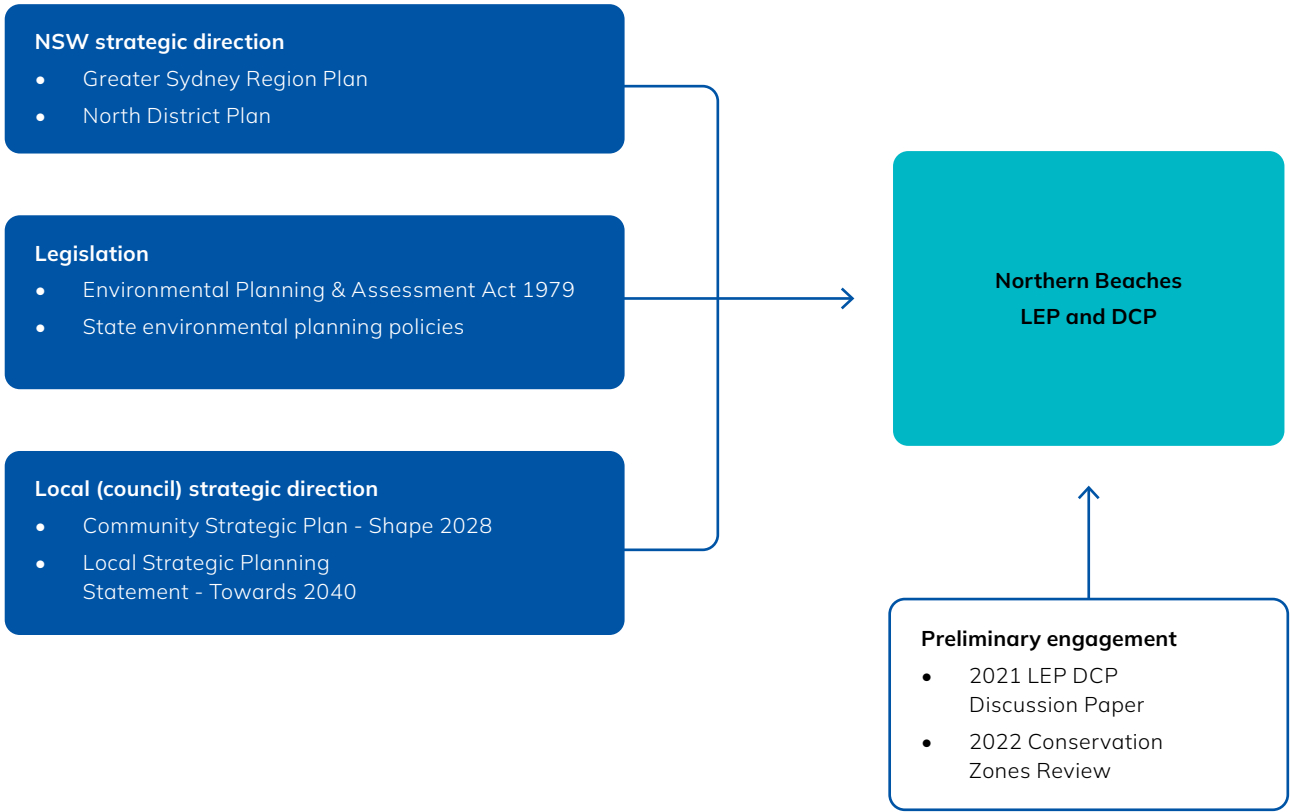
The new LEP and DCP have been informed by both state government policy and an extensive program of strategic planning undertaken by Council over the last 5+ years.

This work has been shaped through multiple stages of technical analysis, policy development and community engagement. Key milestones have included the public exhibition of the Council's Local Strategic Planning Statement, LEP and DCP Discussion Paper, and the Conservation Zones Review.

The new LEP and DCP aim to create more liveable and sustainable neighbourhoods, supporting jobs, respecting local character and protecting the environment.

While the state government is responsible for finalising the LEP, Council is responsible for finalising the DCP.

Figure 2



What is changing?

The new LEP and DCP will focus on protecting and enhancing the unique character of the Northern Beaches, while introducing a more consistent set of planning rules.

For most people, little will change. A small number of properties will have new requirements and may be rezoned, better aligning with community expectations and Council’s long term planning goals.

For the deferred lands at Oxford Falls Valley and Belrose North, the new LEP creates standard zones based on current land uses and environmental values, reflecting state-wide requirements.

These updates support the community’s vision for a safe, diverse, inclusive and connected community that lives in balance with our extraordinary coastal and bushland environment.

How can I find out if my property is affected?

Use the interactive map on the [Your Say](#) page to see how proposed zoning and key control changes may affect your property or neighbourhood.



Snapshot: Clearer planning rules for the Northern Beaches

Land use zones

The new LEP proposes 24 land use zones that apply across the Northern Beaches.

This consolidates the current mix of 56 zones/locality statements, including:

- 15 zones in Manly LEP 2013
- 21 zones in Pittwater LEP 2014
- 18 zones in Warringah LEP 2011
- 2 locality statements in Warringah LEP 2000.

For most properties, zoning and permissible uses will remain largely unchanged, with only minor changes for some land to ensure consistency across the LGA.

Key changes proposed in the LEP

- **Selected land will be rezoned to a Conservation zone to recognise its environmental value.** This includes certain public, non-urban or rural land, as well as land at Cottage Point and harbourside residential areas, informed by the Conservation Zones Review.
- **New zones will apply to the ‘deferred lands’ (Belrose North and Oxford Falls Valley localities), replacing the existing non-standard planning framework under the Warringah LEP 2000.** A mix of RU4 Rural, C3 Environmental Management, R5 Large Lot Residential, R2 Low Density Residential, RE1 Public Recreation and SP2 Infrastructure zones will be introduced.
- **Some publicly owned land will be rezoned to reflect the primary use of the land.** This includes some parks and waterways to be rezoned to C2 Environmental Conservation and W1 Natural Waterways zones, strengthening environmental protection.
- **Registered clubs** will be permitted in RE1 Public Recreation and RE2 Private Recreation zones where they are incidental or ancillary to a recreation facility on the land, consistent with existing sites.
- **Infrastructure related uses, such as schools and emergency services facilities,** will be permitted across relevant zones aligning with state policy.



Snapshot: Clearer planning rules for the Northern Beaches

Housing and design

Land use zoning and controls in the new LEP and DCP are designed to support different types of housing in the right locations, meeting different needs and protecting local character and residential amenity.

Key changes proposed in the LEP

- **Dual occupancy development** will be permitted in all R2 Low Density Residential zones, subject to a minimum lot size of 800sqm (attached development) or 900sqm (detached development).
- New **minimum lot sizes** will be applied to certain **medium-density residential** development, including manor houses, multi-dwelling housing, residential flat buildings and seniors housing, replacing existing density controls.
- Low density residential zones **within 400 metres walking distance of local centres** in Avalon, Newport, North Narrabeen, Freshwater and Belrose, will be designated as **Housing Diversity Areas** permitting boarding houses and hostels on sites of 1,000sqm or more.

- **Secondary dwellings (granny flats) rules** will be standardised across the LGA. Larger granny flats (up to 75 sqm) will be allowed if attached to the main house, providing more living space.
- A new **floor space ratio (FSR) provision will be introduced in low-density areas**, allowing between 0.23:1 to 0.65:1 FSR depending on location and lot size, to help manage and regulate building bulk and scale.

Key changes proposed in the DCP

- **Standardised boundary setback rules** of 6.5m front, 1.2m to 1.5m side, and 6.5m to 8m rear will improve design quality. Some areas will retain variations to reflect local character.
- A **standardised side boundary building envelope** will reduce upper-level building bulk.
- **New controls for boarding houses, co-living housing** and seniors housing will apply, and existing controls for **low and mid-rise housing updated**, to improve resident amenity in line with state policy.
- **New controls for housing diversity and family-friendly apartments** will help meet demographic needs, including for a mix of one and 3 bedroom apartments, improved design and communal spaces.

- Higher standards for **universal, accessible and adaptable design** will apply. New apartments will need to meet the Liveable Housing Design Guidelines (Silver Level) and provide 25% adaptable dwellings. Residential care developments will need to include dementia-friendly design.
- **Updated rules will apply to fences, swimming pools, outbuildings, inclinators, tennis courts and waterway structures**, including jetties and pontoons.
- **Car parking rates will be aligned** across the LGA in line with state policy to ensure consistency.

Centres and local economy

Planning controls in the new LEP and DCP are designed support vibrant centres, protect employment areas and deliver high quality outcomes across the Northern Beaches.

Key changes proposed in the LEP

- **Building heights will increase in many local centres** from 8.5 metres to 9.5 metres, or from 11 metres to 12.5 metres. In **Brookvale industrial area**, the maximum will increase from 11 metres to 18 metres. In the **Frenchs Forest Business Park**, a new 11 metre limit will apply, with allowance up to 21 metres for employment generating development.
- **Active street frontages rules** currently applying in Balgowlah, Manly and Seaforth centres will extend to larger centres in Avalon Beach, Newport, North Narrabeen, Narrabeen, Collaroy, The Strand at Dee Why, Freshwater, Forestville and Manly Vale.
- New provisions will ensure **development in smaller neighbourhood centres** reflects their local role, character and scale.
- **Design excellence requirements** will apply to all strategic centres including Dee Why, Frenchs Forest, Manly, and Mona Vale, as well as to Warringah Mall and larger centres across the LGA.

- **Large billboards and similar advertising structures will be limited** to appropriate commercial and industrial zones and will not be permitted in local centres or on other land across the LGA.
- Standard requirements for **farm stay accommodation and farm gate premises** will be applied in rural areas.

Key changes proposed in the DCP

- A **new active street frontages control** will apply across centres, providing more detailed design guidance to support the LEP.
- New controls will apply to developments **adjoining residential land and/or laneways**, helping manage and reduce visual dominance and protect amenity.
- **Public art** will be required in larger developments within employment areas, for projects valued at \$10 million or more, to integrate high quality public art into design.
- **Larger scale developments**, such as **large retail premises, pubs and registered clubs, and other developments**, will be assessed on their social and economic impacts.

- **Car parking rates** will be standardised across the LGA in line with state policy. Maximum rates (rather than minimums) will be applied in strategic centres in Brookvale, Dee Why, Frenchs Forest, Manly and Mona Vale.
- New controls will guide **specific rural employment activities**, including agricultural and landscape industries, animal boarding or training establishments and rural tourism.

Planning controls in the new LEP and DCP focus on protecting the environment, supporting sustainability and resilience, and responding to climate change pressures, while reflecting existing policies.

Key changes proposed in the LEP

- New or updated clauses for **bushland and biodiversity, waterways, wetlands and riparian land, geotechnical planning, coastline hazard management** and for **landscaped area** will apply more broadly across the LGA. These reflect detailed technical studies and spatial analysis.
- A new **urban heat clause** will require new developments across the LGA to consider building design, materials and tree planting to reduce heat accumulation.
- New requirements will support improved **stormwater management and water sensitive urban design**, with a focus on responding to the needs of different catchments.
- Additional requirements to existing **foreshore building line provisions** in the former Manly and Pittwater areas, including for landscaping, will provide stronger protection for foreshore areas.
- An existing clause allowing an increase in the **height of buildings on flood prone land and steeply sloping land (>30%)** currently applying in the former Pittwater area will be extended across the LGA, encouraging good design in response to natural hazards.

Key changes proposed in the DCP

- New rules will limit **excavation and fill (earthworks)** to 1 metre above or below natural ground level, except on steeper sites and for swimming pools and basement parking.
- **Minimum landscaped area** requirements will be strengthened and applied consistently, with existing rates retained or increased across residential and conservation zones. A **maximum building site coverage** will apply across rural zones.
- New **minimum tree planting and deep soil** requirements will apply for all residential, commercial and industrial areas. Guidelines for **removing trees** will also be updated.
- New and updated controls will provide detailed guidance on protecting the **natural environment, managing hazards and risk, integrating stormwater management** and addressing **urban heat**, supporting LEP provisions.
- A new **renewable-ready and resilient buildings control** will require all new residential development to be all-electric. New development will also be required to include solar photovoltaic (PV) systems.

- **Electric vehicle (EV) charging infrastructure** will be required for all new development, with **green travel plans** required for larger non-residential development.
- Controls will apply to **development near waterways** across the LGA, including Cowan Creek, Dee Why, Curl Curl, Manly and Narrabeen lagoons, North Harbour, Middle Harbour, Pittwater and the Pacific Ocean, managing visual and environmental impacts.

Local character and heritage

Planning controls in the new LEP and DCP focus on protecting local character and heritage, and ensuring new development responds to the desired future character across the LGA.

Key changes proposed in the LEP

- A **new heritage item** will be included for Parkhill Cottage (Building 20) and associated stables on the former Manly Hospital site (150 Darley Road, Manly), recognising the heritage significance and association with the Quarantine Station.
- **4 existing heritage items will be removed** as they no longer exist, including an elevated reservoir in Collaroy, trees in Mona Vale and Palm Beach, and old street lamps in Palm Beach.
- Updates to **existing heritage listings** will include revised item descriptions, adjustments to mapped areas, and new sequential numbering.

Key changes proposed in the DCP

- New **local character statements** will be introduced for 37 localities across the LGA, defining existing and desired future character for built form, streetscape, landscape and heritage.
- A **comprehensive set of heritage controls** will guide development affecting heritage items, heritage conservation areas and surrounding land.
- A **new classification system** will apply for **Manly Town Centre, Pittwater Road, and Florida Road Conservation Areas**, identifying buildings as contributory, neutral or non-contributory.
- Places of **potential heritage significance** will be considered in the assessment of development applications, even if they are not formally heritage listed, extending current controls across the LGA.
- Controls for **Aboriginal heritage** will apply across the LGA, reflecting current practice to consider impacts on potential or known Aboriginal objects or places of Aboriginal significance.





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