

North District

Local Planning Summaries

Department of Planning & Environment
February 2016



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1 INTRODUCTION

1.1 Context and limitations

This report summarises publicly available current and draft local planning policies and strategies for Sydney Metropolitan Area Local Government Areas (LGAs).

Associated hyperlinks, where available, have been inserted throughout the report. Initial Council comments relevant to the scope of this report have been incorporated. However, it should be noted that this report does not capture the full extent of strategic planning work that Councils are currently undertaking but instead provides a catalogue of current and draft local planning policies and strategies that are publicly available information as at February 2016¹.

1.2 This report

This report provides a summary of planning policy and strategy in the North District of Sydney.

It contains summaries for the following LGA's:

- Hornsby
- Hunters Hill
- Ku-ring-gai
- Lane Cove
- Manly
- Mosman
- North Sydney
- Pittwater
- Ryde
- Warringah
- Willoughby.

¹ These reports were initially researched and prepared in July 2015. They were provided to Councils for comment in February 2016.

2 HORNSBY

District	North
LGA	Hornsby
Vision	
<p>"A trusted, sustainable and innovative council dedicated to improving the quality of life of its community"</p> <p>Your Community Plan 2013-23 http://www.hornsby.nsw.gov.au/council/about-council/corporate-documents-and-reports/community-plan</p>	
Key Issues	
<ul style="list-style-type: none"> – Existing housing choice in the LGA and demand for the supply of alternative housing forms – Lack of affordable housing for rent – The need for housing to be located where established family and social networks exist – The need to utilise the current services (e.g. transport and community services) that are within the LGA – Environmental constraints; large amount of land zoned for rural purposes – Bushfire constraints - uncertainty concerning suitability of increased densities north of Asquith (unresolved RFS concerns). 	
Indigenous History	
<p>The original occupants of Hornsby Shire were the Aboriginal people of the Darug, Kuringai and Darkingung language groups. Several towns in the Shire have names derived from the Aboriginal language, with possible meanings such as Berowra (place of many winds); Mt Kuring-gai (the local tribe); Dural (dooral - burning logs or standing dead trees, alight within); Berrilee (birra - pigs of the white settlers); and Cowan (big water).</p> <p>http://www.hornsby.nsw.gov.au/council/about-our-shire/history</p>	
Jobs	
Centres	<p>Hornsby is identified as a strategic centre in <i>A Plan for Growing Sydney</i>.</p> <p>The following centre hierarchy has been established within Hornsby LGA:</p> <p>Major Centre</p> <ul style="list-style-type: none"> – Hornsby. <p>Town Centre</p> <ul style="list-style-type: none"> – Epping. <p>Villages</p> <ul style="list-style-type: none"> – Asquith – Beecroft – Pennant Hills – Thornleigh – Waitara. <p>Small Villages</p> <ul style="list-style-type: none"> – Berowra – West Pennant Hills – Neighbourhood Centres – Mount Colah – Normanhurst – Mount Kuring-gai.

	<p>Stand Alone Shopping Centre</p> <ul style="list-style-type: none"> – Carlingford Court. <p><i>Hornsby and Ku-ring-gai Subregional Employment Strategy</i> (2008) identified a job target of 4,500 jobs for Hornsby and 3,000 jobs for Ku-ring-gai to 2031.</p> <p>http://www.hornsby.nsw.gov.au/media/documents/planning-and-building/studies/Subregional-Employment-Strategy-Part-1.pdf</p>
Employment Lands	<p>Under the <i>Ku-ring-gai and Hornsby Subregional Employment Study</i>, industrial land has been identified in Asquith, Dural Service Centre, Mt Ku-ring-gai, Thornleigh, Kookaburra Road. The industrial uses include light manufacturing, local light industry, urban services, freight & logistics and heavy manufacturing.</p> <p>Epping town centre is much smaller than the Hornsby Major Centre but still accounts for 10% of office floor space for the entire LGA. The study highlighted that the majority of employment uses at Epping Town Centre account for industrial land (34%), followed by offices (31%).</p> <p>As the Major Centre, the Study forecast 33,592sqm capacity for retail and office employment. Hornsby centre has the advantage of its central location, railway station and status as the administrative and service centre of the LGA. However, the Study highlighted that Hornsby is divided by the railway line and is perceived as a retail rather than employment centre.</p> <p>Epping Town Centre is forecast to primarily increase in dwellings, the office employment floor space is forecast to 2,078sqm capacity.</p> <p>http://www.hornsby.nsw.gov.au/media/documents/planning-and-building/studies/Subregional-Employment-Strategy-Part-1.pdf</p>
Retail	<p>The <i>Hornsby and Ku-ring-gai Subregional Employment Strategy</i> (2008) identifies the importance of bulky goods retail land uses along arterial roads in Hornsby. The Strategy identifies that retail in Hornsby totals 371,003sqm for the big box retail sites, followed by main street retail at 275,524sqm.</p> <p>http://www.hornsby.nsw.gov.au/media/documents/planning-and-building/studies/Subregional-Employment-Strategy-Part-1.pdf</p> <p>No retail strategy published and no retail forecast identified.</p>
Other	<p>Significant agricultural rural land uses.</p> <p>http://www.hornsby.nsw.gov.au/media/documents/planning-and-building/studies/Subregional-Employment-Strategy-Part-2.pdf</p>
Housing	
Local Housing Strategy	<p>The <i>Hornsby Shire Housing Strategy</i> (2011) rezoned precincts to allow for a mix of townhouses, 5 storey and 10 storey residential and mixed use precincts. The precincts are located in:</p> <ul style="list-style-type: none"> – Asquith – Beecroft – Carlingford – Hornsby – Mount Colah – Normanhurst – Pennant Hills – Thornleigh – Waitara – West Pennant Hills.

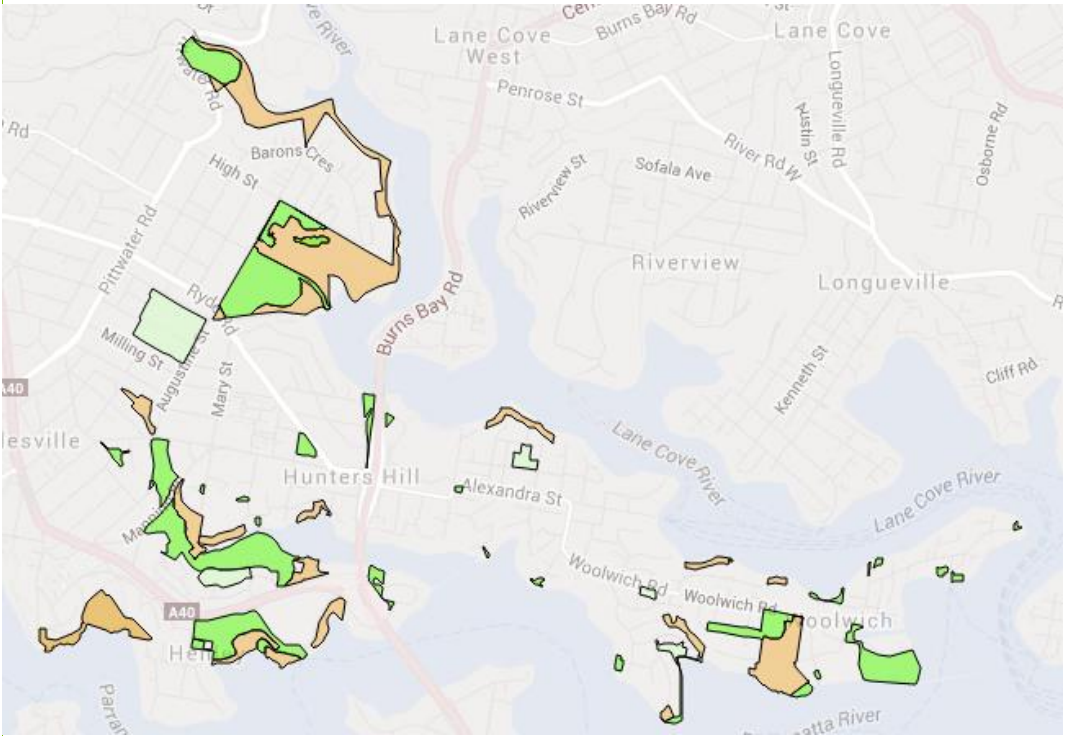
	<p>The rezonings are expected to produce at least 3,000 additional dwellings.</p> <p>http://www.hornsby.nsw.gov.au/property/development-applications/planning-studies/housing-strategy</p>
Recent Re-Zonings	<ul style="list-style-type: none"> – Planning Proposal to increase the maximum height of building for 2-4 Epping Road, Epping, from 17.5 meters to 26.5 meters. Approved at Gateway in March 2015 – Planning Proposal to rezone South Dural Precinct from rural to residential zone (and potentially a business zone), with corresponding changes to minimum lot size and maximum height of buildings, with an indicative yield of 2,500 – 3,000 dwellings. Approved at Gateway with conditions March 2014 – Planning Proposal to increase height and Floor Space Ratio controls for land within the Hornsby West Precinct to permit high density mixed use residential and commercial development. Approved by Minister or Delegate August 2011.
Affordable Housing	<ul style="list-style-type: none"> – No separate affordable housing strategy – Council's previous Housing Strategies have recognised the need for affordable housing. The Housing Strategy (2011) considers key housing issues identified by the Department of Housing, dwelling consumption patterns and existing housing choice. The Strategy enabled the rezoning of precincts to enable the development of multi-unit dwellings of various dwelling sizes in locations which did not have this form of housing – The delivery of affordable housing is geared through the Affordable Housing SEPP.
Priority Growth Areas (Greenfields)	<p>There are not specific strategic plans for Greenfield sites in the <i>Hornsby Shire Housing Strategy</i>, however there was a planning proposal endorsed by Council for investigation in January 2014 to amend the Hornsby LEP 2013. Planning studies are currently being progressed in accordance with a Gateway Determination.</p> <p>http://www.hornsby.nsw.gov.au/property/development-applications/planning-studies/south-dural-planning-proposal</p> <p>The precinct is bounded by Old Northern Road, New Line Road and Hastings Road, in the suburbs of Dural, Glenhaven and Castle Hill. The majority of the site is zoned RU2 Rural Landscape under the Hornsby LEP 2013 and has since been rezoned for residential purposes.</p>
Urban Renewal	<p>The Carlingford Precinct has been identified as an urban renewal precinct by Baulkham Hills Council in response to the draft North West Subregional Strategy. The land adjoins the Hornsby LGA along Pennant Hills Road.</p> <p>Council is working with the State Government to plan for urban renewal around Cherrybrook Station, as part of the North West Rail Link. Preliminary studies have estimated the potential for 3,200 new dwellings.</p> <p>http://www.planning.nsw.gov.au/Plans-for-Your-Area/Priority-Growth-Areas-and-Precincts/Sydney-Metro-Northwest-Priority-Urban-Renewal-Corridor/~/_media/7D0FF348A0E0441880EA63CA8C46EC67.ashx</p>
General Infill	<p>No specific plans for general infill. Council's <i>Economic Development Strategy 2007-2011</i> identified that Council are planning for a conservative 80% take up rate for medium, medium to high, five storey and high density developments from the progression of precincts under the current Housing Strategy.</p>
Other	<p>The Strategy highlights that increasing the population to the North should help retain spending in Hornsby Town Centre. More expensive areas to the South may be less likely to realise redevelopment than the North, and that site consolidation should be encouraged, with redevelopment of existing strata developments avoided.</p> <p>There is a significant amount of E1 zoned land comprising Marramarra National Park, Muogamarra Nature Reserve, Ku-ring-gai Chase National Park, Berowra Valley National Park and Berowra Valley Regional Park. There are also significant areas of land zoned E3 and some land zoned E2 and E4.</p> <p>The population of the Hornsby LGA is ageing, with the largest growth in 'older couple with children families' and 'older single parent families'. The Strategy identified an analysis on the dwelling types in the major centres within the LGA.</p>

	<p>The centres that are experiencing the most growth include:</p> <ul style="list-style-type: none"> – Hornsby – Since 2001, has experienced a significant increase in infants (0-4) and young families and significant growth of multi-unit housing. This suggests that regeneration is occurring and that existing housing policies are working well – Epping - Since 2001 has moved from a young family suburb to one of maturing families and early empty nesters. Some multi-unit development has occurred – Waitara - The dominant dwelling stock in Waitara is multi-unit housing, with 4 times the proportion of flats and apartments than Hornsby overall and 4 times less the proportion of separate houses. The dominant household type is couples without children (over 40%). There has been significant growth in multi-unit housing between 2001 and 2006. This will be an important Centre for housing the Shire’s elderly (both from Waitara and other suburbs) as well as young couples without children. It will provide a starting point for young couples to move into the area and get onto the housing ladder. Existing housing policies seem to be working well. It will be important to have sufficient 2 bedroom dwellings to meet the demand of both young couples and old lone persons.
Rural Lands	The middle and northern edges of the LGA are zoned RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots and RU5 Village are under the Hornsby LEP 2013.
Sustainability	
Liveability	No explicit liveability statement.
Open space	<p>Open space is zoned under RE1 and RE2 under the Hornsby LEP 2013.</p> <p>Active Living Hornsby Strategy. http://www.hornsby.nsw.gov.au/__data/assets/pdf_file/0011/82298/Attachment-1-ALHS-Final-Report-August-2015.pdf</p>
High environment value	<ul style="list-style-type: none"> – The LGA has ample rural land and land zoned Environmental – The national parks and open space are illustrated in the map below – Development within environmentally sensitivity areas is controlled by the LEP and DCP.
Hazards	<ul style="list-style-type: none"> – Some endangered ecological communities are present under the LEP 2013 – Multiple National Parks across the LGA including Marramarra National Park and Mount Ku-ring-gai. These areas are bushfire prone.
Other	Heritage – the LGA has approximately 800 heritage items and 8 Heritage Conservation areas.

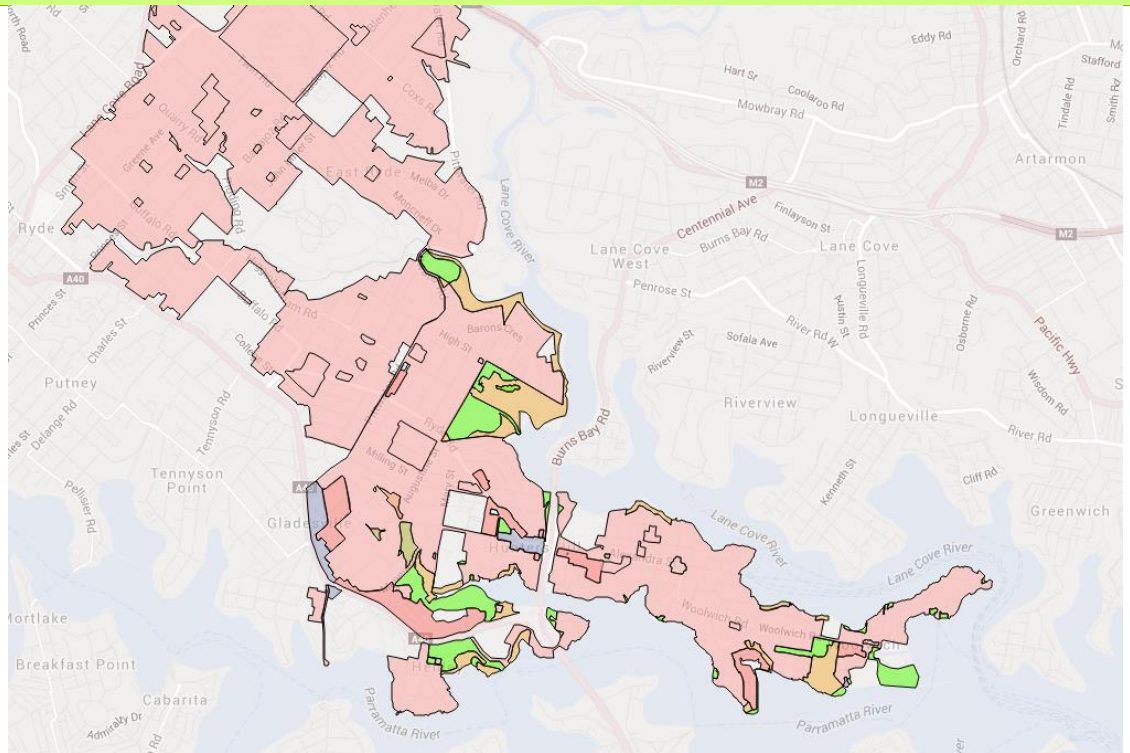
3 HUNTERS HILL

District	North
LGA	Hunters Hill
Vision	
<p><i>Conserve and enhance the garden character, heritage (both European and Aboriginal) and environment of Hunters Hill. Increase sense of community and provide increased access to the waterways, foreshores and required services. Encourage tourism and the growth of Council's commercial areas.</i></p>	
<p>Note: Full Vision is one page long. Hunters Hill Council Community Strategic Plan 2030. http://www.huntershill.nsw.gov.au/Page/Download.aspx?c=2229</p>	
Key Issues	
<ul style="list-style-type: none"> – Protection of the environment, including rock escarpment, tree canopy, biodiversity and bushland (e.g. Kelly's Bush) – Balancing residential growth and heritage conservation – Managing population growth – Providing affordable housing – Developing the local business economy – Balancing residential growth and heritage conservation (Council has 7 heritage conservation areas and over 500 individual heritage items). 	
Indigenous History	
<p><i>Aboriginal Heritage Office operates in North District and provides advice to councils regarding Aboriginal cultural and planning issues. They produce a list of Aboriginal heritage items, which are known to council but kept confidential for fears of vandalism.</i></p>	
Jobs	
Centres	<p>Hunters Hill has no strategic centres identified in <i>A Plan for Growing Sydney</i></p> <p>No Local Planning Strategy published.</p> <p>Under the Hunters Hill Local Environmental Plan 2012, the B4 Mixed Use zone and the B1 Neighbourhood Centre zone provide a range of commercial and retail activities.</p> <p>Neighbourhood Centre- Gladesville Road, Hunters Hill, the site bounded by Alexander Street and Ferry Street, Hunters Hill and Pittwater Road and Prices Street, Boronia Park.</p> <p>The Gladesville Village Centre and Hunters Hill Village (both B4 mixed use zoning) are both currently being re-developed with large scale mixed use developments.</p>
Employment Lands	<p>No employment lands strategy.</p> <p>There is a range of retail and commercial premises located within the B4 zone on Gladesville Road, Hunters Hill. 64-68 Gladesville Road, Hunters Hill has just been developed for the mixed purpose of residential, commercial and retail activity which has significantly increased activity in the centre.</p> <p>At the harbour end of Margaret Street, Woolwich there is a marina which is zoned IN4 Working Waterfront.</p> <p>Both the Gladesville Village Centre and the Hunters Hill Village Centre (B4 Mixed Use zone) provide a range of retail and commercial opportunities. The Council area also includes a number of B1 Neighbourhood business zones and seven schools.</p>

Retail	No retail studies undertaken by Council. Small scale retail activity is present in the B4 zone on Gladesville Road, Hunters Hill.
Housing	
Local Housing Strategy	<p>No Local Housing Strategy or Housing Study published.</p> <p>Council has published the <i>Delivery Program 2012/13-2015/16</i> and <i>Operational Plan 2012/13</i>. The <i>Community Strategic Plan 2030</i> does not mention any response to population growth or dwelling capacity. The Plan highlights that Council intends to utilise existing housing for increased demand and highlights that new developments have been limited in height to 2 storeys in residential areas. http://www.huntershill.nsw.gov.au/Page/Download.aspx?c=2973</p> <p>The Hunters Hill LGA is predominantly low density housing. Approximately three quarters of the LGA is a heritage conservation area and there are over 500 individual heritage items.</p> <p>A strategy to respond to the State Government 2008 housing targets was submitted to the Department of Planning and Environment as part of the adoption of the Standard LEP format. This included reference to Council's decision in 2010 to increase the height and floor space ratios permissible in the B4 mixed use zone for the Gladesville Village Centre.</p>
Recent Re-Zonings	<p>There have been no recent zoning amendments to the Hunters Hill LEP 2012. There was a planning proposal approved at Gateway in January 2015 to amend Schedule 5 - Environmental Heritage and the heritage map for 10 items around the LGA.</p> <p>In 2010, Council amended Section 96 for the restoration of the existing Hotel, construction of mixed businesses and associated car parking at 64-68 Gladesville Road, Hunters Hill.</p> <p>In 2010, a Planning Proposal was approved by the Minister or Delegate to increase height from 27m to 34m on a site bounded by Victoria Road, Massey, Flagstaff and Cowell Streets, Gladesville.</p>
Affordable Housing	<p>There is no affordable housing strategy</p> <p>Affordable housing is mentioned as a social issue in the Community Strategic Plan 2030. However no plans to address the issue are documented.</p>
Priority Growth Areas (Greenfields)	No Greenfield areas identified.
Urban Renewal	Urban Renewal has not been identified in the <i>Delivery Program 2012-2013</i> or the <i>Operational Plan 2012-2013</i> . The potential for urban renewal under the Hunters Hill LEP 2012 is restrictive. The LEP land use zones consist of R2 Low Density and R3 Medium Density Residential, B1 Neighbourhood Centre, B4 Mixed Use, IN4 Working Waterfront, SP1 Special Activities, SP2 Infrastructure, RE1 Public Recreation, RE2 Private Recreation, E1 National Parks and Nature Reserves and E2 Environmental Conservation.
General Infill	No sites for infill identified.
Sustainability	
Liveability	<p>No explicit liveability statement. The context of liveability is covered in the one page vision. http://www.huntershill.nsw.gov.au/Files/MajorReportsPlans/HHCommunityPlan2030-2013.pdf</p>
Open Space	Open space is ample within the LGA. It is in the form of RE1 Council operated parks and ovals and RE2, including tennis courts and bowling greens in private ownership.
High Environment Value	Hunters Hill has a significant amount of open space on the foreshore, most of this land is zoned E2 under the Hunters Hill LEP 2012.

<p>Hazards</p>	<p>Acid sulfate soils present across the LGA; controlled by LEP control.</p> <p>Flooding impacts from stormwater is controlled through the DCP.</p> <p>Bushfire prone land is present in the LGA. The LGA is covered by the Bushfire Risk Management Plan for Hunters Hill, Ryde, Lane Cove and Willoughby. Plan available here:</p> <p>http://www.rfs.nsw.gov.au/__data/assets/pdf_file/0019/2377/Hunters-Hill-Ryde-Lane-Cove-Willoughby-BFRMP.pdf</p> <p>Council has a bushfire prone lands map – however due to the changes introduced with the 10/50 legislation council is currently in the process of updating this map.</p> <p>http://www.rfs.nsw.gov.au/plan-and-prepare/1050-vegetation-clearing</p>
<p>Other</p>	<p>The map below identifies the RE1 public open space and RE2 private open space, E1 Natural Parks and Nature Reserves and E2 Environmental Conservation.</p>  <p>https://maps.planningportal.nsw.gov.au/Map</p>

Other
Map



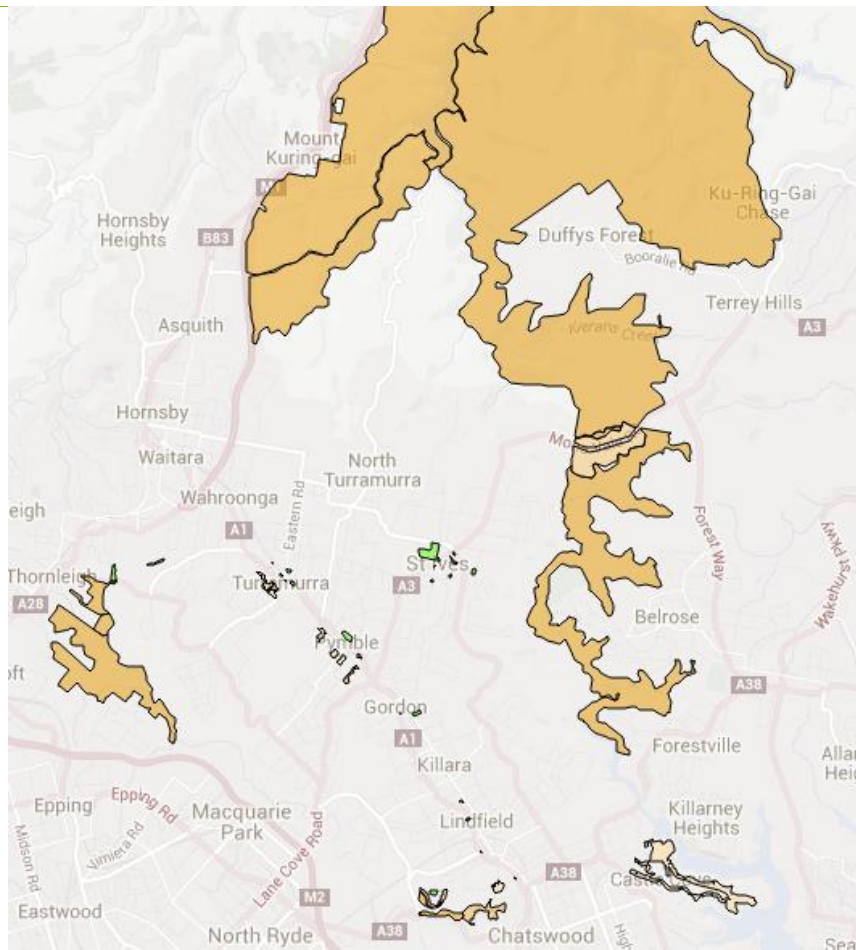
<https://maps.planningportal.nsw.gov.au/Map>

4 KU-RING-GAI

District	North
LGA	Ku-ring-gai
Vision	
<p>The Ku-ring-gai Community Strategic Plan 2030 (Adopted June 2013) provides the long term strategic plan for the future of the LGA.</p> <p><i>Ku-ring-gai will be a creative, healthy and liveable place where people respect each other, conserve the magnificent environment and society for the children and grandchildren of the future.</i></p> <p>The vision, key themes and issues under each theme are as follows: Community, People and Culture; Natural Environment; Places, Spaces and Infrastructure; Access, Traffic and Transport; Local Economy and Employment; Leadership and Governance.</p> <p>http://www.kmc.nsw.gov.au/Your_Council/Organisation/Integrated_Planning_and_Reporting_framework/Community_Strategic_Plan_2030</p>	
Key Issues	
<ul style="list-style-type: none"> – The population is ageing and steadily growing – Continuing to deliver on redevelopment projects for the six local centres where Council is a major land owner and the catalyst for change – Housing- continuation of delivery of additional housing taking into account existing development along road/ rail corridor, opportunities and constrains and providing housing diversity in other areas – Employment- retaining existing employment lands – Provision of additional local retailing, services and community infrastructure – Retaining character of the LGA (heritage & biodiversity) whilst accommodating for increased population, housing and services – Managing and providing for the needs of a growing population. The Ku-ring-gai population is large at 120,978 and steadily growing. Projected population at 2031 is 157,000. Ku-ring-gai’s age structure poses multiple service demands now and into the future. This includes significantly increasing younger residents and older residents above the Sydney average. 	
Indigenous History	
<p>For thousands of years before the arrival of European settlers, the Guringai people lived in the area from Newcastle down to Sydney, mostly along the foreshores of the harbour. The Guringai people fished and hunted in the waters and harvested food from the surrounding bushland. They had no need to travel long distances as the land’s resources were abundant and they were able to trade with other tribal groups.</p> <p>The Guringai people spent much of their time developing a rich and complex culture, including distinctive language, customs, spirituality and law, the heart of which was their connection to the land.</p> <p>Ku-ring-gai Council is a member of the Aboriginal Heritage Office (AHO), which preserves and protects over 1,000 Aboriginal heritage sites across the North Shore. While 101 sites remain as recorded Aboriginal sites at least double that number is believed to remain. Many sites in Ku-ring-gai are still in good condition. The AHO also studies Aboriginal life before colonisation and runs a series of educational walks and talks for school groups and the general public.</p> <p>http://www.kmc.nsw.gov.au/About_Ku-ring-gai/History_heritage</p>	

Jobs	
Centres	<p>Has no strategic centres identified in <i>A Plan for Growing Sydney</i></p> <p>This centres hierarchy comes from a presentation during a community workshop for the Ku-ring-gai LEP (Local Centres) 2015:</p> <ul style="list-style-type: none"> – Town Centre – Gordon – Village Centre – Turramurra, St Ives, Lindfield, Pymble, Roseville – Neighbourhood Centre – West Gordon, East Lindfield. <p>www.haveyoursaykuringgai.com.au/lep1/documents/8020/download</p> <p>The boundaries of the town and village centres are shown on the final 6 links on the bottom of this page (under question 31): http://haveyoursaykuringgai.com.au/lep1/faqs#question3775</p>
Employment Lands	<p>Ku-ring-gai & Hornsby Subregional Employment Study (2008 – SGS Economics and Planning)</p> <p>http://www.kmc.nsw.gov.au/Plans_regulations/Building_and_development/Town_planning/Planning_resources</p> <p>No industrial zone under the Ku-ring-gai LEP 2015.</p>
Retail	<p>Ku-ring-gai Retail Centres Study (2005 – Hill PDA)</p> <p>http://www.kmc.nsw.gov.au/Plans_regulations/Building_and_development/Town_planning/Planning_resources</p>
Other	<p>No employment targets or employment strategy.</p>
Housing	
Local Housing Strategy	<p>Comprehensive planning studies and documents are available to guide development in Ku-ring-gai. These have all undergone significant community engagement and consultation with an interested community.</p> <p>Ku-ring-gai Local Environmental Plan (Local Centres) 2012- covers the 6 major town centres of Gordon, St Ives, Turramurra, Pymble, Lindfield and Roseville.</p> <p>Ku-ring-gai Local Environmental Plan (2015) - covers the remainder of the LGA including the smaller neighbourhood centres. http://www.kmc.nsw.gov.au/Plans_regulations/Building_and_development/Town_planning</p> <p>Background Studies supporting Draft KLEP http://www.kmc.nsw.gov.au/Plans_regulations/Building_and_development/Town_planning/Draft_Ku-ring-gai_Local_Environmental_Plan_2013</p>
Recent Re-Zonings	<p>– There is a pre-gateway review for 1574-1578 Pacific Highway, Wahroonga to rezone the land part R4 High Density and R2 Low Density. Council has confirmed in writing that the request to prepare a planning proposal is not supported. The pre-gateway is currently with the JRPP for review.</p> <p>http://pgrtracking.planning.nsw.gov.au/PublicList.aspx</p>
Affordable Housing	<p>A key issue for the North District is Housing Affordability and Council is preparing a position paper to feed into the District Planning process.</p>
Priority Growth Areas (Greenfields)	<p>No greenfield areas identified.</p>

Urban Renewal	<p>Council has created the 'Activate Ku-ring-gai' program that will revitalise the main commercial centres of Gordon, Lindfield, Turramurra and St Ives. The program will deliver new community infrastructure such as parks, urban plazas, libraries, community centres and new car parking.</p> <p>Council has significant land holdings in the Centres which are key catalysts for private investment. Council is also using development contributions (S94) to assist with development funding. In Lindfield alone, almost \$35 million will be spent in public facilities/infrastructure.</p> <p>The 4 priority projects Council hope to see built over the next 5-7 years are: Lindfield Village Green; Lindfield Community Hub; Turramurra Community Hub; and Gordon Civic & Cultural Hub</p> <p>http://www.kmc.nsw.gov.au/Current_projects_priorities/Key_priorities/Activate_Lindfield http://www.kmc.nsw.gov.au/Current_projects_priorities/Key_priorities/Activate_Turramurra http://www.kmc.nsw.gov.au/Current_projects_priorities/Key_priorities/Activate_Gordon</p>
General Infill	<p>The zonings incorporated into the new LEP's provide opportunities for urban renewal and housing delivery elsewhere in the LGA.</p>
Other	<p>The Ku-ring-gai Interface Planning Study provided a detailed assessment of the impact of higher density zonings on adjoining low density lands. The study informed zoning changes and other planning strategies to be incorporated into the Principal LEP to address zone interface issues while providing for improved housing choice.</p> <p>Interface Study Assessment Report and appendices-</p> <p>http://www.kmc.nsw.gov.au/Plans_regulations/Building_and_development/Town_planning/Planning_resources</p>
Sustainability	
Liveability	<p>The Ku-ring-gai Community Strategic Plan 2030 (Adopted June 2013) provides the long term strategic plan for the future of the LGA. Vision Ku-ring-gai will be a creative, healthy and liveable place where people respect each other, conserve the magnificent environment and society for the children and grandchildren of the future. Liveability is captured under the 6 key themes of the plan.</p> <p>http://www.kmc.nsw.gov.au/Your_Council/Organisation/Integrated_Planning_and_Reporting_framework</p>
Open space	<ul style="list-style-type: none"> - 1,000 ha of bushland reserves - 982 ha of riparian corridors - Under the Community Strategic Plan 2030, Council identifies a twenty year target to achieve 15% of the community using council recreational facilities and programs, 85% usage of council recreational facilities and open space areas and 90% satisfaction of council recreational facilities and open space areas - 80% of Ku-ring-gai's greenspace consists of natural bushland with sporting grounds, parks and public gardens making up less than 14% of all types of open space in the LGA - A coordinated, award winning, program of acquiring land for new parks guided by the Ku-ring-gai Open Space Acquisition Strategy. <p>http://www.kmc.nsw.gov.au/Plans_regulations/Building_and_development/Open_Space_Acquisition_Strategy</p> <p>The map identifies the location of RE1, RE2, E1, E2, E3 zones.</p>



<https://maps.planningportal.nsw.gov.au/Map>

High Environment Value

The extent of Ku-ring-gai's bushland and biodiversity contains:

- more than 150 bushland reserves covering approximately 1,150 hectares
- nationally significant ecological communities including remnant Blue Gum High Forest, Sydney Turpentine Ironbark Forest, within the proximity of three surrounding national parks
- a large variety of native plant species with over 800 recorded, including more than 30 threatened species, 6 threatened ecological communities and endangered salt marsh population
- an unusually high variety of native fauna for an urban area so close to Sydney. There are more than 400 species of native animals, including more than 30 threatened species.

Approximately 20% of the LGA is covered by three national parks (Ku-ring-gai Chase National Park, Garigal National Park and Lane Cove National Park).

Specific biodiversity and riparian lands provisions incorporated in LEP and DCP.

Ku-ring-gai Biodiversity and Riparian Lands Study (links below).

http://www.kmc.nsw.gov.au/Plans_regulations/Building_and_development/Town_planning/Ku-ring-gai_Planning_Scheme_Ordinance/Development_Control_Plans_for_Ku-ring-gai_Planning_Scheme_Ordinance/Draft_Ku-ring-gai_Local_Environmental_Plan_2013/Supporting_documents

Hazards	<p>Bushfire risk represents a clear and present danger to the Ku-ring-gai community, both now and into the future. The background study Managing Bushfire Risk, Now and Into the Future guided the preparation of the Principal Local Environmental Plan (LEP), to reduce risks from bushfire events to an acceptable level, consistent with the objectives and actions of state and regional legislation, plans and strategies, taking into account the full range of other strategies available to Council, fire agencies and the community to address these risks.</p> <p>http://www.kmc.nsw.gov.au/Plans_regulations/Building_and_development/Town_planning/Ku-ring-gai_Planning_Scheme_Ordinance/Development_Control_Plans_for_Ku-ring-gai_Planning_Scheme_Ordinance/Draft_Ku-ring-gai_Local_Environmental_Plan_2013/Supporting_documents</p>
Other	Ample land zoned E1, E2, E3 and E4 for environmental management.
Other	
Map	No housing map is available. There is no local planning strategy or local housing strategy.
Heritage	<p>The heritage of Ku-ring-gai comprises a rare blend of fine domestic architecture within a landscape of indigenous forests and exotic plantings and gardens. There are over 900 Heritage items and 50 Heritage conservation areas (covering 3,800 homes) see:</p> <p>http://www.kmc.nsw.gov.au/Plans_regulations/Building_and_development/Town_planning/Ku-ring-gai_Planning_Scheme_Ordinance/Development_Control_Plans_for_Ku-ring-gai_Planning_Scheme_Ordinance/Draft_Ku-ring-gai_Local_Environmental_Plan_2013/Supporting_documents</p>
Transport	<p>Ku-ring-gai Integrated Transport Planning Strategy 2011: covers key issues for all forms of public transport, walking and cycling roads, traffic and parking, land use and transport/transport accessibility, trip growth, and travel demand management.</p> <p>Ku-ring-gai ITS presents a vision for Ku-ring-gai's transport to 2020 and assigns plans and aims to short (5 years) and long term (10 years) time frames.</p> <p>http://www.kmc.nsw.gov.au/Services_facilities/Basics/Streets_roads_parking/Plans_policies</p>

5 LANE COVE

District	North
LGA	Lane Cove
Vision	
<p><i>The Community Strategic Plan: Lane Cove 2025 provides goals, objectives and strategies for a series of planning themes developed with the community.</i></p> <p>http://www.lanecove.nsw.gov.au/YourCouncil/CouncilsPlans/Pages/CommunityStrategicPlan.aspx</p>	
Key Issues	
<ul style="list-style-type: none"> – There is no explicit local planning strategy or housing strategy. The late 1990’s Residential Strategy has been replaced by the LEP 2009 providing guidance on housing and local planning issues – Lane Cove has experienced notable growth in recent years, prompting the Council to explain to residents why this growth has occurred – There is a baby boom occurring in the LGA – Housing affordability is being achieved on a site-specific basis through VPAs – In St Leonards centre, a limited number of key sites are targeted for mixed use to enhance the public domain and stimulate the commercial centre’s revitalisation. 	
Indigenous History	
<p>Statement under Community Strategic Plan 2025.</p> <p><i>Lane Cove Council acknowledges the Cameraygal people as the original inhabitants of the municipality and holds an annual spring cultural festival named in honour of the original indigenous owners of the land. The Cameraygal people formed part of the Ku-ring-gai tribe which lived in the region for 40,000 years.</i></p> <p>http://ecouncil.lanecove.nsw.gov.au/TRIM7/documents/417503204/TRIM_Community%20Strategic%20Plan%20%20Lane%20Cove%202025%20-%20Updated%20May%202013%20(Reduced%20File%20Size%20-%20Web%20Copy)_792465.PDF</p> <p>The Council’s website documents the following regarding indigenous history in Lane Cove: Aboriginal sites are a very important factor in Aboriginal culture today, and just as important to the broader community. There are a significant number of sites in the Lane Cove Council area and while most of these sites have been recorded, there are likely to be many more that have yet to be identified. All Aboriginal sites have legal protection under both state and federal law.</p> <p>http://www.lanecove.nsw.gov.au/Community/AboutLaneCove/Pages/AboriginalHeritage.aspx</p>	
Jobs	
Centres	<ul style="list-style-type: none"> – St Leonards Town Centre which falls within the Lane Cove, North Sydney and Willoughby LGAs and has been identified as a strategic centre in <i>A Plan for Growing Sydney</i> – Lane Cove is the primary centre in the LGA apart from the B3 Commercial Core at St Leonards, and is the only centre zoned B2 – There are neighbourhood centres zoned B1 including Greenwich, Northwood, Yorks Corner, Burns Bay Road, Lane Cove West. – St Leonards sits on boundary of three LGAs. The Willoughby portion of the centre is located to the north of the Pacific Highway and Chandos Street, surrounding the St Leonards railway station. The entire centre contains more than 25,000 jobs and is a major health and education precinct.

Employment Lands	<p>Employment lands strategies or studies for the precinct have not been completed by Lane Cove Council. However, LEP 2009 implements the Inner North Subregional Strategy’s employment targets, through (i) FSRs based on existing and future floor space capacity relating to traffic constraints, (ii) in particular increasing FSRs in St Leonards and (iii) the Lane Cove West Industrial Area consolidated the floor area of an obsolete special industrial area in Burns Bay Rd by increasing FSR in the Mowbray Rd area.</p> <p>The B2 Local Centre in Lane Cove is predominately retail, restaurants and cafes and some commercial. Neighbourhood centres are located in, Greenwich, Northwood, Yorks Corner, Burns Bay Road and Lane Cove West.</p> <p>There is a large Light Industrial (IN2) zoned site bounded by Epping Road and Lloyd Rees Drive in Lane Cove West.</p>
Retail	<p>No retail strategies or studies undertaken by Lane Cove Council since the Town Centre Retail Study in 1994.</p> <p>Lane Cove (Longueville Road) is the main centre for retail within the LGA. The centre is zoned B2 Local Centre, which encourages a range of business, entertainment and community uses. Other neighbourhood centres and village centres provide convenience based shopping for the surrounding residential demand.</p> <p>A major new supermarket with public car park is proposed in St Leonards.</p>
Housing	
Local Housing Strategy	<p>Lane Cove has not published a local housing strategy, however the LEP 2009 provides guidance. The local planning strategy and local housing strategy are embedded in LEP 2009’s zonings and scale, replacing the late 90’s Residential Strategy.</p> <p>There is an information page set up for residents explaining why there has been increased development in the LGA. The page indicates the Lane Cove expects a target of around 6,000 dwellings based of household projections. The page also states that the majority of new dwellings in the LGA will occur as apartments in Lane Cove North and Lane Cove West, with some additional dwellings in St Leonards.</p> <p>http://www.lanecove.nsw.gov.au/CurrentIssues/Pages/DevelopmentinLaneCove.aspx</p> <p>The Community Strategic Plan notes there is a baby boom occurring in the LGA, with an increasing amount of the population aged 0-4. There is also a decline in population aged 15-24. A possible contributor mentioned in the Community Strategic Plan is housing affordability.</p> <p>The Lane Cove DCP identifies ‘Special Residential Areas’ for infill development (see General Infill). These are generally sites that have had a planning proposal recently and require DCP controls to support the new development potential.</p>
Recent Re-Zonings	<ul style="list-style-type: none"> – 1-13A Marshall Avenue, St Leonards – Increase height from 65m to 94m for a residential tower with commercial development on the first three or four floors. Would allow for approximately 90 more dwellings than are currently permitted. Supported by Council and with DP&E for gazettal - http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?Id=2092 – 75-79 Lithgow Street, 84-90 Christie Street, and portion of Lithgow Street, St Leonards – change zone from B4 to B3 Mixed Use to accommodate two residential towers, increase the maximum height from 65 metres to 144 metres (RL 224) (tower on Christie Street to be approximately 44-47 storeys, and the tower on Lithgow Street to be approximately 20-27 storeys); increase the floor space ratio via an incentive bonus scheme for commercial and retail. Supported by Council and with DP&E for assessment at Gateway - http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?Id=2072 – 472-504 Pacific Hwy, St Leonards - changing the zoning of the sites from B3 - Commercial Core to B4 - Mixed Use to facilitate 3,930sqm of retail space, 7,800sqm of commercial space, and

	<p>910 residential units; amending the maximum building height for 472-486 Pacific Highway from 65m to 115m (tower fronting Nicholson Street) and 91m (tower fronting Pacific Highway), and for 500-504 Pacific Highway from 72m to 138m. Approved and gazetted 15 May 2015 - http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?Id=1345</p> <ul style="list-style-type: none"> - 266 Longueville Road – rezoned part of council owned land to R4. May accommodate up to 65 seniors living dwellings. Gazetted 31 July 2015. - http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?Id=1077 - 1-5 Birdwood Avenue Lane Cove – rezoned from B2 to B4 to allow for mixed uses. Approved and gazetted in 2013 for 44 dwellings. Currently under construction.- http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?Id=988 - Pacific Highway/Longueville Road Precinct – changes to height, zoning, FSR. Approved and gazetted April 2014 - http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?Id=658 - Mowbray Road precinct – rezoning some areas of precinct from R4 to E4, changes to FSR and increase in height limit. Approved and gazetted January 2013 - http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?Id=610
Affordable Housing	The Community Strategic Plan identifies housing affordability pressures as a contributing factor to a decline in the population aged 15-24. No actions in the Community Strategic Plan or Delivery Plan are identified to address housing affordability. However, affordable housing is being achieved on a site-specific basis through VPAs. Additionally, Council resolved to include affordable housing in the St Leonards South Master Plan residential precinct.
Priority Growth Areas (Greenfields)	No greenfield areas in LGA.
Urban Renewal	<p>St Leonards falls across the boundaries of Lane Cove, North Sydney and Willoughby. The area of St Leonards south of the Pacific Highway falls in Lane Cove LGA, west of Oxley Street.</p> <p>The <i>St Leonards Strategy</i> was prepared for all three councils in 2006. As a result, the Lane Cove LEP 2009 provided for 350 dwellings on the north side of Marshall Avenue, one third of which are under construction and employment capacity of 4,500-7,000 new jobs (excluding Royal North Shore Hospital's jobs growth). http://ecouncil.lanecove.nsw.gov.au/TRIM7/documents/606655022/TRIM_St%20Leonards%20Strategy%20-%20November%202006%20-%20Final%20%20Web%20sized)_435270.PDF</p> <p>The St Leonards precinct includes the Royal North Shore Hospital, St Leonards Station and significant commercial employment and residential growth in accordance with State policies for strategic centres and rail precincts. However, surrounding the core facilities there has remained an area lacking in urban fabric on the southern side of the Pacific Highway and accompanying commercial and retail under-development, with poor amenity and cross access (both east/west and north/south). The poor connectivity extends to the bus amenity connecting to the Station and the hospital precinct and services.</p> <p>Lane Cove's vision for the commercial centre is to stimulate its long-term commercial attractiveness to the market through public domain revitalisation. To achieve this, three sites only, east of the rail line (472-504 Pacific Hwy, 75-79 Lithgow St/ 84-90 Pacific Hwy and 1-13A Marshall Av), have been targeted for B4 Mixed Use, providing a total of 1,500 dwellings and four storeys of retail/ commercial. These key sites are to contribute through Voluntary Planning Agreements to the creation of new public facilities. The aim is to support commercial sites elsewhere throughout the B3 Commercial Core, as the underlying purpose of Council's policy is to stimulate the Strategic Centre's long-term employment growth.</p> <p>The major work of public infrastructure, the St Leonards Rail Plaza, is to be a park of around 5,000m², with improved bus/rail connectivity that will provide a significant public benefit for residents, workers and visitors in St Leonards and improve the visual character of the rail corridor. This St Leonards Bus/Rail Interchange Project originated from the St Leonards Strategy 2006. Additionally, a full-line supermarket and public car park are to be provided.</p>

	<p>The St Leonards South precinct is predominantly low density and offers an opportunity for urban consolidation. Stage 1 of the South St Leonards Masterplan involved a precinct study identifying the key issues and opportunities. Community consultation found that a range of housing types was preferred and the desire to retain the leafy character is strong. The community consultation responses generally acknowledged that the Study Area is an appropriate location for a potential increase in residential densities.</p> <p>The St Leonards South Master Plan was finalised in July 2015 for the residential precinct bounded by the rail line, River Rd, Park Rd and south of the boundary with the commercial strip retained along Pacific Highway. The precinct is at present predominantly low density. An LEP planning proposal was submitted to the Department in February 2016 to rezone this precinct from R2 Low Density to R4 High Density Residential, for approximately 2,200 dwellings and new community facilities, child care centres and over a hectare of open space. The plan is based on liveability and Transit-Oriented Development (TOD) principles tailored for the precinct with the community.</p> <p>http://lccweb.lanecove.nsw.gov.au/bps/Open/2015/CNL_13072015_AGN_EXTRA_WEB.HTM</p>
General Infill	<p>The Lane Cove DCP identifies ‘Special Residential Areas’ for infill development. These areas are either completed, under construction or at DA stage:</p> <ul style="list-style-type: none"> – 296-332 Burns Bay Road has capacity for approximately 270 apartments within 8 storeys (entry to LGA over Lane Cove River) – Finlayson Street precinct has capacity for approximately 450 apartments (edge of Lane Cove village centre) – bounded by Birdwood Avenue, Rosenthal Avenue, Burns Bay Road and Coxs Lane – Longueville Precinct has capacity for approximately 100 apartments in 8 storeys (northern gateway into Longueville Road from Pacific Highway) – bounded by Longueville Road to the south, Taylors Lane to the north and Burley Street and Pacific Highway to the east – Mafeking Precinct has capacity for approximately 180 apartments in 8 storeys (southern gateway into Longueville Road from Pacific Highway) – bounded by Longueville Road to the north, by Pacific Highway to the east, Gatacre Avenue to the south and Mafeking Avenue to the west – Mowbray Precinct has capacity for approximately 1,500 apartments in 5 storeys (along Mowbray Road on LGA boundary) – bounded by Mowbray Road to the north, Wilandra Road to west, Batten Reserve to the south and Centennial Avenue to the east – 266 Longueville Road (close to Northwood small village) – previous planning proposal. – 150 Epping Rd (close to Lane Cove River) –residential / child care (approved under former Part 3A) - 11-20 storeys (350 apartments). <p>The <i>Lane Cove Village Structure Plan</i> (2008) is a masterplan for the Lane Cove local centre. This plan aims to encourage shop top housing in the centre and encourage a mix of uses, particularly on larger sites. The potential to accommodate greater density was also noted due to the presence of existing infrastructure. No dwelling numbers or timing is provided.</p> <p>http://ecouncil.lanecove.nsw.gov.au/TRIM7/documents/606655029/TRIM_Lane%20Cove%20Village%20Structure%20Plan%20with%20amendments%20after%20finalised%2015%2012%2008_527126.PDF</p> <p>Lane Cove has a series of proposals for redevelopment of under-used Council properties with the intention of delivering public infrastructure. Sites include:</p> <ul style="list-style-type: none"> – 266 Longueville Road: seniors living (65 units in 3-7 storeys) – 1-5 Little Street: public car park mixed use development (50 dwellings in 9 storeys) – 314 Burns Bay Road: park or mixed use development (50 dwellings in 8 storeys) by 2020. <p>Additional major project plans can be found:</p> <p>http://www.lanecove.nsw.gov.au/YourCouncil/CouncilsPlans/Pages/MajorProjectsPlan.aspx</p>

Other	No rural lands in LGA
Sustainability	
Liveability	<p>A liveability statement from the <i>Lane Cove Social Plan 2010-2014</i>: <i>To ensure that all decisions consider a balance of economic, environmental, cultural and social elements, to enhance the quality of life in Lane Cove.</i></p> <p>http://ecouncil.lanecove.nsw.gov.au/TRIM7/documents/417503213/TRIM_Lane%20Cove%20Social%20Plan%202010-2014_609425.PDF</p> <p>The 10-year <i>Sustainability Action Plan</i> underpins Council’s sustainability vision, providing a detailed range of actions embedded in Council’s full suite of plans. It incorporates Road Safety Strategic Plan, Pedestrian Access and Mobility Plan and Bicycle Plan.</p> <p>Sustainability Action Plan for Lane Cove, entitled “Think Global – Act Local”</p>
Open Space	<p>The <i>Lane Cove Open Space Plan</i> (2007) identifies 7 major sporting areas (including a golf course), one aquatic centre and approximately 90 parks and reserves. 60% of open space in Lane Cove is bushland. The Plan states that accessibility to open space in Lane Cove is high. All residents live within 500m of accessible park or reserve more than 0.5ha, most residents live within 500m of bushland and most residents live within 400m of a playground.</p> <p>These are zoned RE1.</p> <p>http://www.lanecove.nsw.gov.au/YourCouncil/CouncilsPlans/Pages/OpenSpacePlans.aspx</p>
High Environment Value	<ul style="list-style-type: none"> – The <i>Bushland Plan of Management 2007</i> aims to protect and conserve bushland in Lane Cove for all its intrinsic, natural, cultural, and aesthetic values, together with its value as a local recreational, educational and scientific resource – E2 Environmental Conservation zone in Lane Cove Bushland Park and parts along the foreshore of the Lane Cove River. Council has riparian land identified in LEP. <p>http://ecouncil.lanecove.nsw.gov.au/trim/DocumentLink.asp?ReclId=2124/07</p>
Hazards	<ul style="list-style-type: none"> – Bushfire risk; controlled by LEP and DCP – Acid sulfate soils present along bays (mostly on Council land); controlled by LEP control.
Other	<p>Lane Cove’s <i>Cultural Plan – Create Lane Cove</i> was finalised by Council in February 2016. The plan aims to ensure that a holistic approach is taken to arts, culture and cultural diversity for the next 5-10 years. For the purpose of cultural planning in Lane Cove, culture has been defined as ‘anything that contributes to your quality of life, sense of place, feeling of community or local identity’.</p> <p>http://ecouncil.lanecove.nsw.gov.au/TRIM7/documents/352559095/TRIM_Updated%20Cultural%20Plan%20for%20February%20Council%20Meeting_1050273.PDF</p>
Other	
Map	<ul style="list-style-type: none"> – No specific housing map. – ‘Special Residential Precincts’ for infill development are shown in the DCP http://ecouncil.lanecove.nsw.gov.au/TRIM7/documents/572768000/TRIM_Part%20C%20-%20Residential%20Localities_970858.PDF – Map of Lane Cove town centre is shown on page 2 here: http://ecouncil.lanecove.nsw.gov.au/TRIM7/documents/606655029/TRIM_Lane%20Cove%20Village%20Structure%20Plan%20with%20amendments%20after%20finalised%2015%2012%2008_527126.PDF

6 MANLY

District	North
LGA	Manly
Vision	
<p><i>Manly where natural environment and heritage sustain and complement a vibrant and cosmopolitan community lifestyle.</i></p> <p>Manly Council Community Strategic Plan Beyond 2025 (adopted June 2015).</p> <p>http://www.manly.nsw.gov.au/council/publications/</p>	
Key Issues	
<ul style="list-style-type: none"> – Increasing problem of housing affordability – Increasing housing densities together with increasing traffic congestion and demand for social infrastructure – Addressing Manly’s night time drinking culture for positive improvements – Balancing the needs of the local community with the needs of visitors – Maintaining the unique character and identity of Manly. <p>http://www.manly.nsw.gov.au/council/publications/</p>	
Indigenous History	
<p>The following statement is found on the Manly Council website.</p> <p><i>Manly Council acknowledges that we are here today on the land of the Guringai people. The Guringai are the traditional owners of this land and are part of the oldest surviving continuous culture in the world.</i></p> <p>Manly documented that the suburb name was pronounced by Captain Arthur Phillip.</p> <p><i>Their confidence and manly behaviour made me give the name of Manly Cove to this place.</i></p> <p>There are approximately 100 significant sites recorded in manly including shell middens, engravings, shelter and deposit, shelter and midden, shelter and art, grinding groove, open sites and burial site.</p> <p>http://www.manly.nsw.gov.au/council/about-manly/manly-heritage--history/</p>	
Jobs	
Centres	<p>Manly has no strategic centres identified in <i>A Plan for Growing Sydney</i>.</p> <p>Manly has three Local Centres: The Corso, Seaforth and Balgowlah. The Balgowlah Local Centre is zoned B2 and bounded by Sydney Road, Condamine Street, Boyle and Woodland Streets. The recent development of Stockland on the site provides approximately 14,300sqm of retail and commercial floor space and 1,412 jobs.</p>
Employment Lands	<p>Employment lands for Manly are located with the Town Centre, Local Centres, Neighbourhood Centres and Enterprise Corridor Zone.</p> <p>The <i>Manly Housing and Employment Report (2011)</i> was prepared to inform the preparation of the Standard Instrument LEP. The report identified Council’s target for 1,000 new jobs by 2031. Areas identified to take on future growth in employment are Balgowlah (primarily through the redevelopment of Stockland, a new Bunnings and Woolworths), Manly Town Centre, and Seaforth (including redevelopment of former 'TAFE' site)</p>

	<p>http://mlep.manly.nsw.gov.au/sites/mlep.manly.nsw.gov.au/files/manly_housing_and_employment_targets_report_june_2011_0.pdf</p>
Retail	<p>There is no specific retail strategy.</p> <p>The <i>Manly Housing and Employment Report</i> (2011) documents the significance of the development of Stockland at the Balgowlah Town Centre. The majority of retail exists within The Corso and Stockland, Balgowlah. The report highlights the importance of the neighbourhood centre zone in the Manly LEP 2013 to protect small scale local services and jobs in accessible locations, and encourage ground floor commercial use and shop top housing. Neighbourhood centres are listed below.</p>
Other	<p>The <i>SHOROC Regional Employment Study</i> (2008) was prepared for Mosman, Manly, Warringah and Pittwater. Key outcomes for Manly include:</p> <ul style="list-style-type: none"> – Manly Town Centre – support its development as a mixed retail, commercial and tourist destination with a potential commercial core zone to protect the function and operation of businesses from sensitive uses. – Villages, Small Villages and Neighbourhoods - promote new or expanded supermarket provision within Balgowlah, Fairlight and Seaforth to support the sustainability of centres and improve convenience for retailers. – Promote higher specification commercial units in Manly Town Centre above ground floor retail. – Promote commercial floorspace above retail units within Manly’s villages (i.e. Balgowlah and Seaforth) to support demand for local commercial services. – Safeguard the Condamine Street/ Balgowlah Industrial Area from further encroachment of non-light industrial uses by zoning the area Zone IN2 Light Industrial and maintain the viability of uses with an appropriate FSR. – Actively promote working from home in the LGA through marketing campaigns and the provision of local business centres that support business function i.e. meeting rooms, printers and other office equipment. – Promote Manly Town Centre as a Specialised Centre for Tourism and Hospitality and seek to strengthen this role by strengthening industry clusters. – Seek to ensure environmental protection in marine areas. <p>http://shoroc.com/wp-content/uploads/2010/07/C07125-SHOROC-Employment-Study-Final-March-20-08-wo-appendices.pdf</p>
Housing	
Local Housing Strategy	<p>No Local Planning Strategy. Manly has no strategic centres under <i>A Plan for Growing Sydney</i>.</p> <p>Under the <i>Manly Housing and Employment Report</i> (2011), Council identified a housing target of 2,400 additional dwellings by 2031. Compared to other SHOROC areas, Manly has a higher proportion of people living in medium to high density dwellings than single dwellings. The largest changes in dwelling types has occurred between 1991-2009 – high density (+896), separate dwelling (+402) and medium density (+178). Manly approved 589 dwellings between 2004 & 2010 (primarily in 2005-06, with 332 dwellings approved that FY). http://mlep.manly.nsw.gov.au/sites/mlep.manly.nsw.gov.au/files/manly_housing_and_employment_targets_report_june_2011_0.pdf</p> <p>The <i>Manly Housing and Employment Report</i> (2011) forecast a dwelling increase of 1,916 by 2031. The report identifies that future residential development will be via medium and higher density housing in existing low density areas that surround centres and mixed use new sites in existing centres.</p>

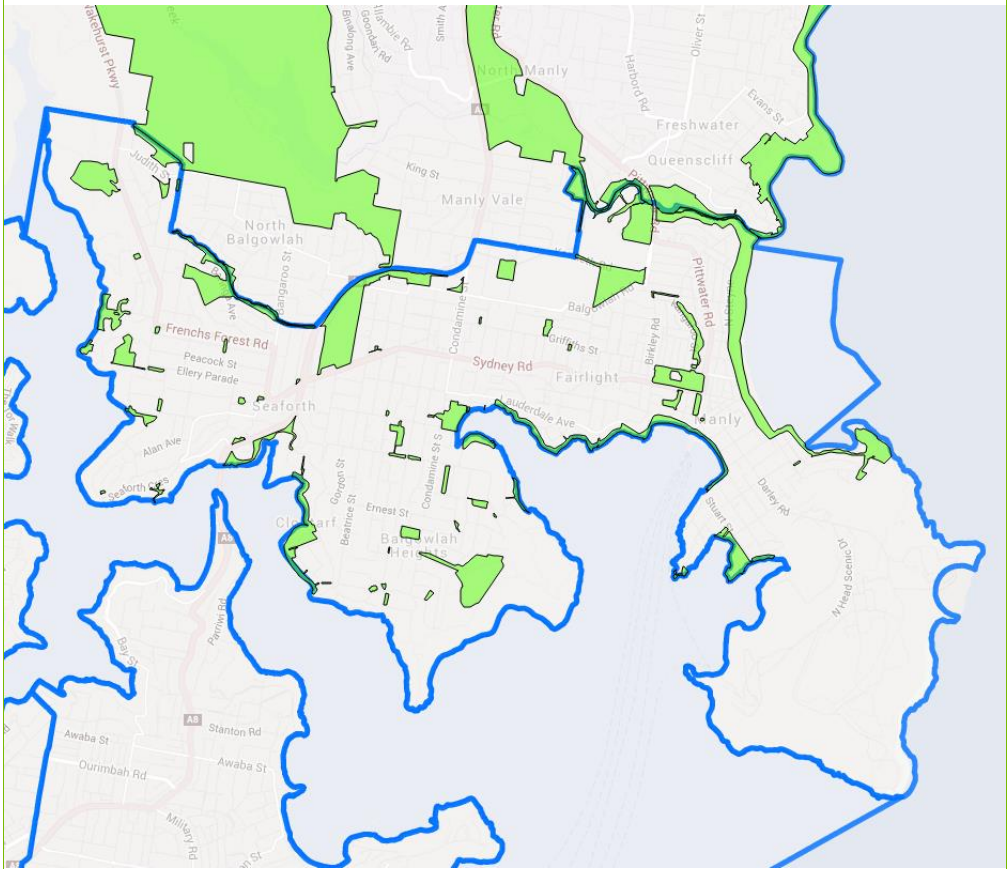
	<p>The following centre hierarchy has been established within Manly LGA:</p> <ul style="list-style-type: none"> – Local centre – The Corso, Manly – Sydney Road and Condamine Street, Balgowlah – Frenchs Forest Road and Sydney Road, Seaforth. <p>Neighbourhood Centre</p> <ul style="list-style-type: none"> – Addison Road and High Street, Darley Road and Collingwood Street, Manly – Marine Parade and Bower Lane – Beatrice Street, New Street and Dobroyd Road, Balgowlah Heights – Frenchs Forest Road, Brook Road, Montauban Avenue and Sydney Road, Seaforth – Pittwater Road and Collingwood Street, Queenscliff – Pittwater Road and Pine Street, Manly – Sydney Road and Thorton Street, Fairlight – Sydney Road and Wanganella Street, Fairlight.
Recent Re-Zonings	<ul style="list-style-type: none"> – Planning Proposal to amend Manly LEP 2013 for the rezoning of Manly Industrial Estate, Balgowlah from IN2 Light Industrial to B6 Enterprise Corridor. The Planning Proposal was approved at Gateway in June 2015. The site is bounded by Kenneth Road and Balgowlah Road, Manly – Planning Proposal to amend Manly LEP 2013 (Amendment No 2) for the rezoning of 45 Pacific Parade Manly from SP2 Infrastructure to R1 General Residential. The Planning Proposal was approved in December 2014 by the Minister or Delegate.
Affordable Housing	<p>There are no affordable housing strategies identified.</p> <p>The <i>Manly Housing and Employment Report</i> (2011) notes there is significant migration of younger populations north to Warringah LGA in search for more affordable dwellings.</p> <p>Under the <i>Northern Beaches Regional Action Plan NSW 2021</i>, the important elements for housing affordability for Manly included encouraging the development of more affordable housing options and improving local amenity by improving land supply for housing via planning policies.</p> <p>The Manly Council Community Strategic Plan <i>Beyond 2025</i> identified a strong demand in Manly's housing market for properties to rent and identified that higher rental costs have made Manly very unaffordable.</p>
Priority Growth Areas (Greenfields)	<p>No Greenfield areas identified.</p>
Urban Renewal	<p>Urban Renewal not identified. The <i>Manly 2015 Masterplan</i> indicates the revitalisation of streets and infrastructure in the Manly CBD. The key features of the Masterplan include:</p> <ul style="list-style-type: none"> – Sydney Road will become pedestrianised from Belgrave Street to The Corso to attract a more diverse mix of retail and dining – Empty laneways (Short Street, Central Avenue and Henrietta Lane) will be revitalised into bustling market places – Market Lane will become a piazza, serving as a hub for the community – Manly Council Library will be upgraded with more space for community programs – New car parking arrangements will help take cars off busy CBD streets. <p>There are no strategies to implement housing under the <i>Manly 2015 Masterplan</i>. However, the centres listed for revitalisation under the Masterplan may attract the location of future housing.</p>

General Infill	No general infill identified. Medium density housing (multi-unit housing, attached dwellings, semi-detached dwellings) is permissible in all residential zones. Residential flat buildings are permitted in R1 and R3 zones.
Other	<p>Opportunities identified under the Manly Council Community Strategic Plan <i>Beyond 2025</i> include:</p> <ul style="list-style-type: none"> – Achieving quality housing to accommodate population growth – Catering for the increasing proportion of families with children through appropriate facilities and services – Making it possible for more people to live and work in Manly – Revitalising local neighbourhoods (neighbourhoods not identified). <p>The published reports have not identified maps that illustrate key housing areas.</p>

Sustainability

Liveability	No explicit liveability statement for Manly, covered in vision statement.
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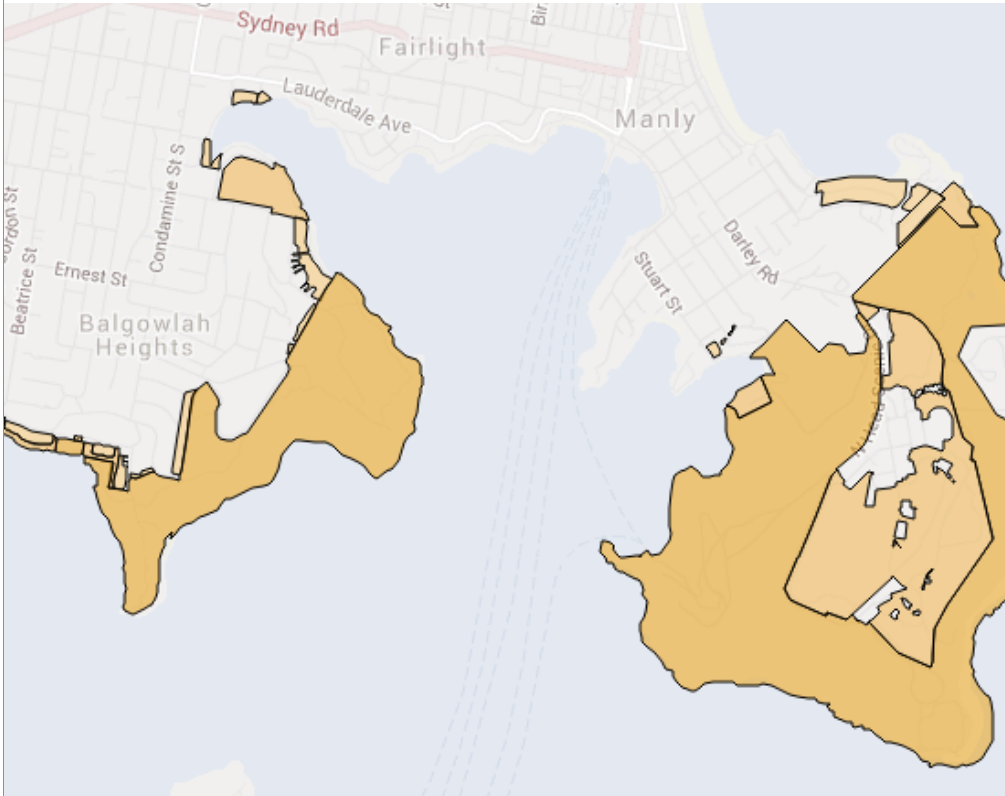
Open Space	<ul style="list-style-type: none"> – Open space and parkland within Manly accounts for 11.8% of land uses within Manly – RE1 land and one golf course zoned RE2 under the LEP. The majority of Manly Oval, bounded by Belgrave Street and Sydney Road is zoned RE1 – Esplanade Park separates the residential and commercial land uses from Manly Coves beaches – Significant amount of waterways and beaches in or bordering the LGA for recreational use.
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<https://maps.planningportal.nsw.gov.au/Map>

High Environment Value

Large portion of North Head is E1 National Parks and Nature Reserves with some areas zoned E2 Environmental Conservation.



<https://maps.planningportal.nsw.gov.au/Map>

Hazards

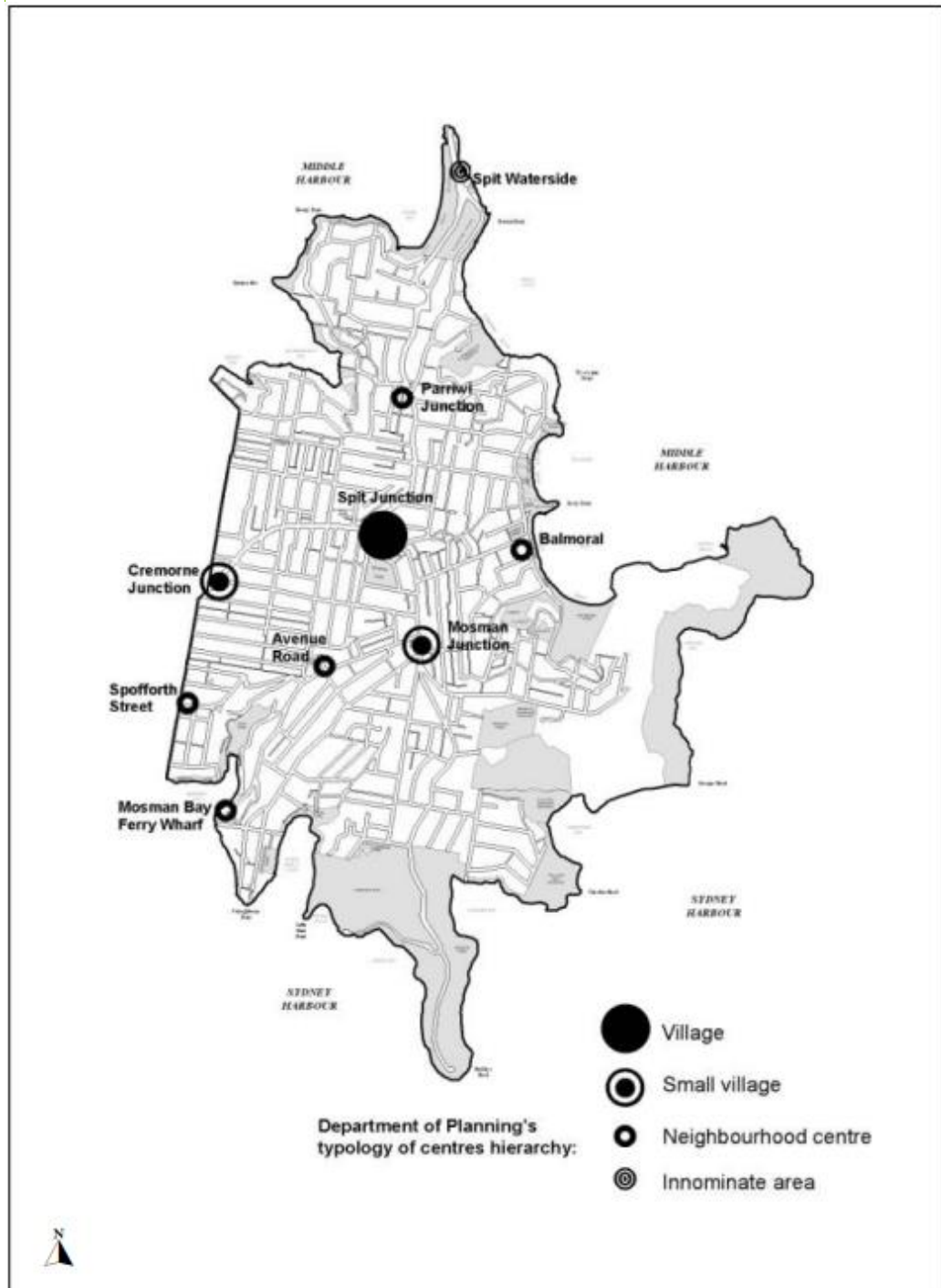
- Major hazards include geotechnical land slip, rising sea levels, cliff and slope instability and coastal erosion. Most hazards are able to be mitigated or managed through appropriate design and development and controlled through LEP and DCP
- Flood prone land from Manly Lagoon Floodplain shown here: <http://www.manly.nsw.gov.au/DownloadDocument.ashx?DocumentID=8190>
- A flood study is currently being prepared for the rest of the LGA. More information is found here: <https://extranet.cardno.com/manlygafs/SitePages/Home.aspx>
- Bushfire prone land shown here: <http://www.manly.nsw.gov.au/DownloadDocument.ashx?DocumentID=7647>

7 MOSMAN

District	North
LGA	Mosman
Vision	
<p><i>Proud to be Mosman, Protecting our heritage, planning our future, involving our community</i> Focused around the following themes: <i>Social, Environmental, Economic and Governance</i></p> <p>MOSPLAN 2013-2023 (adopted June 2013). http://www.mosman.nsw.gov.au/council/plans/MOSPLAN/</p>	
Key Issues	
<ul style="list-style-type: none"> – Traffic, particularly around the Spit Bridge, Spit Junction and Military Road – Mosman is an ageing population and increasing density – The preservation of the environment and facing climate change – Availability and supply of seniors housing – Protecting Mosman’s residential amenity – Protection of Mosman’s significant foreshore slopes from inappropriate development – Conserve the environmental heritage of Mosman. 	
Indigenous History	
<p>NSW Environment, Climate Change and Water documents the indigenous presence in Mosman in Aboriginal Heritage of Mosman, 2010.</p> <p><i>Today’s Mosman area included the country of Cammeray which was where the Camaraigal (alternatively Cammer-ray-gal or Gamaragal) lived. It seems probable that the Borogegal were associated with Booragy/Burogy (which is now called Bradleys Head) although this land has also been referred to as being part of the country of the Camaraigal. Over 100 Aboriginal sites are recorded in the Mosman area, a reflection of the strong interaction between Indigenous people and their natural world. Mosman has four main areas of engraving (north-west, south-east, east and inland) each of which is different. The north-west (Quakers Hat Bay area) and south-east (Bradleys and Chowder Heads) dominate and indicate a dual focus for engraving activity. This duality may reflect the historical accounts of two possible Indigenous clans present in the area – the Camaraigal and Borogegal.</i></p> <p>http://www.environment.nsw.gov.au/resources/education/20100589aborhermosman.pdf</p>	
Jobs	
Centres	<p>Mosman has no strategic centres identified in <i>A Plan for Growing Sydney</i>.</p> <p>Mosman Council have not published an employment strategy defining the position of each centre since <i>SHOROC Regional Employment Study 2008</i>. However, the Mosman Business Centres DCP 2014 articulates the business centres vision for Mosman, including to maintain the role and hierarchy of the Spit Junction as a key business and retail centre in Mosman. http://mosman.nsw.gov.au/planning-and-development/planning-controls/DCP/</p> <p>The <i>MOSPLAN</i> outlines that of jobs offered in Mosman, the largest percentage are filled by Mosman residents, with the next largest proportion of workers travelling from the North Sydney and Warringah LGAs. 73% of Mosman’s working population travels outside the area to work with over 28% travelling to the Sydney CBD. http://www.mosman.nsw.gov.au/council/plans/MOSPLAN/</p>

The following centre hierarchy has been established in the *Local Environmental Study* (2007)

- Village – Spit Junction
- Small village – Mosman Junction, Cremorne Junction
- Neighbourhood centres – Balmoral, Spofforth Street, Avenue Road, Parriwi Junction, Mosman Bay ferry wharf.

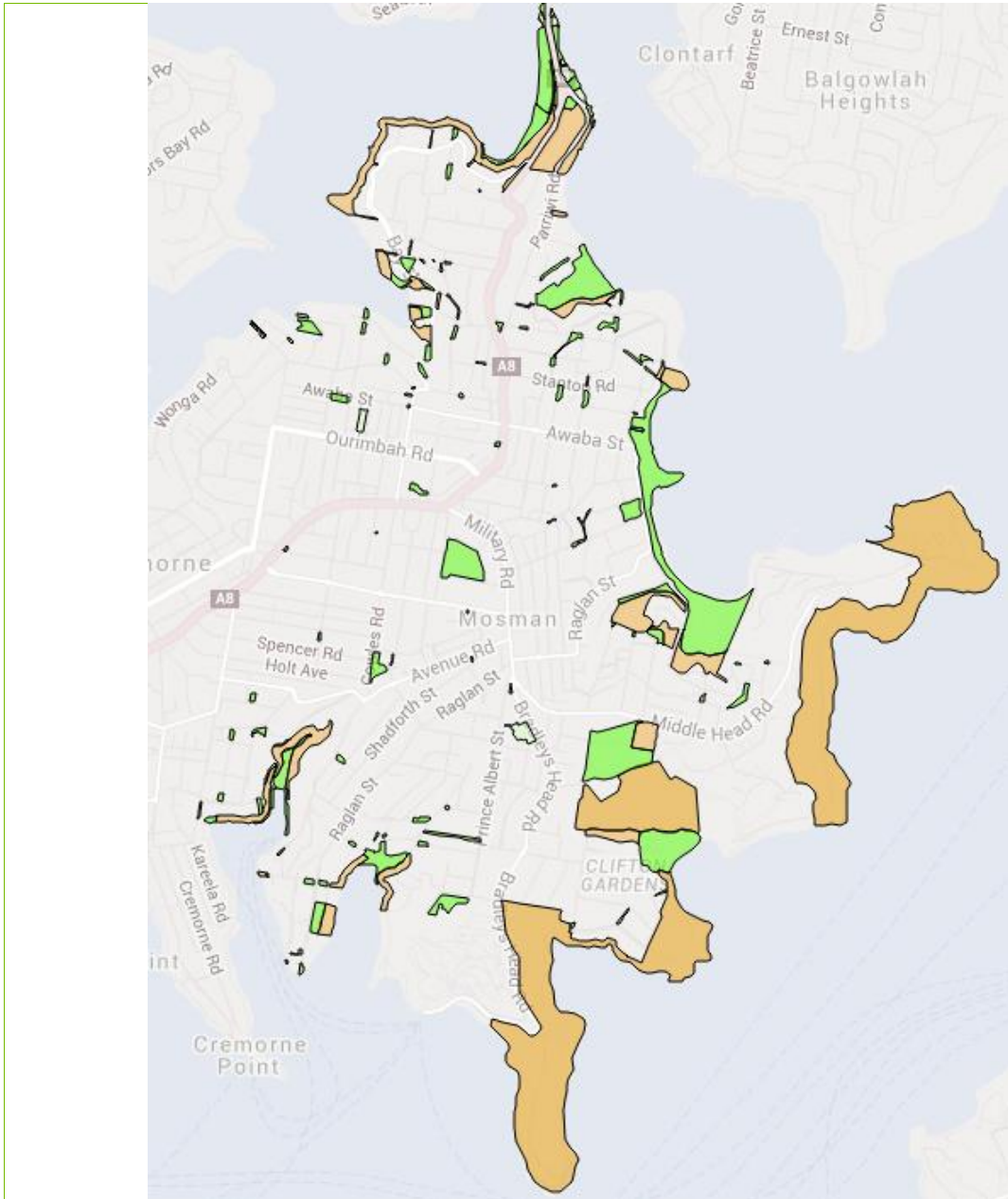


The B6 Enterprise Corridor zone is located at various sites along Military, Road Mosman. The various sites are bounded by Prince Street and Belmont Road, Hale Road and Bardwell Road, Cardinal Street, Wudgong Street and Cowles Road and Military Road and Punch Street.

Employment Lands	<p>The <i>Mosman Local Environmental Study (2007)</i> states that business growth and change is to be predominately focused within the Spit Junction, Cremorne Junction and Military Road corridor between these two centres.</p> <p>Mosman has not undertaken an employment study, however as outlined in the <i>SHOROC Regional Employment Study</i>, employment in Mosman is forecast to increase slightly from 10,547 (2006) to 11,362 (2031). The largest employment industries in Mosman are government administration and defence, cultural and recreation services and finance and insurance. http://shoroc.com/press-publications/transport-submissions-and-reports/</p> <p>Taronga Zoo and the Sydney Harbour Federation Trust were identified as major employers in the LGA. Key actions relating to employment from the Study include:</p> <ul style="list-style-type: none"> – Increasing development potential (through floor space ratio incentives) in the Spit Junction to facilitate redevelopment and intensification of existing employment land and protecting these areas from encroachment and fragmentation – Focusing opportunities for new job growth along main transport routes (Spit and Military Roads) and centres (Spit Junction) attractive to businesses – Rezoning land from residential to Zone B4 Mixed Use which increases development potential on the site and permits land uses such as ‘business premises’, ‘home businesses’ and ‘office premises’ – Allowing ‘home businesses’ in all business and residential zones. A high proportion of Mosman’s working population is employed in industries and occupations that support work from home opportunities. <p>http://mosmanlep.net/wp-content/uploads/2009/08/LES-Chapter-3--note.pdf</p>
Retail	<p>Military Road, Mosman is identified under Mosman LEP 2012 as a Local Centre. The key retail centre of Mosman has not been clearly defined as Mosman has not published a Local Planning Strategy. However, the B2 zone on Military Road, Mosman provides a range of retail, business, entertainment and community uses. The Mosman LEP 2012 also identifies a number of neighbourhood centres across the LGA that provide a range of small-scale retail, business and community uses.</p>
Other	<p>The <i>SHOROC Regional Employment Study (2008)</i> was prepared for Mosman, Manly, Warringah and Pittwater. Key outcomes for Mosman include:</p> <ul style="list-style-type: none"> – Enhance Spit Junction’s role as a retail and commercial centre through the expansion of existing supermarket floorspace or the provision of a new supermarket – Promote Mosman’s villages, small villages and neighbourhoods (such as Mosman Junction, Avenue Road and Spofforth Street) as locations for local convenience retail and services. Investigate opportunities for a small supermarket within these locations – Promote Balmoral’s role as a quality leisure and recreation destination – Prioritise key sites fronting Military Road for mixed use buildings with a reasonable component of high specification commercial floorspace – Encourage developments focused around Spit Junction Village to provide ground floor retail / shop front commercial uses with higher quality, flexible commercial units on upper floors to meet the needs of small to medium scale businesses – Designate sites fronting Military Road between Belmont Road and Harbour Street as an Enterprise Corridor Zone with an appropriate FSR – Actively promote working from home in the LGA through marketing campaigns and the provision of local business centres that support business function i.e. meeting rooms, printers and other office equipment – Support and safeguard activity relating to the marine industry at the Spit with a minimum of 50% of site area dedicated to businesses directly related to the marine industry with the remaining proportion of uses (i.e. food, entertainment) as ancillary to the function or viability of the marine based business. Seek to ensure environmental protection in marine areas. <p>http://shoroc.com/wp-content/uploads/2010/07/C07125-SHOROC-Employment-Study-Final-March-20-08-wo-appendices.pdf</p>

Housing	
Local Housing Strategy	<p>The <i>Mosman Local Environmental Study (2007)</i> was prepared to inform the LEP. The Study noted that there are two distinct residential areas—low and medium density—are evident in the LGA. Low density residential land is predominantly located adjoining or within the vicinity of the Sydney and Middle Harbours foreshore, and comprises approximately 42% of all land. This land is predominantly characterised by detached dwelling houses located on medium to large lots (700 m² to 930m²). Medium density residential land is situated along the transport ‘spine’ adjacent to Spit and Military Roads, surrounding all Mosman’s business centres and in the vicinity of public wharves, and comprises approximately 19% of all land in the Mosman LGA. This land is characterised by a mix of detached dwelling houses, semi-detached dwellings and multi dwelling housing, predominantly 2 to 4 storeys in height.</p> <p>The Study states that ‘housing growth is to be predominately focused along the Spit and Military Roads corridor and within and surrounding Mosman’s local centres, that is, Spit Junction, Mosman Junction and Cremorne Junction’ as ‘the effects of growth and change can be more easily managed and absorbed in these areas, and help alleviate development pressure within Mosman’s established low density residential areas.’</p> <p>The underdevelopment of R3 zoned land was noted in the Study with only approximately 25% utilised for medium density development, suggesting that additional medium density development could be accommodated under existing planning controls. Dual occupancies are not permitted in R2. Multi-dwelling housing permitted in B1, B2 and B6.</p> <p>The Study notes that an additional 57 dwellings were approved each year between 2001 and 2007. The changes noted in the Study are anticipated to maintain a similar rate of approval. http://mosmanlep.net/wp-content/uploads/2009/08/LES-Chapter-2-+-note.pdf</p> <p>The Delivery Program and Operational Plan 2013-2017 that a Housing Strategy is a current project that council is undertaking. http://www.mosman.nsw.gov.au/council/plans/MOSPLAN/</p> <p>The MOSPLAN highlights that there are a variety of dwellings in Mosman; however separate houses are still the major housing type.</p>
Recent Re-Zonings	<ul style="list-style-type: none"> – Planning Proposal to amend Mosman LEP 2012 to amend clause 4.3 Height of Buildings, and clause 4.4 Floor Space Ratio and introduce new clauses for wall height, number of storeys and landscaping. Approved by the Minister or Delegate in May 2014 – Planning Proposal to amend Mosman LEP 2012 for the rezoning of Stanton Road adjoining Wy-ar-gine Reserve from RE1 Public Recreation to E2 Environmental Conservation. Approved by the Minister or Delegate in March 2014 – Planning Proposal to amend Mosman LEP 2012 (Amendment No 3) for the rezoning of land at 7 Ellamatta Avenue, Mosman from SP2 Infrastructure (Health Services) to R2 Low Density Residential. Approved by the Minister or Delegate in December 2013.
Affordable Housing	<p>The Draft <i>Mosman Open Space Recreational Needs Assessment</i> identifies that .5% of dwellings are public housing.</p> <p>The <i>Mosman Local Environmental Study (2007)</i> does not address affordable housing.</p> <p>The <i>MOSPLAN</i> does not specifically refer to affordable housing, however recognises that there are only relative proportions of dwelling types in Mosman. The Plan refers to the <i>Northern Beaches Regional Action Plan 2012</i> as identifying the need to encourage and develop affordable housing options, improved local enmity and improve support services for young people and the ageing.</p>

Priority Growth Areas (Greenfields)	No areas identified for Greenfield development.
Urban Renewal	<p>The Spit Junction has an FSR bonus incentive for particular sites to encourage redevelopment (<i>Mosman Local Environmental Study</i> (2007). http://mosmanlep.net/wp-content/uploads/2009/08/LES-Chapter-3-+-note.pdf</p> <p>Mosman is working to prepare a guidance document for Mosman to inform development and improvements in high density areas in Spit Junction, Mosman Junction and along the Spit and Military Road corridors.</p>
General Infill	No general infill locations have been identified in published documents.
Sustainability	
Liveability	<p>No explicit liveability statement for LGA, covered in vision statement.</p> <p>The <i>MOSPLAN</i> identifies performance measurement framework approach to track sustainability, wellbeing and liveability of Mosman according to the vision themes.</p>
Open Space	<p>The <i>Mosman Open Space Recreational Needs Assessment</i> (2015) identifies that Mosman has 220Ha of open space that is owned or managed by Council or Crown agencies. Council manages 32 open spaces with a creation function covering an area of over 17 ha. Further, there are 31 ha of bushland areas managed by Council.</p> <p>The draft Strategy notes that there are many constraints in providing new facilities in Mosman, however more could be made of water based recreation, promotion and protection of unmade road reserves, especially for fitness access to the Harbour, trees and contact with nature. Water based recreation is increasing but is constrained by a lack of berthing and logistical facilities such as storage, washdown and trailers. http://mosman.nsw.gov.au/council/consultation/4362/mosman-recreational-needs-assessment</p> <p>Major open space in Mosman is generally located to the east of the LGA and zoned RE1, RE2, E1 and E2 under the Mosman LEP 2012. A planning proposal has been approved at gateway, exhibited and will be submitted to the Minister for the rezoning of 16 bushland sites in Mosman from RE1 Public Recreation to E2 Environmental Conservation. The map below identifies the location of the zones in the Mosman LGA.</p> <p>Under <i>MOSPLAN</i>, Council is aiming to ‘preserve and enhance biodiversity on both public and private land, including Mosman’s urban forest, bushland, reserves, open space, beaches, intertidal zone and the marine environment’. The plan highlights a strategic direction for community spaces - ‘public spaces and places that anticipate and respond to community needs, that promote opportunities to connect, and that complement other local services and facilities’. http://www.mosman.nsw.gov.au/council/plans/MOSPLAN/</p>
High Environment Value	Council manages 22 areas protected for their biodiversity values and bushland, covering 31 ha. These areas are controlled by the LEP and DCP. The map below identifies the location of the E1 National Parks and Nature Reserves, and E2 Environmental Conservation.



Hazards Hazards include stormwater drainage issues and bushfire prone land. Bushfire prone land is shown here: http://mosman.nsw.gov.au/index.php?s=file_download&id=240

Acid sulfate soils present in the LGA, controlled by LEP.

Other There are significant indigenous and non-indigenous heritage items in Mosman which are controlled through the LEP and DCP.

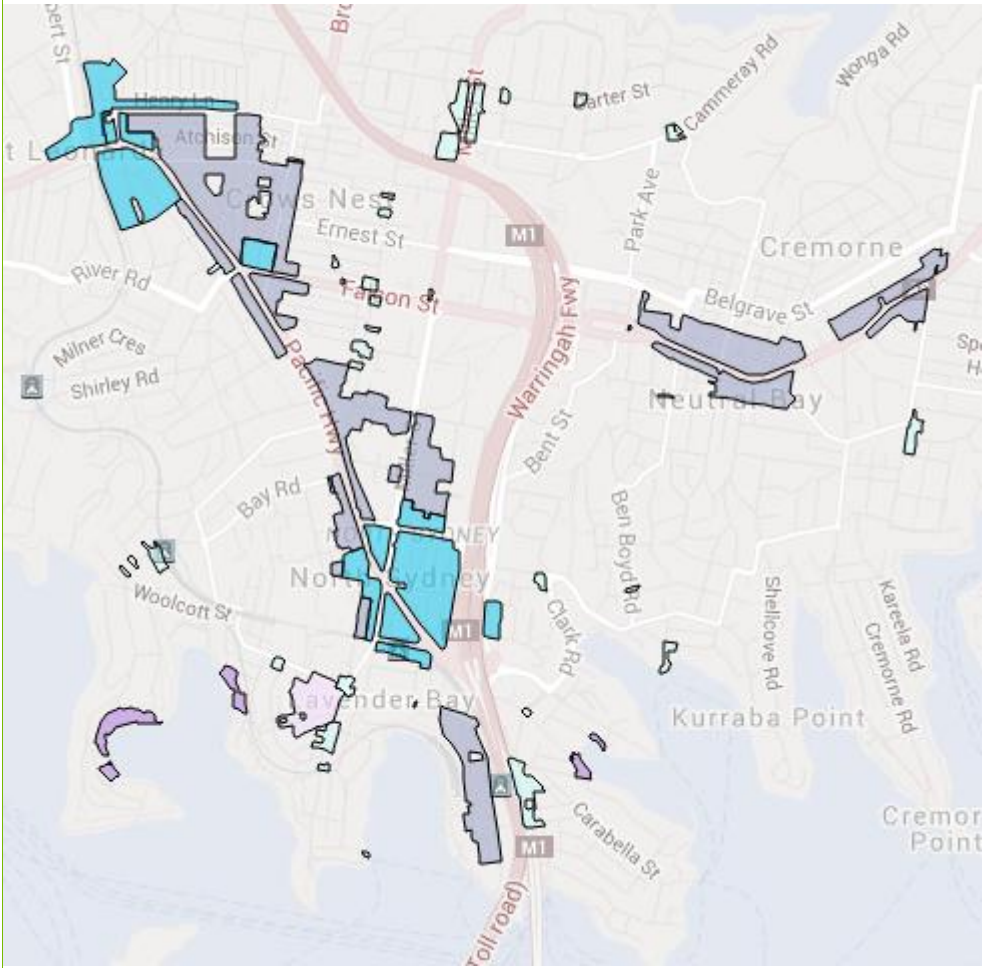
Other

Map No maps that identify key housing opportunities have been documented.

8 NORTH SYDNEY

District	North
LGA	North Sydney
Vision	
<p><i>Shaping a progressive, diverse and vibrant North Sydney community</i></p> <p>Community Strategic Plan 2013-23 http://www.northsydney.nsw.gov.au/Council_Meetings/Policies_Plans/Integrated_Planning_Reporting/Community_Strategic_Plan</p>	
Key Issues	
<ul style="list-style-type: none"> – Population is growing and while there is an aging population, there is also a growing population of young professionals. – Need for more affordable housing noted by council, who aims to provide affordable rental housing options – In major centres such as North Sydney and St Leonards, residential uses are competing with commercial uses 	
Indigenous History	
<p>Statement under the <i>St Leonards Crows Nest Planning Study</i> (May 2015)</p> <p><i>The Cammerraygal people are the traditional owners of the North Sydney area. Their territory extended from present-day Woodford Bay in the west to Cremorne Point in the east and north possibly as far as the Ku-ring-gai area. They made ample use of Sydney Harbour to gather shellfish and catch fish. Consequently most of the evidence of their occupation survives on the foreshores by way shell middens, engravings and stencil imagery</i></p> <p>http://www.northsydney.nsw.gov.au/Building_Development/Strategic_Planning/St_Leonards_Crows_Nest_Planning_Study</p> <p>Council is currently developing a strategy for the conservation and management of approximately 60 Aboriginal sites within the area. The sites, which are registered with the National Parks and Wildlife Service, include middens, occupation sites, rock engravings and rock art. At least one site has been dated at 7000 years old.</p> <p>The strategy will include a comprehensive register of all sites and will provide specific recommendations on their conservation and management, such as interpretive signage or planting around the site to protect it. The strategy will also include a set of protocols for assessment officers to follow when dealing with development applications in the vicinity of an Aboriginal site and outline ways in which the community can be involved in the care and management of sites.</p> <p>http://www.northsydney.nsw.gov.au/Recreation_Facilities/Places_of_Interest/Aboriginal_Heritage_Office</p>	
Jobs	
Centres	<p>North Sydney has two strategic centres identified in <i>A Plan for Growing Sydney</i>.</p> <ul style="list-style-type: none"> – North Sydney – St Leonards. <p>Council has commenced a planning review of the North Sydney Centre with the aim to have the centre be more attractive, sustainable and vibrant place for residents, workers and businesses. More information can be found here: http://www.northsydney.nsw.gov.au/Building_Development/North_Sydney_Centre/North_Sydney_Centre_Review</p>

	<p>St Leonards and Global Sydney (North Sydney CBD) are identified as strategic centres under North Sydney LEP 2013. Crows Nest is identified as a retail village under the <i>Crows Nest Retail Study</i> (2007) Council has published a planning study of St Leonards Crows Nest to examine opportunities to increase housing and employment in the area. Precinct 1 was completed in October 2012 and work is now underway to implement the scheme. Precincts 2 and 3 were completed in May 2015. More information can be found here: http://www.northsydney.nsw.gov.au/Building_Development/Strategic_Planning/St_Leonards_Crows_Nest_Planning_Study</p> <p>The follow centres hierarchy is provided in the <i>North Sydney Local Development Strategy</i>:</p> <ul style="list-style-type: none"> – CBD – North Sydney (2km catchment) – Specialised centre – St Leonards (1km catchment) – Town Centre – Neutral Bay (800m catchment) – Village – Crows Nest (600m catchment) – Local Centre – Cammeray, Cremorne and Kirribilli (400m catchment) – Neighbourhood centre – Blues Point Road (North Sydney), McMahons Point, Waverton and Wollstonecraft (150m catchment). <p>http://www.northsydney.nsw.gov.au/Building_Development/Strategic_Planning/Council_Development_Strategies</p>
Employment Lands	<p>The <i>St Leonard's Strategy</i> (2006) was undertaken by North Sydney, Lane Cove and Willoughby Councils to prepare a long term economic and urban growth plan for the St Leonards area. The Strategy indicated a target of 8,200 jobs for St Leonards. Since then, the majority of the jobs were achieved via the redevelopment of Royal North Shore Hospital (Willoughby LGA).</p> <p>St Leonards supports close to 350,000m² of office space, making it the fifth largest employment centre in the metropolitan area. The Study identifies a target of 980 additional jobs in the St Leonards precinct by 2031. A <i>Market Feasibility Study</i> (2014) found that the St Leonards Centre is suffering from ageing commercial office stock, low pedestrian amenity and lack of night time activity.</p> <p>IN2 Light Industrial zone is present in McMahons Point. The site is bounded by Union Street and Blues Point Road. IN4 Working Waterfront zone situated on the harbour foreshore at Berrys Bay. It is also present in Careening Cove. There are also two naval bases in the LGA.</p> <p>The <i>North Sydney Commercial Centre Study</i> (2013) forecast 51,599 workers in the Centre by 2031. Office floorspace in the North Sydney precinct will require 1,100,000sqm by 2031. http://www.northsydney.nsw.gov.au/Building_Development/Strategic_Planning/St_Leonards_Crows_Nest_Planning_Study</p>
Retail	<p>Retail centres identified in the <i>North Sydney Local Development Strategy</i> are Neutral Bay, Crows Nest, Cremorne, Cammeray and Kirribilli; and neighbourhood shopping villages are located in Blues Point, McMahons Point and Waverton. http://www.northsydney.nsw.gov.au/Building_Development/Strategic_Planning/Council_Development_Strategies</p> <p>The <i>Crows Nest Retail Study for North Sydney Council</i> (2007) identifies Crows Nest as a retail precinct (household goods stores) and is known for its café/restaurant atmosphere. Amalgamation of lots would be required to attain a suitable footprint for larger scale development. This study warns that restrictive conditions to limit future growth of individual business types undermine the flexibility and viability of a retail centre.</p> <p>The major retail centre within the LGA is located in the North Sydney Commercial Centre. The <i>North Sydney Commercial Centre Study</i> (2013) forecasts 61,000sqm total street level/shop front in North Centre and 37,900sqm retail floorspace by 2031. Small scale retail is distributed across the LGA in neighbourhood centres. Council states that studies have not shown any retail demand at St Leonards.</p>

	<p>The <i>North Sydney Local Development Strategy</i> identifies Cremorne and Neutral Bay as Small Village and Town Centre retail centres respectively.</p>
<p>Other</p>	<p>North Sydney Council have commenced the Masterplan process for Christie Street and Oxley Street, St Leonards. The masterplan comprises opportunities for the precinct including redistribution of a portion of the non-residential FSR that is required to deliver a more focussed area of activity and employment and reallocating a portion of the redevelopment capacity of the land and defining new setbacks.</p> <p>Business and industrial-zoned land shown in following map.</p>  <p>https://maps.planningportal.nsw.gov.au/Map</p>
<p>Housing</p>	
<p>Local Housing Strategy</p>	<p>The <i>North Sydney Residential Strategy</i> (2009) was written to inform the LEP. The draft Inner North Subregional Strategy stated that North Sydney Council required 5,500 additional dwellings between 2004 and 2031. This is the target number used in the Residential Strategy. It is noted that these statistics are now several years old.</p> <p>The <i>North Sydney Residential Strategy</i> found that between 2004 and 2009, an additional 1,300 dwellings were approved. The draft LEP was also found to have the capacity for an additional 6,000 dwellings based on development controls and a 40% discount (to provide a conservative estimate). The LEP was intended to be largely be a direct translation of the previous LEP.</p> <p>The <i>North Sydney Residential Strategy</i> accommodates for a growing aging population. The population of North Sydney LGA was predicted to grow at a rate of 1% p.a. A decrease in household size (1.90 in 2006) was put down to an aging population and a large proportion of young professionals. Population</p>

was forecasted to increase while household size was forecasted to continue decreasing. No forecasted number of households is provided.

Medium and high density development is planned to accommodate the majority of new housing. The vast majority of new dwelling approvals were for medium and high density (92.7%), between 2001 and 2009. The majority of these were in the mixed use zone (replaced with B4) and residential C (replaced with R4).

The major housing supply locations are in mixed use centres, in close proximity to services. The majority of dwellings are planned to be 1, 2, and 3 bedroom apartments. Primary locations for new housing are North Sydney's CBD, St Leonards, Neutral Bay, Cremorne and Crows Nest. The following table illustrates the capacity of primary locations planned for new housing to 2031, broken down by zone:

Planning Area	DLEP zone			Total
	Medium Density Res (R3)	High Density Res (R4)	Mixed Use (B4)	
North Sydney Centre	4	70	2,023	2,097
St Leonards/ Crows Nest	44	51	1,358	1,453
Neutral Bay	79	272	509	860
North Cremorne	100	293	187	580
Cammeray	128	307	0	435
Lavender Bay/Milsons Pnt	70	56	200	326
Wavteron /Wollstonecraft	60	177	85	322
Kirribilli	8	64	0	72
South Cremorne	28	26	0	54
TOTAL	522	1,316	4,362	6,199

http://www.northsydney.nsw.gov.au/Building_Development/Strategic_Planning/Council_Development_Strategies

Recent Re-Zonings

- 12 Shirley Road Wollstonecraft – rezoning fisheries land to E4 for 2-3 dwellings. Land has been rezoned but no subdivision has taken place yet - <http://letracking.planning.nsw.gov.au/PublicDetails.aspx?Id=1134>
- 101-111 Willoughby Road, Crows Nest – rezoning to B4, would accommodate approximately 70 additional dwellings. Has been rezoned - <http://letracking.planning.nsw.gov.au/PublicDetails.aspx?Id=1323>
- 521 Pacific Highway, Crows Nest – doubling height from 20m to 40m, would accommodate approximately 80 additional dwellings. Has been approved at gateway and with RPA for implementation - <http://letracking.planning.nsw.gov.au/PublicDetails.aspx?Id=1898>
- Council led planning proposal to Clause 4.6 to allow a variation in height up to 3 metres above maximum building height in St Leonards. This is a result of the St Leonards/Crows Study. Allows an increase in height and additional residential development in St Leonards - <http://letracking.planning.nsw.gov.au/PublicDetails.aspx?Id=1718>
- Council led planning proposal to allow residential flat buildings in B4 zone with consent. Finalised but only if they comply with non-residential FSR requirements. Also included the removal of the maximum non-residential FSR controls and a restriction on the approval of ‘serviced apartments’ - <http://letracking.planning.nsw.gov.au/PublicDetails.aspx?Id=1902>
- 7-9 Albany Street, St Leonards. Increase height from 26m to 50m, allow an additional 60 dwelling on site. NSLEP Am No. 4 made in 2014- <http://letracking.planning.nsw.gov.au/PublicDetails.aspx?Id=1322>

	<ul style="list-style-type: none"> – Pre-gateway review to rezone 87-89 Chandos Street, 45 Atchison Street and 60-62 Atchison Street from B4 Mixed Use to RE1 Public Recreation, increase the maximum building height of 75-85 Chandos Street to 172 metres and increase the maximum height limit of 23-31 Atchison Street to 117 metres. An assessment report is currently being prepared - http://pgrtracking.planning.nsw.gov.au/ViewPGR.aspx?Mode=V&pgr=109 – Pre-gateway review to amend the non-residential floorspace ratio that applies to 144-154 Pacific Highway to a minimum of 0.5:1 with no maximum non-residential floor space ratio. Council has confirmed that the request to prepare a planning proposal is not supported. The Planning Assessment Commission recommended that the planning proposal has merit to proceed to the Gateway for determination - http://pgrtracking.planning.nsw.gov.au/ViewPGR.aspx?Mode=V&pgr=61 – 200-220 Pacific Highway. NSLEP Am No. 9 - reduced the non-residential FSR requirement from 0.5:1 to 0.24:1. Resulting in 7 additional dwellings. – 144-154 Pacific Highway & 18 Berry Street. NSLEP Am No.8 - the non-residential floor space ratio range requirements were amended from part 3:1-4:1 and part 0.5:1 to a minimum of 1.4:1 across the entire site. Resulted in 13 additional dwellings in the development.
Affordable Housing	<ul style="list-style-type: none"> – Affordable housing is discussed in the <i>Residential Strategy</i> (2009). The Strategy notes that housing affordability continues to worsen in the LGA and it is noted that the increased supply of new dwellings has not impacted sales and rental prices. – There is now a New Affordable Housing Strategy known as the North Sydney Affordable Housing Strategy 2015 - http://www.northsydney.nsw.gov.au/Building_Development/Other_Planning_Documents/Affordable_Housing_SEPP – The <i>North Sydney Affordable Housing Strategy</i> (2008) found there is a significant affordability issue in the LGA. The study found that purchasing a property in the lowest quartile would result in housing stress for 65% of North Sydney residents. The Strategy notes that more affordable housing is required but no targets or aims are included. Strategies that were recommended by this document include: <ul style="list-style-type: none"> – Continue to collect s.94 plans for the provision of affordable housing and develop program of works – Promote the retention of existing affordable rental stock e.g. boarding houses, and include considerations of loss of affordable housing to DA assessment. – Increase affordable housing stock through debt-equity partnerships with community housing providers, private sector and/or other levels of government – Ensure the sustainability of existing stock through the development of an asset management strategy and sale of high value stock to purchase several properties – Developing a regional approach to affordable housing so it is not only provided in North Sydney LGA – Incorporate affordable housing measures into planning documents (bonus FSRs). – The planning control changes recommended have not been included in the LEP http://www.northsydney.nsw.gov.au/Building_Development/Other_Planning_Documents/SEPP_Affordable_Rental_Housing_2009
Priority Growth Areas (Greenfields)	No greenfield areas in North Sydney LGA.
Urban Renewal	<p>A planning study is currently being produced for the St Leonards/Crows Nest centre. The centre is divided into 4 precincts. Precincts 1, 2 & 3 have been completed and the outcomes of the study are currently being implemented. These studies propose to increase height limits, increase FSR, allow shop top housing in the B3 zone, and therefore increase the number of dwellings in the centre. Several planning proposals have been received for the centre in line with the study. The anticipated number of dwellings is not included in the reports. A key issue noted in the reports in the presence of existing strata titles impeding redevelopment. Residential uses are also in competition with commercial uses. The boundary of the precincts is shown here:</p> <p>http://www.northsydney.nsw.gov.au/Building_Development/Strategic_Planning/St_Leonards_Crows_Nest_Planning_Study</p>

	Council is set to commence the Precinct 4 study.
General Infill	<p>North Sydney Centre Review – commenced in 2014 and includes the following sub-projects:</p> <ul style="list-style-type: none"> – Marketing and advertising. The strategy was finalised in 2015 with the implementation of the marketing campaign to be ongoing for the next few years. – Traffic and pedestrian study – finished in 2015. Implementation of the study is to be ongoing. – Capacity Land Use and Built Form – ongoing/ expected to be completed by the end of 2016 – Late night trading review – completed in 2015 – Public Domain Review – completed in 2015. <p>The Residential Development Strategy notes that Cremorne and Neutral Bay will have more demand for medium and high density housing but are limited by traffic constraints along Military Road.</p>
Sustainability	
Liveability	<p>Council’s approach to liveability is incorporated across its Community Plan directions of:</p> <ul style="list-style-type: none"> – Our Living Environment – Our Built Environment – Our Economic Vitality – Our Social Vitality. <p>http://www.northsydney.nsw.gov.au/files/d9323c75-7fbc-4dee-8276-a2190101a328/CommunityStrategicPlan2013_low_res.pdf</p>
Open space	<ul style="list-style-type: none"> – North Sydney controls 199 open space areas covering approximately 150 hectares – Over 50% of all open space areas in North Sydney are more than 100m2 in area – Larger parks include: Cammeray Park (15.3 ha), Balls Head Reserve (8.2 ha), St Leonards Park (15.1 ha) and Cremorne Reserve (8.2 ha) – North Sydney has approximately 18km foreshore of which over half is open space. The topography places restrictions on the provision of open space areas suitable for fields – North Sydney has a relatively low level of open space provision per one thousand persons, resulting from the relatively high residential densities – The Open Space Provision Strategy (2009) identified the LGA has an uneven distribution of parks and reserves (most are located on the foreshore), inadequate diversity of recreation activity opportunities and a low provision of parks in some areas of high population density. <p>http://www.northsydney.nsw.gov.au/Recreation_Facilities/Parks_Reserves/Parks_Reserves_Management</p>
High Environment Value	<ul style="list-style-type: none"> – 347 native vascular plant species and subspecies – 12 native vegetation communities have been recorded, including: Angophora Foreshore Forest, Allocasuarina Scrub, Blackbutt Gully Forest, Discimax Sandstone Scrub, Estuarine Mangrove Forest, Estuarine Saltmarsh, Sandstone Gallery Rainforest, Kunzea Scrub, Mixed Sandstone Gully Forest, Estuarine Swamp Oak Forest, Sandstone Foreshore Scrub – E2 Environmental Conservation zone present along the foreshore of Balls Head Bay and parts of Naremburn near Willoughby Leisure Centre. <p>http://www.northsydney.nsw.gov.au/Recreation_Facilities/Parks_Reserves/Parks_Reserves_Management</p>
Hazards	<ul style="list-style-type: none"> – Coastal erosion and climate change – Clearing of vegetation – Fragmentation of bushland areas leading to the disturbance and loss of specific types of habitat and communities – Stormwater runoff and erosion – Controlled through DCP and LEP.
Other	<p>Management for playgrounds, bushland, foreshore parks and sports grounds have been published in different plans.</p> <p>http://www.northsydney.nsw.gov.au/Recreation_Facilities/Parks_Reserves/Parks_Reserves_Management</p>

9 PITTWATER

District	North
LGA	Pittwater
Vision	
<p><i>To be a vibrant sustainable community of connected villages inspired by bush, beach and water.</i></p> <p>Community Strategic Plan 2013 http://203.56.193.25/internet/Modules/documentmaster/getdocument.aspx?docsetid=4497183</p>	
Key Issues	
<ul style="list-style-type: none"> – Population is aging and housing in the area is increasingly expensive – Lack of affordable housing in Pittwater and lack of dwelling variety. Strategies to address affordability include permissibility of secondary dwellings, proposal to include a 4% dedication in Ingleside precinct, Mona Vale Place Plan investigating affordability provisions – Majority of new housing is provided through land release (over 50%), shop top housing, and seniors housing developments, including secondary dwellings – Ingleside land release could potentially provide more housing for Sydney but has a range of environmental constraints – Masterplanning for Mona Vale is currently underway, may result in changes to densities or the centre size – Surplus of passive open space however active open space is limited. 	
Indigenous History	
<p><i>Aboriginal heritage is managed by the Aboriginal Heritage Office. The Aboriginal Heritage Office monitors Aboriginal sites in the area and provide advice to councils in Sydney's north regarding Aboriginal heritage and culture. Another key role of the Aboriginal Heritage office is to give the Aboriginal people and non-Aboriginal people involved with these council areas an avenue of approach to discuss issues or concerns they may have.</i></p>	
Jobs	
Centres	<p>Pittwater contains no strategic centres in <i>A Plan for Growing Sydney</i>.</p> <p>Mona Vale is the main centre of the LGA (identified as a Town Centre in the Local Planning Strategy). Mona Vale town centre is zoned B4 and is bounded by Mona Vale Road (south), Pittwater/Barrenjoey Road (east), Keenan Street (west) and Darley Street (north). Masterplanning currently underway for Mona Vale, commenced in 2014, no draft plan released.</p> <p>The centre hierarchy for Pittwater is as follows:</p>

	CENTRE TYPE	SUMMARY
LOCAL CENTRES	Town Centre	Mona Vale
	Village	Avalon Beach Newport
	Small Village	North Narrabeen Elanora Heights
	Neighbourhood Centre	Bayview Bilambee Avenue Bilgola Bilgola Careel Bay Shops Church Point Clareville Elvina Avenue Shops, Avalon Beach Garden Street, North Narrabeen Newport West North Avalon Beach Shops Ocean Road Shops, Palm Beach Palm Beach Elanora Road, Elanora Heights Warriewood Beach Shops Whale Beach Shops 1440-1442 Pittwater Road North Narrabeen End Darley Street East Mona Vale.
	Stand Alone Shopping Centre	Warriewood Square

Local Planning Strategy -

<http://portal.pittwater.nsw.gov.au/common/Output/DataworksAccess.aspx?id=aOpjufUoZmg%253d&ext=pdf>

Masterplanning information - <http://places.pittwater.nsw.gov.au/mona-vale-snapshot/>

Employment Lands

Three key industrial areas in Pittwater. The *Pittwater Local Planning Strategy* plans to safeguard these locations and maintain the current zoning:

- Mona Vale (zoned IN2). Primarily light industrial (some existing houses, some shops) bounded by Darley Street (south), Barrenjoey Road (east), Bassett Street (north) and canal to the west, canal is between Wilmette Place and Hallstrom Place. Problem of shops creeping into IN2 zone (not permitted uses, competing for industrial space)
- Warriewood (zoned IN2 and B7). Mix of industrial and business park uses. Part of Warriewood valley land release - mostly developed, two lots are vacant due to an unwillingness to develop. Planned to remain. Bounded by Mona Vale Road (north), Foley Street/Prosperity Parade (east), Narrabeen Creek (zoned RE1, south) and Boundary Street (west). Business Park bounded by Mona Vale Road (north), Foley Street (east), Boundary Street (west) and Jubilee Avenue (south). Industrial land bounded by Jubilee Street (north and west), Prosperity Parade (east), and Narrabeen Creek (south)
- North Narrabeen (zoned IN2). Primarily smash repairs and mechanics (previous council experience). Bounded by Garden Street (east), Powderworks Road (south), Warraba Road (west) and The Crescent (north).

Previous metro strategy had target of 6,000 jobs by 2031. The *Pittwater Local Planning Strategy* identifies that between 2001 and 2010, approximately 3,263 jobs were generated based off GFA approved. This leaves approximately 2,737 to be generated.

The Pittwater Economic Development Plan 2012 - 2016 provides a framework to guide and support sustainable economic development in Pittwater.

Retail

- Mona Vale is the key retail centre of Pittwater (Town Centre). Identified village centres are Newport and Avalon. Small villages are Elanora Heights and North Narrabeen
- Standalone shopping centre at Warriewood. Recent approval to double GFA [N0195/13](http://portal.pittwater.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=214754) <http://portal.pittwater.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=214754>
- There is a rolling program of masterplans/place plans for centres and development controls amended accordingly. Elanora Heights and Newport have been completed. Most significant changes are height limits

	<ul style="list-style-type: none"> – Mona Vale currently underway. Constrained by two major roads, schools and industrial land, therefore there are limited routes for retail expansion – Demand for retail floorspace projected to increase according to SHOROC Regional Employment Strategy and Addendum (Noted that not all retail floor space projected needs to be provided in Pittwater). No changes to centre sizes or development controls suggested in <i>Pittwater Local Planning Strategy</i>.
Other	<ul style="list-style-type: none"> – <i>SHOROC Regional Employment Study (2008)</i> includes a target of 4,400 jobs for Pittwater. This report found there was increasing demand for retail, commercial and industrial floorspace in Pittwater. Recommendations were incorporated into the Pittwater Local Planning Strategy http://shoroc.com/wp-content/uploads/2010/07/C07125-SHOROC-Employment-Study-Final-March-20-08-wo-appendices.pdf – <i>SHOROC Regional Employment Study Addendum (2011)</i> prepared for Pittwater to incorporate new population and employment forecasts. By 2036 it is forecast that Pittwater LGA will generate in the order of 5,910 jobs with the greatest actual share of jobs being generated in retail, with the greatest actual increase occurring in the Accommodation and Food Service Industry (1,32(jobs) and Health care and Social Assistance (1,151 jobs). Demand found to be less for industrial and commercial uses than forecasted in 2008 study, though an increase is still expected. Retail demand increased based on 2008 study. http://www.pittwater.nsw.gov.au/property/Strategic_planning/?a=159984
Housing	
Local Housing Strategy	<p>The <i>Pittwater Local Planning Strategy (2011)</i> includes the housing strategy/ this strategy found that previous housing targets were able to be met under current planning controls, therefore no changes in LEP.</p> <p>Housing is primarily single detached house on large (700sqm+) lot. Minimal dual occupancy development as these developments are unable to be subdivided. Some apartment buildings in Mona Vale (near beach, on Darley Street east, Golf Avenue) and Newport (at beach on Barrenjoey Road and on bay near Gladstone Avenue) and shop top housing in centres, primarily in Mona Vale and Newport. Minimal shop top housing in Elanora Heights and Avalon.</p> <p>Previous metro strategy had a target of 4,600 new dwellings by 2031. The majority of housing target to be met through the Warriewood Valley land release.</p> <p>http://portal.pittwater.nsw.gov.au/common/Output/DataworksAccess.aspx?id=aOpjufUoZmg%253d&ext=pdf</p>
Recent Re-Zonings	<ul style="list-style-type: none"> – Planning proposal lodged in 2009 approved last year at 120-122 Mona Vale Road. Resulted in land being zoned E4 and R2 for low density residential development (approximately 79 dwelling according to pre-gateway review assessment) – Other recent planning proposal applications have been refused by Council and/or the Minister.
Affordable Housing	<ul style="list-style-type: none"> – No separate affordable housing strategy – Affordable housing is mentioned in <i>Pittwater Local Planning Strategy</i>. There is a recognised need for affordable housing in the area to provide for adult children of residents and retain key workers nearby – Secondary dwellings seen as the primary mechanism to meet need for affordable housing. While affordable housing is supported, no strategies have been identified in the Pittwater Local Planning Strategy – Pittwater Local Planning Strategy suggests an Affordable Housing Strategy is developed. This is still in development.

<p>Priority Growth Areas (Greenfields)</p>	<p>Two greenfield release areas exist: Warriewood Valley and Ingleside.</p> <p>Warriewood Valley has been ongoing since the mid-1990s. Previously market gardens and small scale agricultural uses. Bounded by Mona Vale Road (north), an escarpment (west), Warriewood Road (east) and Jackson Road (south). Approximately 2,100 dwellings. Planned for low and medium density development (single dwellings, dual occupancies, townhouses). A sector planning process was adopted, requiring land owners to develop and agree on a masterplan for several sites prior to development.</p> <p>Original density of 25 dwellings/ha. The Warriewood Valley Strategic Review (2012) removed significantly constrained areas (flood prone land) and increased the residential density to 32 dwellings/ha for the majority of sites not yet developed. The Warriewood Valley Strategic Review Addendum (2014) reviewed undeveloped land and removed the precinct planning process enabling individual land owners to develop their land. This land release is council led and Department of Planning and Environment signed off on findings of these reports.</p> <p>Residential development for Warriewood Valley is about two-thirds completed (anecdotal evidence for council experience). All sectors are now rezoned. Flooding and bushfires are constraints, however for most properties they are not absolute constraints. In cases where hazards are absolute constraints, The land has not been rezoned (i.e. remains RU2). http://www.pittwater.nsw.gov.au/property/land_release_projects/warriewood_valley</p> <p>Ingleside is in the planning phase. Project is being led by DPE in partnership with Council and UrbanGrowth NSW. Discussion paper (http://www.pittwater.nsw.gov.au/?a=159492) states around 3,000 homes estimated for Ingleside. Anticipated to be low to medium density (single dwellings, dual occupancies, townhouses, apartments up to four storeys). Draft structure plan released in November 2014. South Ingleside anticipated to be the first area rezoned. This is anticipated to be followed by the exhibition of the rezoning of southern Ingleside in early 2016. Topography, bushfire, biodiversity and infrastructure servicing are identified constraints. http://www.inglesideplanning.com.au/</p>
<p>Urban Renewal</p>	<p>No sites for urban renewal identified</p>
<p>General Infill</p>	<p>No specific plans for infill. Areas of R3 allow attached dwellings, multi-unit dwellings and residential flat buildings. Height limits are the same as low density areas. Shop top housing is permissible in commercial centres.</p>
<p>Other</p>	<p>Increasing number of seniors living developments in the LGA.</p> <p>Large lot residential exists in Bayview and Ingleside. These areas are largely unsewered and some do not have access to reticulated water.</p> <p>Some agricultural and industrial uses currently occur in Ingleside, zoned RU2.</p>
<p>Sustainability</p>	
<p>Liveability</p>	<p>No explicit liveability statement for LGA, covered in vision statement.</p>
<p>Open Space</p>	<ul style="list-style-type: none"> – <i>Pittwater Public Space and Recreation Strategy (2014)</i> found there an overall surplus of open space in Pittwater. Most open space is areas zoned for environmental conservation (61%). There is a shortage of sportsgrounds and a surplus of golf courses (6 golf courses for 62,000 people) – The entire Pittwater LGA encompasses 10,900 hectares including the national park and waterways. Ku-ring-gai Chase National Park accounts for 44% of open space and Pittwater waterway is 15%

	<ul style="list-style-type: none"> – Council is aiming to rationalise public space, improving facilities at larger, more utilised parks and reserves – Green links are identified as part of Ingleside precinct planning process. Warriewood Valley creek corridor identified and council is in the process of acquiring land along corridor. There is also a shortage of sportsgrounds in the Warriewood Valley release area. The area identified for sporting fields (6-10 Jacksons Road and Boondah Road) recently had a planning proposal for 7 storey mixed use development refused by the Minister after pre-Gateway review. Due to this planning proposal, this land was removed from the Pittwater Public Space and Recreation Strategy. <p>http://www.pittwater.nsw.gov.au/__data/assets/pdf_file/0017/163430/Open_Space_and_Re_Strategy_for_adoption.pdf</p>
High Environment Value	<ul style="list-style-type: none"> – Some endangered ecological communities are present (Pittwater Spotted Gum, Saltmarsh, Littoral Forest, Themeda Grassland, Freshwater Wetland, Duffys Forest). Mapped by Council and DCP controls in place. Often not an absolute constraint (council experience) – Ku-ring-gai Chase National Park and Pittwater estuary – Controlled by LEP and DCP controls.
Hazards	<ul style="list-style-type: none"> – Major hazards include bushfire, flooding, geotechnical land slip, coastal erosion (beaches and headlands) and sea level rise. Most residential land in Pittwater has at least one hazard present on site. Most hazards are able to be managed or mitigated through appropriate design and development – Controlled through LEP and DCP controls.
Other	
Map	<p>Maps of each of the centres (town centre-small village) are shown in the Pittwater Local Planning Strategy between pages 46 and 56:</p>  <p>http://portal.pittwater.nsw.gov.au/Temp/ViewedDocs/185_003A68E3.002.pdf Warriewood land release, from planning viewer: Draft Structure Plan for Ingleside land release : http://portal.pittwater.nsw.gov.au/Temp/ViewedDocs/17E_004BBD76.001.pdf</p>

10 RYDE

District	North
LGA	Ryde
Vision	
<p><i>The place to be for lifestyle and opportunity @your doorstep - 2013</i></p> <p>Ryde 2025 Community Strategic Plan http://www.ryde.nsw.gov.au/_Documents/PlansProceduresGuidelines/CSP+2025.pdf</p>	
Key issues	
<p>City of Ryde population is forecast to grow by 43% (more than 50,000 new residents).</p> <p>City of Ryde has an identified open space deficiency</p> <p>Social and Cultural: City of Ryde has unique demographic characteristics (e.g. more than twice the Sydney average of Chinese residents and a higher proportion of residents 70 years and over i.e. 11% compared to 9% in greater Sydney)</p> <p>City of Ryde contains Epping Road, Lane Cove Road and Victoria Road –associated traffic congestion and parking issues</p> <p>Urban Renewal</p> <ul style="list-style-type: none"> – Macquarie Park is transforming from business park to urban centre and requires appropriate planning to ensure a vibrant land use mix and infrastructure to meet growth – Small lot size in traditional centres inhibits urban renewal. E.g Eastwood is predominately a 2 storey strip shopping precinct. However, existing planning controls permit up to 10 storeys. – Eastwood is subject to high risk flood events which inhibit development. Flood management will need to be addressed upstream including within the Parramatta LGA – Ensuring appropriate built form transition from high density centres to low density residential areas – Delivering urban spaces that promote social inclusion and facilitate place-making. – Retaining strategically important industrial and employment lands in order to service local communities – Industrial and commercial lands are subject to pressure to convert to residential development 	
Indigenous history	
<p><i>Aboriginal people lived for thousands of years in what we call the City of Ryde. When the first Europeans settled at Sydney Cove in 1788 the traditional owners of this area were the Wallumedegal. That name was told to Captain Arthur Phillip, first governor of the convict colony of New South Wales, by Woollarawarre Bennelong who came from the clan called the Wangal on the south side of the river.</i></p> <p><i>The Wallumedegal survived for generations in a rich environment of river flats, creeks and mangrove swamps, fishing with pronged spears and handlines, feasting on shellfish, hunting birds and small game, and collecting a variety of edible bushfood plants. They spoke the same language as the Port Jackson and coastal clans, from Botany Bay to Broken Bay.</i></p> <p>http://www.ryde.nsw.gov.au/About+Ryde/Historic+Ryde/Aboriginal+History</p>	

Jobs

Centres

Ryde has the strategic centre of Macquarie Park identified in *A Plan for Growing Sydney*.

Centres are identified under the *Ryde Local Planning Study 2010* which was prepared by Council in response to the *Metropolitan Strategy and Inner North Draft Subregional Strategy 2007* and as the basis for a comprehensive new Local Environmental Plan (LEP) for the City of Ryde.

A number of Priority Precincts around Macquarie Park, Macquarie University and Epping Town Centre have been identified. These are discussed under 'Urban Renewal'.

Ryde Local Planning Study identifies Macquarie Park as the primary commercial centre that provides employment for white collar workers in the City of Ryde with 800,000m² of office floor space, accommodating 32,000 workers.

The *Ryde Local Planning Study* identifies a potential further 891,000m² of office floor space available at Macquarie Park

http://www.ryde.nsw.gov.au/_Documents/Dev-LocalPlanningStudy/02+Centres+and+Corridors+Final.pdf

The following centre hierarchy has been established within Ryde LGA:

Specialised Centre

- Macquarie Park.

Town Centre

- Ryde.

Village Centre

- Eastwood
- West Ryde
- Gladesville
- Meadowbank.

Neighbourhood Centres

- Agnicourt Road
- Allars Street
- Avon Road
- Callaghan Street
- Cobham Avenue
- David Street
- Doig Avenue
- Epping Road
- Flinders Road
- Pittwater Road
- Quarry Road
- Sager Place
- Tennyson Road
- Victoria Road
- Watts Road.

http://www.ryde.nsw.gov.au/_Documents/Dev-LocalPlanningStudy/04+Housing+Final.pdf

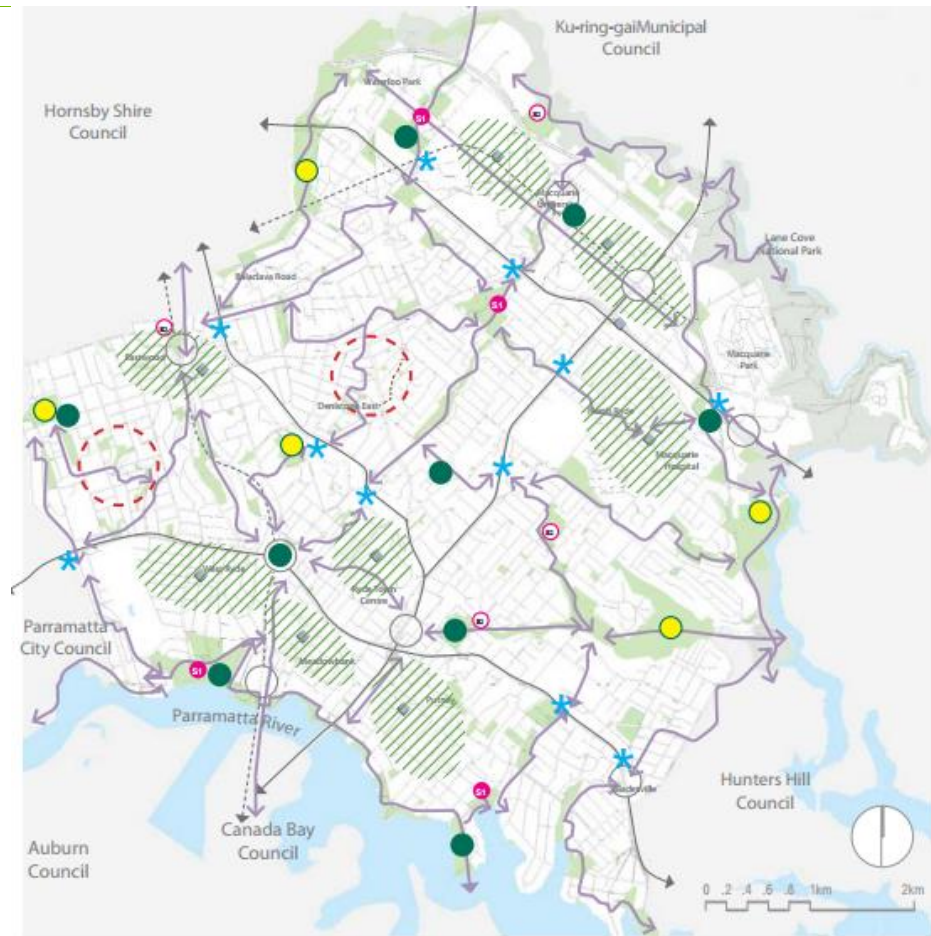
<p>Employment lands</p>	<p>Key employment sectors in the City of Ryde include scientific and technical services, property & business services, wholesale trade, health & community services, retail trade, manufacturing and education.</p> <p>The City of Ryde has four major hospitals (Macquarie University Hospital, Macquarie Hospital, Ryde Hospital and the Royal Rehabilitation Centre). The main retail centres in the City include Eastwood Plaza, Eastwood Shopping Centre, Gladesville Shopping Village, Macquarie Centre, Top Ryde City and West Ryde Town Centre.</p> <p>The main industrial areas are located in the suburbs of Macquarie Park, North Ryde, Ryde, Gladesville and West Ryde. The City of Ryde features two tertiary institutions (Macquarie University and TAFE NSW Northern Sydney Institute), Morling College (Baptist Bible & Theological College), and numerous private and public schools.</p> <div data-bbox="464 689 1369 1093" data-label="Figure"> <table border="1"> <tr> <td>GRP \$14.11 billion NIEIR 2014</td> <td>Population 114,598 ABS ERP 2014</td> <td>Local jobs 89,239 NIEIR 2014</td> </tr> <tr> <td>Largest industry Professional, Scientific and Technical Services NIEIR 2014</td> <td>Local businesses 10,758 Business Register 2014</td> <td>Employed residents 57,933 NIEIR 2014</td> </tr> </table> </div> <p>Macquarie Park and North Ryde are the key employment centres in Ryde. The city's other centres and industrial areas provide diverse local jobs and meet local service needs. Ryde has a high level of jobs containment as over 27% of employed residents live and work in Ryde LGA. (source ID solutions 2015) http://economy.id.com.au/ryde/home</p> <p>As manufacturing declined, Meadowbank was replanned in 2004 and has since experienced a rebirth as a premium residential area focused on Shepherds Bay serviced by a retail centre of approximately 10,000m².</p> <p>The Ryde <i>Local Planning Employment Study</i> suggests that the Victoria Road corridor could grow into a creative industry corridor containing Gladesville Centre, Top Ryde, Meadowbank, Gladesville and West Ryde industrial areas, and West Ryde Centre.</p> <p>http://www.ryde.nsw.gov.au/_Documents/Dev-LocalPlanningStudy/07+Employment+Final.pdf</p>	GRP \$14.11 billion NIEIR 2014	Population 114,598 ABS ERP 2014	Local jobs 89,239 NIEIR 2014	Largest industry Professional, Scientific and Technical Services NIEIR 2014	Local businesses 10,758 Business Register 2014	Employed residents 57,933 NIEIR 2014
GRP \$14.11 billion NIEIR 2014	Population 114,598 ABS ERP 2014	Local jobs 89,239 NIEIR 2014					
Largest industry Professional, Scientific and Technical Services NIEIR 2014	Local businesses 10,758 Business Register 2014	Employed residents 57,933 NIEIR 2014					
<p>Retail</p>	<p>There is currently more than 270,000m² retail floor space (Source: <i>Local Planning Study</i> + post 2010 construction including Macquarie Park and Top Ryde City) within the Ryde LGA and approximately 5,000 FTE retail sector jobs (Source: Profile ID).</p> <p>Macquarie Centre is a key retail centre in the City of Ryde with a superregional catchment. In October 2014, the centre opened a new extension growing to over 138,000m². A DA lodged in December 2015 outlines the next stage of redevelopment as a mixed use centre which includes better links to the rail station, interchange, public plazas, a new library and residential communities on the site.</p>						

	<p>Top Ryde shopping centre has also been developed into a mixed use precinct occupying 3.5 hectare on the corner of Devlin Street and Blaxland Road. There is approximately 75,000m² retail and commercial floor space and 290 retailers within the centre. The Ryde Development Control Plan guided the redevelopment of the centre and implementation of new library, public open space and other facilities. Ryde Town Centre will continue to grow with the announcement by Council of an international Design Competition for the redevelopment of the Civic Centre site.</p> <p>http://www.ryde.nsw.gov.au/_Documents/Dev-TownCentre/Ryde+Public+Domain+Costing.pdf</p> <p>Village and neighbourhood centres provide local commercial and retail services to meet the needs of surrounding residential communities.</p>			
Other	Council forecasts majority of white-collar employment to be located in Macquarie Park and North Ryde.			
Housing				
Local Housing Study	<p>The <i>Local Planning Study</i> 2010 was written to direct and manage growth and inform new planning controls. The Study estimated that between 2006 and 2031, the greatest increase in household change is expected for the lone households, couples without dependents, and couples with children.</p> <p>http://www.ryde.nsw.gov.au/_Documents/Dev-LocalPlanningStudy/02+Centres+and+Corridors+Final.pdf</p> <p>As a result Ryde Council has focused on the delivery of diverse and affordable housing relaxing planning controls for dual occupancy and multi-dwelling housing in residential areas and introducing planning controls with the capacity to deliver the following potential new dwellings in centres:</p> <ul style="list-style-type: none"> – Macquarie Park- in the Macquarie University Priority Precinct and North Ryde Station Priority Precinct - potential between 8,500 and 15,000 – Ryde Town Centre - potential additional 2,000 – Eastwood - potential additional 750 – West Ryde - potential additional 1,050 – Gladesville - potential additional 1,100 – Shepherds Bay, Meadowbank- potential additional 3,400. <p>The total anticipated new dwellings in centres within the Ryde LGA is between 16,800 and 23,300 by 2031 (Source: <i>Local Planning Study</i> + DA approvals + Priority Precinct data)</p> <p>http://www.ryde.nsw.gov.au/_Documents/Mtg-COW2010/cow1810_071210a_Item7-4b.pdf</p> <p>Growth is anticipated outside centres as well. In accordance with the <i>Local Planning Study</i> Council has relaxed the planning controls in relation to dual occupancy and multi-dwelling development. More than 3,300 sites in the City of Ryde now meet the new criteria for dual occupancy development.</p>			
Recent re-zonings	Planning Proposals/rezonings in 2014/15 and 2015/16			
	Address	LEP Changes	Development	Status
	2 College Street and 10 Monash Road, Gladesville	Rezone 2 College St from R2 to B4. FSR 1.7:1 for both sites. Increase heights for both sites 15m	25 apartments, 166sq.m retail 34 parking spaces	21/09/2015- LEP notified on NSW legislation website

388 - 392 Lane Cove Rd Macquarie Park	Height of Buildings Map - increase from 37m to 65m FSR Map - increase from 2:1 to 3:1	Serviced apartments 148 serviced apartments	6 October 2015 - PP Withdrawn by applicant
20 Waterview Street, Putney	JRPP Determination: Maximum 70 dwellings, with 19 in the Halvorsen Building (Boat Shed) entire site kept under IN4 Zoning.		In January 2016 the JRPP recommended LEP to be made subject to amending height to 11.5m and 9.5m and FSR 0.83:1. A DCP is to be prepared
Macquarie Park -Amendment 1	Introduced incentive FSR and Heights		11/9/15- LEP notified on NSW Legislation website
461-495 Victoria Road, Gladesville (Bunnings Group)	Rezone the land from IN2 to B5 & Increase maximum building height (maximum RLs)	Bunnings retail outlet 15,225 m ² Bulky goods tenancy 23,085 m ² 895 parking spaces approx.	21/09/2015- LEP notified on NSW legislation website
2-14 Tennyson Road, Gladesville	Land Zoning Map to B4 Mixed Use; Floor Space Ratio 2 –12 Tennyson Rd to 2.5:1 and 14 Tennyson Rd) to 1.5:1; Height of Buildings 2 –12 Tennyson Rd to 37m and 14 Tennyson Rd to 21.5m.	Residential Flat Building 269 units Commercial floor space 6,200 sqm Child care centre Seniors Living – 135 dwellings and assisted living facilities of 3,300m ²	In September 2015 the JRPP resolved to support going to Gateway with conditions
366 - 372 Lane Cove Rd , 124a &126 Epping Rd & 1 Paul St North Ryde	Rezone to B4 Increase height to 44.5m Increase FSR to 2.5:1	180 dwellings – 15, 539 m ² 1,104 m ² retail/commercial /medical floor area	In February 2016 the JRPP resolved to defer the decision in order to allow the proponent to submit, by 5 March 2016, an amended proposal
66 - 82 Talavera Rd Macquarie Park	<ul style="list-style-type: none"> • Rezone the land B4 (currently B7) • Increase HOB to 120m (currently 30m/45m Incentive) • Increase FSR to 3.5:1 (currently 1:1/1.5:1 Incentive) 	<ul style="list-style-type: none"> • 1,125 dwellings • 20,000 m² commercial (including new office recently approved of 9,000 m²) 	15/12/15 - Council resolved in-principle support subject to a VPA to formalise an offer put forward by the proponent.
Macquarie University Priority	Increased FSR and Height		Incorporated in Ryde LEP in Oct 2015 Amending Instrument

	Precinct (formerly known as Herring Road Urban Activation Precinct)			State Environmental Planning Policy (Major Development) Amendment (Ryde) 2015
Affordable housing	<p>Secondary dwellings have been seen as the primary mechanism to meet the need for affordable housing in the LGA with approvals for dual occupancies. The Number of Dwellings: 2004 to 2031- July 2010 study has outlined potential for 10,786 affordable houses across the LGA under <i>Affordable Rental Housing SEPP</i>.</p> <p><i>Ryde Local Planning Study 2010</i> outlined strategies specifically tailored to increase the delivery of lower cost housing including relaxing planning controls governing dual occupancy and villa development. Council has recently adopted an affordable housing policy which aims to increase affordable housing in all new development. There exist a number of social housing projects in Ryde which have been funded under joint Commonwealth/ State Government programs.</p> <ul style="list-style-type: none"> – Eastwood - 42 dwellings – West Ryde - 196 dwellings – North Ryde - 30 dwellings – Macquarie Park – (Ivanhoe Estate) 259. <p>Recently the NSW Department of Family and Community Services has announced that approximately 550 new social housing dwellings are planned to be delivered within the redevelopment Ivanhoe Estate.</p> <p>Council adopted a draft <i>Affordable Housing Policy</i> (Dec 2015) which aims to ensure that 5% of all new development will be affordable housing for key worker households on very low to moderate incomes. This means that between 800 and 1,200 affordable housing dwellings will be delivered by 2031 in the City of Ryde.</p>			
Priority Growth Areas (Greenfields)	None identified.			
Urban Renewal	<p>The corridors identified under the <i>Ryde Local Planning Study 2010</i> have been treated as important areas capable of urban renewal and redevelopment.</p> <p>The Study focuses on creating compact mixed use centres and enhancing the urban renewal opportunities in Top Ryde, Gladesville, West Ryde, Eastwood and at the Shepherd’s Bay foreshore at Meadowbank. This area was rezoned in 2004 to encourage a mix of commercial and residential development. Approximately 3,000 dwellings have been approved under Part 3A legislation and in Das since 2010. There remains an estimated 800 additional potential dwellings under the approved concept plans and planning controls.</p> <p>The North Ryde Station and Macquarie University (Herring Road) Priority Precincts are located near Macquarie Park. There is the potential to deliver between 8,500 and 15,000 under these urban renewal projects. Construction of the North Ryde Station Priority Precinct has commenced. A DA for the Macquarie Shopping Centre mixed use development comprising 148,000m² and includes four towers up to 120m was lodged in December 2015. Epping Town Centre is also identified as a Priority Precinct.</p> <p>http://www.ryde.nsw.gov.au/haveyoursay/Have-your-Say/Development-Application-Mixed-Use-Redevelopment-of-Macquarie-Centre</p>			

	http://www.planning.nsw.gov.au/Plans-for-Your-Area/Priority-Growth-Areas-and-Precincts
General Infill	The <i>Ryde Local Planning Study 2010</i> identifies urban centres as the most appropriate in accommodating residential growth. Additional floor space capacity has been included in the comprehensive Ryde LEP 2014.
Sustainability	
Liveability	<p>The <i>Ryde 2025 Community Strategic Plan</i>, a long term strategy for the whole community. The Plan is built around seven key outcomes that articulate the aspirations of the community and the desire to improve and protect the liveability of the City. The key outcomes are:</p> <ul style="list-style-type: none"> – A City of Liveable Neighbourhoods: A range of well-planned clean and safe neighbourhoods, and public spaces, designed with a strong sense of identity and place – A City of Wellbeing: A healthy and safe community, with all supported throughout their life by services, facilities and people – A City of Prosperity: Creating urban centres which champion business, innovation and technology to stimulate economic growth and local jobs – A City of Environmental Sustainability: Working together as a community to protect and enhance our natural and built environments for the future – A City of Connections: Access and connection to, from and within the City of Ryde. Providing safe, reliable and affordable public and private travel, transport and communication infrastructure – A City of Harmony and Culture: A welcoming and diverse community, celebrating our similarities and differences, in a vibrant city of culture and learning – A City of Progressive Leadership: A well led and managed city, supported by ethical organisations which deliver projects and services to the community by listening, advocating and responding to their needs. <p>http://www.ryde.nsw.gov.au/files/assets/public/publications/city-of-ryde-2025-community-strategic-plan.pdf</p>
Open space	<ul style="list-style-type: none"> – 355ha of parkland divided into 207 parks – 36% of open space within the LGA under 0.2ha which is significantly smaller than the optimal 0.5ha for local open space – <i>Ryde Integrated Open Space Strategy</i> identified an open space deficiency within the City of Ryde and highlighted that councils in Inner North area of Sydney are struggling to accommodate the demand for open space, especially for active recreation such as soccer and cricket – Draft <i>Ryde Sport and Recreation Strategy</i> notes that Ryde Aquatic Leisure Centre has over 1M visitors per annum and that Ryde’s existing sports fields are over-used and that the needs of youth and culturally diverse communities should be addressed. The study aims to address sport and recreation needs by improving the utilisation of existing playing fields (through lighting and synthetic surfaces), providing new open space and indoor recreation facilities, increasing opportunities for CALD and youth to participate in sport and recreation, providing new walking and cycleways and finally ensuring low cost opportunities for participation. Funding has been identified as an issue.



City of Ryde Open Space Structure Plan

KEY

- Major Centres - Existing And Proposed
- Citywide Sports Hub/Precinct
- Level 2 Sports Park
- Primary Passive Parkland
- Principal Bushland Reserve
- Principal Recreational Linkages (see Green Web and Green Grid)
- Major Barrier Reduction Targets (Walking/Cycling)
- Local Open Space Deficit Areas Acquisition Review Areas
- Major Arterial Roads
- Rail Lines
- Future Local Reserve Acquisition Opportunity (Review Localities)
- Multiple Small Reserves (Rationalisation Review)

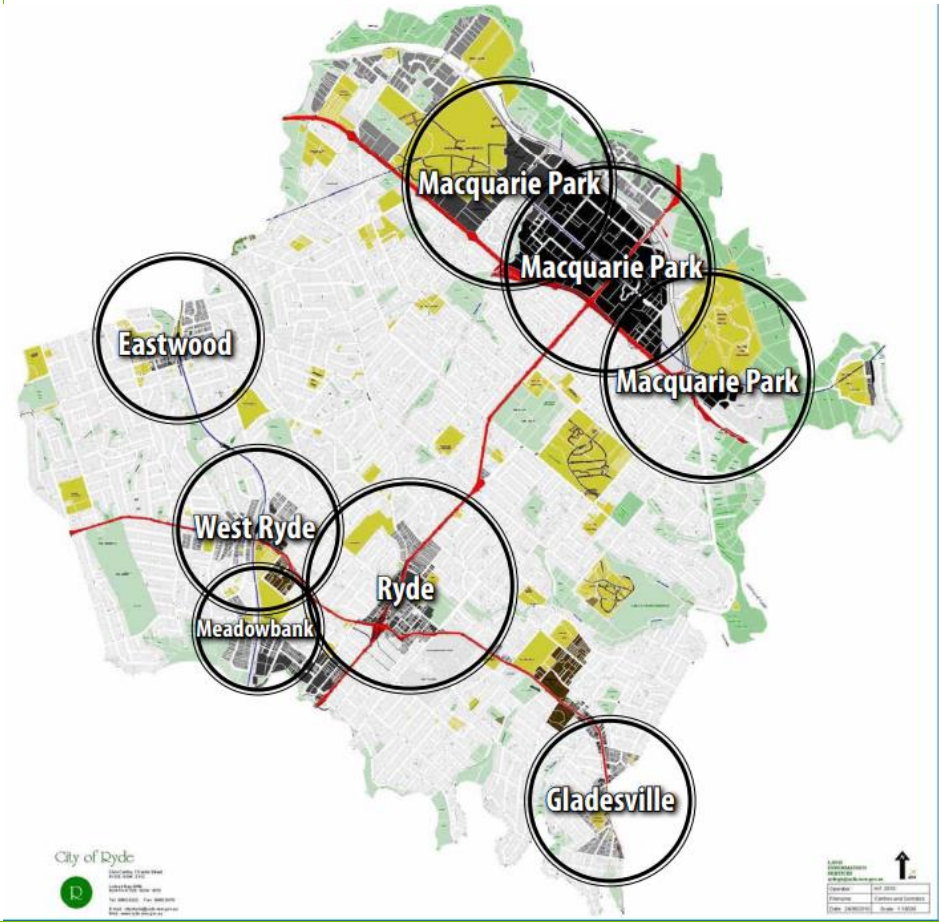
SUBURB	0.0 - 0.1 Ha	0.1 - 0.2 Ha	0.21 - 0.5 Ha	0.51 - 1.0 Ha	1.1 - 2.0 Ha	2.1 - 5.0 Ha	5.1 - 10 Ha	10+ Ha	Total number of parks
Denistone - East - West	8	6	2	5	2	0	1	0	24
Eastwood	3	5	6	1	4	3	1	0	23
Gladesville - Tennyson Pt	5	0	4	1	4	4	0	0	18
Macquarie Park	0	1	4	1	3	2	1	0	12
Marsfield	3	4	2	4	2	3	2	2	22
Meadowbank	1	2	0	2	1	1	0	1	8
North Ryde	6	5	2	4	4	6	3	0	30
Putney	1	1	1	2	1	1	2	0	9
Ryde - Field of Mars	1	6	2	1	1	4	0	1	16
Ryde - Santa Rosa	2	2	1	0	0	2	0	0	7
Ryde - South	1	2	1	4	2	1	0	0	11
Top Ryde	3	0	0	0	0	0	1	0	4
West Ryde	2	2	2	3	4	0	0	0	13
TOTAL	36	36	27	28	28	27	10	4	197

http://www.ryde.nsw.gov.au/_Documents/Parks/IntegratedOpenSpace2012.pdf

<p>High environment value</p>	<ul style="list-style-type: none"> - Lane Cove National Park is zoned E1 National Parks and Nature Reserves under the Ryde LEP 2014 - Lane Cove National Park is present in North Epping, Macquarie Park, North Ryde and East Ryde - The City of Ryde has over 150 heritage items and 4 heritage conservation areas.
<p>Hazards</p>	<p>Flooding present across the LGA including particularly the Terrys Creek Catchment (Eastwood) and Charity Creek Catchment (West Ryde, Shepherds Bay), Shrimptons Creek Catchment (Macquarie Park)</p> <p>http://www.ryde.nsw.gov.au/Development/Planning+Controls/Other+Planning+Considerations/Flood+Prone+Areas</p> <p>Bushfire prone land shown here: http://www.ryde.nsw.gov.au/_Documents/Dev/Bushfire+Prone+Land+Map.pdf</p> <p>Acid sulfate soils present along Parramatta and Lane Cove Rivers.</p>

Other

Map The map illustrates the location of major centres and corridors within the Ryde LGA.



11 WARRINGAH

District	North
LGA	Warringah
Vision	
<p><i>A vibrant, caring community, thriving in a unique beach and bush environment, supporting a balance of lifestyle, business and recreation.</i></p> <p>Community Strategic Plan 2023 https://eservices1.warringah.nsw.gov.au/ePlanning/live/Public/xc.Community/Default.aspx</p> <p>Warringah Council Strategic Community Plan 2012 http://www.warringah.nsw.gov.au/sites/default/files/documents/strategic-community-plans/-/full-report.pdf</p>	
Key Issues	
<ul style="list-style-type: none"> – The availability of a range of housing sizes and types and its accessibility to transport and work options is important, as is the availability of affordable housing and housing suitable to an aging population – Increased pressure for industrial land and changing nature of employment uses – Transport, including Public Transport, infrastructure is not mentioned and must rank as a key issue for Warringah – Protection of Warringah’s natural areas and waterways – Coastal erosion and future costs to protect key infrastructure along parts of the Pittwater Road transport corridor. 	
Indigenous History	
<p>Warringah’s statement of commitment <i>Warringah Council acknowledges that Indigenous Australians were the first people of this land. We celebrate the survival of Indigenous Australians and their culture following the devastating impact of European colonisation. We support the right of Indigenous Australians to determine their own future.</i></p> <p>There are more than 300 known Aboriginal heritage sites in Warringah and the potential of discovering new sites in undisturbed areas is relatively high, due to the area’s unique geographical landscape features with sandstone, beaches, lagoons and creek lines. http://www.warringah.nsw.gov.au/environment/about-warringah/aboriginal-heritage</p>	
Jobs	
Centres	<p>Warringah contains two strategic centres identified in <i>A Plan for Growing Sydney</i>:</p> <ul style="list-style-type: none"> – Northern Beaches Hospital Precinct – Brookvale-Dee Why. <p>Construction has commenced on both the hospital and the associated NBH Connectivity and Network Enhancement Project (RMS project).</p> <p>Northern Beaches Hospital Precinct Plan webpage http://yoursaywarringah.com.au/hospital-precinct-structure-plan-frenchs-forest</p> <p>RMS Connectivity and Network Enhancement Project http://www.rms.nsw.gov.au/projects/sydney-north/northern-beaches-hospital/</p> <p>The <i>Dee Why Town Centre Master Plan 2013</i> provides a guide to new development in Dee Why. The masterplan recommends increased height limits for ‘key sites’ along with provisions for increased amenity – such as a new plazas, street plantings etc.</p>

	http://www.warringah.nsw.gov.au/your-council/plans-and-reports/all-plans-and-strategies/dee-why-town-centre-masterplan
Employment Lands	<p>Around 30% of Warringah’s jobs are located in Brookvale- Dee Why major centre. The Centre is currently undergoing major revitalisation for commercial and residential development. Council is expecting the revitalisation to be a four year process.</p> <p>https://eservices1.warringah.nsw.gov.au/ePlanning/live/Public/XC.Delivery2014/navigateprojects.aspx?id=8166</p> <p>There is significant industrial land in the LGA including Brookvale, Cromer, Manly Vale, North Manly/Freshwater, Forestville and Terrey Hills. However, the <i>Warringah Employment Study (2013)</i> Study forecasts a decline for office and business park floorspace in Brookvale Industrial Area, West.</p> <p>The <i>Warringah Employment Study (2013)</i> highlights that the Warringah LGA has a large population of home based businesses. Council has ensured that planning controls allow for home based work and home based business in areas with high levels of amenity. The Study also notes the LGA has enough employment land for forecasted employment growth.</p> <p>http://www.warringah.nsw.gov.au/sites/default/files/documents/general-information/economic-development/employment-study-report-corrections-april-201304152.pdf</p>
Retail	<p>Warringah Mall is the centre of retail in the LGA and the Northern Beaches. Under the <i>Warringah Employment Study (2013)</i>, retail is forecast to grow strongly with the planned expansion of Warringah Mall. Jobs at Warringah Mall are forecast to grow at 1.52% per annum to 2036. Development consent has been given for the potential increase in floorspace by a further 35,000sqm by 2021.</p>
Other	<p>The <i>SHOROC Regional Employment Study (2008)</i> was prepared for Mosman, Manly, Warringah and Pittwater. Broad outcomes for Warringah include:</p> <ul style="list-style-type: none"> – Promote employment and retail in key centres, including mixed use – Consideration of zoning and FSR changes to accommodate range of uses – Identify promotion of specialised centres – Safeguard industrial land – Brookvale – promote the centres employment role with appropriate zones for retail, commercial and industrial uses. Support the role of Warringah Mall as a Major Regional Shopping Centre. <p>http://shoroc.com/wp-content/uploads/2010/07/C07125-SHOROC-Employment-Study-Final-March-20-08-wo-appendices.pdf</p>
Housing	
Local Housing Strategy	<p>Warringah is currently in the process of preparing a local planning strategy. No prior strategy is available on the Warringah website -</p> <p>https://eservices1.warringah.nsw.gov.au/ePlanning/live/Public/XC.Delivery2014/NavigateProjects.aspx?id=8171</p> <p>Both the draft Warringah Housing Strategies (2010 and 2011) were not adopted. Work was halted by a decision of Council that requested the State Government to provide certainty on housing targets and certainty that the necessary supporting infrastructure would be provided by the State Government</p> <p>http://www.warringah.nsw.gov.au/planning-and-development/planning-our-future/housing</p>
Recent Re-Zonings	<p>– Current planning proposal submitted by Council to zone Oxford Falls and Belrose North E3 and R5 with limited R2 – limits opportunity for greenfield in the LGA but provides housing choice for large lot residential. With DP&E for determination -</p> <p>http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?Id=2037</p>

	<ul style="list-style-type: none"> - Ralston Avenue, Belrose – rezoning a deferred site to R2. Would result in approximately 180 dwellings. Initially refused by Council but approved by Department at pre-gateway. Has been approved at Gateway and with RPA for implementation. The site is in the area proposed for rezoning in the above planning proposal - http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?Id=1892 - Forest Way, Belrose – Proposal to rezone land deferred from LEP to R2 and a minimum lot size of 600m2. Implemented in 2014 - http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?Id=801 - Council led planning proposal to changing planning controls in Dee Why town centre. Involves introducing an FSR, increasing building heights by 3m, and identifying 3 new ‘key sites’. Has the potential to provide an additional 350 dwellings. Requires a resubmission at Gateway due to some drafting issues- http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?Id=1940 - 884-896 Pittwater Road, 14-28 Oaks Avenue, 9-17 Howard Avenue, Dee Why – planning proposal lodged by developer for increased building heights on parts of the site, requiring a minimum floorspace for non-residential uses (rather than 2 levels excluding ground floor) and permit a range of retail rather than a limited number of uses. Has the potential to provide 4050 new dwellings. Approved at Gateway and with RPA for implementation - http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?Id=1925
Affordable Housing	<ul style="list-style-type: none"> - The draft <i>Warringah Housing Strategy</i> (2011 – not adopted) notes the need for affordable housing options in the LGA. It is noted that 70% of very low, low and moderate income renters and 60.1% of very low, low and moderate income purchasers are experiencing housing stress - Provision of medium to high density development and state legislation are the primary mechanisms for affordable housing provision in the LGA.
Priority Growth Areas (Greenfields)	<p>There are no greenfield areas planned in Warringah. However, there have been two planning proposals approved at Gateway for R2 zoning in non-urban areas.</p> <ul style="list-style-type: none"> - Ralston Avenue, Belrose – rezoning a deferred site to R2. Would result in approximately 180 dwellings. Initially refused by Council but approved by Department at pre-gateway. Has been approved at Gateway and with RPA for implementation - http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?Id=1892 - Forest Way, Belrose – Proposal to rezone land deferred from LEP to R2 and a minimum lot size of 600m2. Implemented in 2014 - http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?Id=801
Urban Renewal	<p>The <i>Dee Why Town Centre Master Plan 2013</i> provides a guide to new development in Dee Why. The masterplan recommends increased height limits for ‘key sites’ along with provisions for increased amenity – such as a new plazas, street plantings etc. There would be the potential for an additional 450 dwellings in the centre. There has been some issues implementing these recommendations into the LEP (see recent rezonings). Key issues include limited pedestrian connectivity, town centre bisected by Pittwater Road, poor amenity, lack of retail and commercial demand, and a lack of access to open space. The masterplan aims to address these issues - http://www.warringah.nsw.gov.au/your-council/plans-and-reports/all-plans-and-strategies/dee-why-town-centre-masterplan</p>
General Infill	<ul style="list-style-type: none"> - General infill anticipated in the R3 zone. The draft <i>Warringah Housing Strategy</i> (2011 – not adopted) - Seniors living housing also occurs in the area and, based on development trends up to 2011, is expected to supply 1,480 dwellings. Seniors housing can occur across the LGA in any zone that permits residential development.
Sustainability	
Liveability	No liveability statement documented.
Open Space	<p>Warringah Council manages/and or facilitates over 800 ha of open space including:</p> <ul style="list-style-type: none"> - Nine beaches, seven ocean pools, four major lagoons and a series of creek systems - Two large sporting facilities, Brookvale Park and Cromer Park

	<ul style="list-style-type: none"> – Over 200 developed open spaces and parks with 170 playgrounds – Warringah Aquatic Centre – A series of walking and cycling tracks and pathways including the Bi-centennial Coastal Walkway – Approximately 500 hectares of natural areas which include bushland, wetlands, escarpments and foreshores.
High Environment Value	<ul style="list-style-type: none"> – Some endangered ecological communities are present, have been mapped by Council and DCP controls are in place – Environmental protection in place in E1 National Parks and Nature Reserves located at Duffys Forest and Ku-ring-gai National Park – Warringah Local Environmental Plan 2011 includes land zoned E2 Environmental Conservation, E3 Environmental Management and E4 Environmental Living zones – RU4 Primary Production zone west of Terrey Hills.
Hazards	<p>The DCP identifies the following hazards in the LGA. The location of these hazards can be viewed here: https://eservices1.warringah.nsw.gov.au/ePlanning/live/Public/xc.plan/PlanningMapsEsri.aspx</p> <ul style="list-style-type: none"> – Flooding – Bushfire risk – Geotechnical land slip – Coastal erosion – Acid sulfate soils. <p>These hazards are controlled by LEP and DCP controls.</p>
Other	
Rural Lands	RU4 Primary Production small lots zone located between Terrey Hills and Duffys Forest.
Map	No housing hierarchy map.
Community strategic plan	<p>The Warringah Community Strategic Plan is available online via Council's e-planning platform.</p> <p>Community Strategic Plan 2023 https://eservices1.warringah.nsw.gov.au/ePlanning/live/Public/xc.Community/Default.aspx</p>

12 WILLOUGHBY

District	North
LGA	Willoughby
Vision	
<p><i>Willoughby: the vital hub of the region, where residential, cultural, economic and environmental interests are respected and balanced, and our communities enjoy a diversity of lifestyles</i></p> <p>This vision comes from the Willoughby City Strategy http://www.willoughby.nsw.gov.au/DownloadDocument.ashx?DocumentID=8216</p>	
Key Issues	
<p>The overall impression from reviewing the strategic documents available from council was that the key issues are facing Willoughby are:</p> <ul style="list-style-type: none"> – Maintaining the competitiveness of major employment centres and industrial precincts including Chatswood, St Leonards and the industrial precincts at Artarmon and East Chatswood, in the face of a growing and changing economy – Improving connectivity and providing attractive public transport services and active transport alternatives (e.g. walking and cycling) that reduce private car journeys – The area contains local and state protected assets which bring with them responsibilities not only for guardianship, but also environmental concerns resulting from development pressure – Accommodating a growing and changing population (including a significant ageing population) with associated levels of support services – Identifying opportunities for growth along transport nodes with only three railway stations within the local government area (one being on the border). 	
Indigenous History	
<p>The following statement is contained within the Willoughby City Council Community Strategic Plan (2013):</p> <p><i>“On behalf of the Aboriginal and Torres Strait Islander people of Australia, Council recognises the traditional owners of the land occupied by Willoughby City Council, the Cammeraygal people. The Cammeraygal people are one of the 29 clans of the Eora Nation. The Eora Nation is bounded by the Hawkesbury, Nepean and Georges Rivers”</i> (p 1).</p>	
Jobs	
Centres	<p><i>Willoughby Structure Plan</i> (2010) formed the basis for the Willoughby Local Environmental Plan (2012) http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+679+2012+cd+0+N</p> <p>There are two strategic centres in Willoughby identified in <i>A Plan for Growing Sydney</i>:</p> <ul style="list-style-type: none"> – Chatswood, located to the east of Pacific Highway and north of Albert Avenue, surrounding Chatswood railway station and Victoria Avenue). The centre contains more than 21,000 jobs and 300,000 square metres of commercial floorspace and 190,000 square metres of retail space. It serves as a centre for the residents and broader region. It contains commercial and retail uses with some residential development – St Leonards sits on boundary of three LGAs. The Willoughby portion of the centre is located to the north of the Pacific Highway and Chandos Street, surrounding the St Leonards railway station. The entire centre contains more than 25,000 jobs and is a major health and education precinct. <p>These boundaries are indicated through the zoning maps.</p> <p>Council’s position is to safeguard, enhance and promote Chatswood CBD and St Leonards Business District / Royal North Shore Hospital for major business development.</p>

	<p>Prior to the development of the current LEP, Willoughby undertook the Chatswood City Centre Strategic Plan study. Two reports are available from the study: http://www.willoughby.nsw.gov.au/Development/Legislation---Guidelines/strategic-land-use-planning/chatswood-cbd-reports/</p> <p>The <i>St Leonards Strategy</i> was undertaken jointly by all three councils and the Department of Planning in 2006-2007. More information is available here: http://www.willoughby.nsw.gov.au/Development/Legislation---Guidelines/strategic-land-use-planning/st-leonards-strategy/</p> <p>Willoughby Council estimates there is potential for 19,100 jobs (including within the employment lands precincts). This includes 7,300 jobs in Chatswood and 4,200 jobs in St Leonards (within Willoughby LGA). Chatswood is expected to accommodate an additional 95,000 square metres of commercial floorspace and 40,000 square metres of retail floorspace.</p> <p>Council's position is to promote the viability and vitality of centres by proposals that:</p> <ul style="list-style-type: none"> – Encourage a wide range of retail, commercial, business, entertainment, leisure and residential opportunities – Provide development of a size and scale appropriate to the function of the centre and serve the needs of its catchment – Identify sufficient land to accommodate projected growth – Encourages "prime" high rise office floorspace to be located within Chatswood and St Leonards only.
Employment Lands	<p><i>Willoughby Structure Plan (2010) formed the basis for the Willoughby Local Environmental Plan (2012)</i> http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+679+2012+cd+0+N</p> <p>Major employment lands within the LGA include:</p> <ul style="list-style-type: none"> – Artarmon industrial precinct (bounded by Pacific Highway to the west, Gore Hill Freeway to the north, the railway line to the east and Royal North Shore hospital to the south) – East Chatswood industrial precinct (located to the west of Eastern Valley Way, roughly between Boundary Street and Victoria Avenue) – small portion of the Lane Cove West industrial precinct (situated between Epping Road and the Lane Cove River) – The St Leonards forum incorporates high-rise office, apartment towers and a train station – Royal North Shore Hospital site has recently been developed and existing buildings refurbished. Council has identified the need to provide easy access between the hospital site, business and medical strip on the Pacific Highway (west of the rail line) and the St Leonards Forum. <p>Council's position is to safeguard, enhance and promote Artarmon industrial area and East Chatswood industrial area for industrial development.</p> <p>Willoughby has identified potential for an additional 7,600 jobs within the two main industrial precincts. Amendments to the planning controls were made as part of the Willoughby LEP 2012 which aimed to increase employment capacity.</p> <p>The Artarmon industrial area contains businesses ranging from motor vehicle showrooms and servicing to wholesaling and includes some heavy industry such as concrete batching plants. The East Chatswood industrial area contains high technology, manufacturing, motor vehicle servicing and showrooms and bulky goods retailing businesses.</p> <p>Land uses encroaching on industrial precincts appears to be an issue faced by Council including residential, mixed use and bulky goods retailing. Bulky goods retailing has been restricted to specific locations. Child care centres and community facilities have been included as permissible uses in all zones including industrial zones.</p>

Retail	<p><i>Willoughby Structure Plan (2010)</i> formed the basis for the Willoughby Local Environmental Plan (2012) http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+679+2012+cd+0+N</p> <p>The following retail centre hierarchy has been established within Willoughby LGA:</p> <ul style="list-style-type: none"> – Village centre: Northbridge Junction – Small villages: Artarmon, Castlecrag, Chatswood East (corner Victoria Ave & Penshurst St), Willoughby (Willoughby Road) – Neighbourhood centres: Castle Cove, Greville Street Shops (Chatswood West), High Street shops Willoughby, Mowbray Road shops, Lane Cove, Naremburn, Northbridge East, Penshurst / Boundary St Roseville. <p>Chatswood also plays a retail function, with two standalone shopping centres in the centre.</p> <p>Out of centre retail development is an issue in Willoughby. One key Planning Proposal is for a Woolworths at Smith Street within the East Chatswood industrial area. The use is not permissible under the current controls. This proposal is not supported by Willoughby Council and is currently being assessed by DP&E.</p> <p>http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?id=1361</p>
Housing	
Local Housing Strategy	<p><i>Willoughby Structure Plan (2010)</i> formed the basis for the Willoughby Local Environmental Plan http://www.willoughby.nsw.gov.au/DownloadDocument.ashx?DocumentID=6790</p> <p>The following centre hierarchy has been established within Willoughby LGA:</p> <ul style="list-style-type: none"> – Major centre: Chatswood – Specialised centre: St Leonards (sits on boundary of three LGAs) – Village centre: Northbridge Junction – Small villages: Artarmon, Castlecrag, Chatswood East (corner Victoria Ave & Penshurst St), Willoughby (Willoughby Road) – Neighbourhood centres: Castle Cove, Greville Street Shops (Chatswood West), High Street shops Willoughby, Mowbray Road shops, Lane Cove, Naremburn, Northbridge East, Penshurst / Boundary St Roseville. <p>Increase of 6,800 new dwellings has been identified for Willoughby to 2031 under the Structure Plan. This is based on the target within the 2007 draft subregional strategy.</p> <p>Residential growth is proposed to be located in areas close to public transport and existing controls and services as the most sustainable option to meet growth targets. These residential growth areas are indicated in the attached map. A range of housing types are to be provided to cater for changing household needs including smaller dwellings and adaptable housing.</p>
Recent Re-Zonings	<p>Planning Proposal to allow shop top housing on the Mandarin Centre site at 65 Albert Avenue, Chatswood. 22,000 square metres of residential floorspace (244 dwellings). Approved at Gateway and with Council for implementation. (Refused by Council post exhibition) Currently with Department of Planning).</p> <p>http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?id=1680</p> <p>Planning proposal for 654-666 Pacific Highway, 1 Freeman Road and 2A Oliver Road, Chatswood. The planning proposal seeks to allow for the redevelopment of a consolidated site for the purpose of a mixed use development by increasing height and floor space ratio. The Planning Proposal has been approved by Council and WLEP 2012 has been amended.</p> <p>http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?id=1676</p>
Affordable Housing	<p>According to Willoughby City Council, they have been implementing an affordable housing program since 1999. The purpose of the affordable housing program is to maintain diversity and social mix of the</p>

	<p>community and retain a workforce that can undertake service industries that are essential to the Chatswood and St Leonards Business Districts and industrial areas.</p> <p>Under Clause 6.8 of the Willoughby LEP 2012, sites have been identified which will required affordable housing when the site is redeveloped. This requirement can be met through a payment of a monetary contribution to be put towards the provision of affordable housing or the dedication of gross floor area for the purpose of affordable housing (both representing 4% of the gross floor area).</p> <p>LEP: http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+679+2012+cd+0+N</p> <p>Willoughby website: http://www.willoughby.nsw.gov.au/Development/Legislation---Guidelines/affordable-housing/</p>
Priority Growth Areas (Greenfields)	Not relevant to Willoughby.
Urban Renewal	Not identified.
General Infill	General infill is proposed within residential intensification areas mentioned above (refer to attached map).
Other	<p>In 2007 the NSROC group of Councils have produced a Sub-Regional Strategic Plan to guide each member council's planning to achieve the strategies of the group across the region. Further detail is available at: http://www.willoughby.nsw.gov.au/Development/Legislation---Guidelines/strategic-land-use-planning/nsroc-planning/</p> <p>The Willoughby City Strategy is a community plan which underpins the operation of Council. It sets the strategic direction for the City, its policies, services and activities. The strategy has six key strategic directions including housing. The Strategy provides only high level directions and contains limited references to spatial aspects.</p> <p>http://www.willoughby.nsw.gov.au/Community/Community-Planning/Willoughby-City-Strategy/</p>
Sustainability	
Liveability	Willoughby City Strategy has a Goal "to be a place with housing that is liveable, sustainable and enhances urban character."
Open space	<p>Willoughby released an updated <i>Open Space and Recreation Plan</i> in 2013: http://www.willoughby.nsw.gov.au/DownloadDocument.ashx?DocumentID=9313</p> <p>Council manages over 400 hectares of open space which includes 242 hectares of bushland, foreshores and harbour beaches, 22 sportsgrounds, community buildings, over 100 parks and reserves, 47 playgrounds, a series of tracks, paths and cycleways, the Willoughby Leisure Centre and other developed assets (skate parks, sports courts, a harbour pool and a BMX track).</p> <p>There are also a number of privately run recreation facilities on council land.</p> <p>Around 45% of open space in Willoughby is classified as regional open space, 25% is district and 30% is local.</p> <p>Key priorities for Willoughby:</p> <ul style="list-style-type: none"> – Regional planning for new walking and cycling linkages between foreshore parks and other open space areas – Family friendly parks for all age groups, focusing on existing open space – More and better quality district sporting fields and indoor sports courts – Access to water, particularly beaches and foreshore parks – Swimming facilities

	<p>– Interaction with nature.</p> <p>Council has identified within the Plan a number of major projects which relate to each of the key priorities. These are further detailed in the Plan (refer to link above).</p>
High Environment Value	<p>Volume Two of the <i>Bushland Management Plan</i> contains detail of environmental heritage and plants native to Willoughby LGA. Management strategies are contained in Volume One.</p> <p>http://www.willoughby.nsw.gov.au/Environment---Sustainability/Bushland/Bushland-Management-Plan/</p>
Hazards	<p>Major hazards include bushfire and flooding. Most hazards are able to be managed or mitigated through appropriate design and development.</p> <p>Willoughby Council has a Bushland Management Plan http://www.willoughby.nsw.gov.au/Environment---Sustainability/Bushland/Bushland-Management-Plan/</p> <p>Willoughby Council is in the process of undertaking an Overland Flooding Investigation for the LGA. The investigation provides preliminary information on flooding in areas that have been identified as being at risk of flooding. Further information available here: http://www.willoughby.nsw.gov.au/Environment---Sustainability/Water/Floodplain-Management/</p>
Other	<p>Willoughby Council’s sustainability vision is articulated in its ‘Sustainability Charter’ developed in 2008 which sets the broad directions for Council in responding to the sustainability challenge. http://www.willoughby.nsw.gov.au/DownloadDocument.ashx?DocumentID=2601</p> <p>The subsequent ‘Sustainability Action Plan’ details Council’s next steps on the journey towards sustainability. It provides the plan of action for what Council will do over the coming years to ensure the Council protects and enhances our environment. http://www.willoughby.nsw.gov.au/DownloadDocument.ashx?DocumentID=6409</p>
Other	
Map	<p>2012 LEP maps are found at: http://143.119.201.4/mapindex?type=epi&year=2012&no=679</p>

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