
Appendix three – Council profile: Northern Beaches Council

About the Council

Northern Beaches Council was proclaimed by the Governor of NSW on 12 May 2016 from the merger of the former Manly, Warringah and Pittwater Councils.

The Council is located in northern Sydney and shares boundaries with Central Coast Council, Hornsby Shire Council, Ku-Ring-Gai Council and Willoughby City Council.

The LGA spans 264 km² and contains beaches, urban areas and natural parks.

At 30 June 2020, the Australian Bureau of Statistics estimated the resident population for the Northern Beaches Council LGA was around 264,500. The Council has reported it has the third most populous Council area within greater Sydney.

Development applications within Northern Beaches Council

Over 4,700 applications within Northern Beaches Council LGA were determined between 1 July 2019 and 30 June 2021 (Exhibit 9). The estimated total construction cost for these developments is around \$1.8 billion.

Exhibit 9: Northern Beaches Council development applications¹⁰ determined in FY2020 and FY2021















	Determined by council staff under delegation	Determined by DDP	Determined by NBLPP	Determined by SNPP
2019–20	2,085	95	103	6
2020–21	2,180	114	116	16

Source: Northern Beaches Council 2022 (unaudited).

¹⁰ Including development application, modification and review applications. Not including development applications determined by the Land and Environment Court.

Exhibit 10 outlines the types of development determined by the Council across the audit period of review.

Exhibit 10: Determined development applications by development type - FY2020 and FY2021

 <p>Residential - alterations and additions 2,986</p>	 <p>Residential - single new dwelling 521</p>	 <p>Residential - new second occupancy 201</p>		 <p>Other 138</p>
		 <p>Subdivision 105</p>	 <p>Residential - seniors living 62</p>	 <p>Mixed 56</p>
	 <p>Commercial / retail / office 260</p>	 <p>Residential - other 79</p>	 <p>Residential - new multi unit 53</p>	 <p>Community facilities 18</p>
			 <p>Industrial 34</p>	 <p>Infrastructure 9</p>
				 <p>Tourist 3</p>

Source: Northern Beaches Council (unaudited).