

# **NORTH SYDNEY**

## **LOCAL STRATEGIC PLANNING STATEMENT**

**MARCH 2020**



# SILVERWOODS



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## ACKNOWLEDGMENT OF COUNTRY

North Sydney Council acknowledges the Guringai Tribe and Cammerayal Clan as the Traditional Owners of this land. The authors of this report pay our respects to the Elders, past and present and recognise the inherent connection of the Indigenous people of Australia to Country.

## MESSAGE OF APPRECIATION

We gratefully acknowledge and appreciate the extensive input, feedback and support provided by key stakeholders, industry and community representatives and the staff and Councillors of North Sydney Council in the preparation of the North Sydney Strategic Planning Statement.

## ABBREVIATIONS

<b>ANSECC</b>	Australian and New Zealand Environment Conservation Council
<b>AHO</b>	Aboriginal Heritage Office
<b>AWT</b>	Alternative Waste Technology
<b>BASIX</b>	Building Sustainability Index
<b>CBD</b>	Central Business District
<b>CMP</b>	Coastal Management Program
<b>CSP</b>	Community Strategic Plan
<b>DA</b>	Development Application
<b>DCP</b>	Development Control Plan
<b>DPIE</b>	Department of Planning, Industry & Environment
<b>EPA</b>	Environmental Protection Authority
<b>EP&amp;A ACT</b>	Environmental Planning & Assessment Act 1979
<b>FSR</b>	Floor Space Ratio
<b>GRP</b>	Gross Regional Product
<b>GSC</b>	Greater Sydney Commission
<b>IHO</b>	Interim Heritage Order
<b>IPART</b>	Independent Pricing and Regulatory Tribunal
<b>LALC</b>	Local Aboriginal Land Council
<b>LEP</b>	Local Environmental Plan
<b>LGA</b>	Local Government Area
<b>LG ACT</b>	Local Government Act 1993
<b>LSPS</b>	Local Strategic Planning Statement
<b>MLALC</b>	Metropolitan Local Aboriginal Lands Council
<b>NABERS</b>	National Australian Built Environment Rating System
<b>NSLEP</b>	North Sydney Local Environmental Plan
<b>NSDCP</b>	North Sydney Development Control Plan
<b>NSLHS</b>	North Sydney Local Housing Strategy
<b>NSROC</b>	Northern Sydney Regional Organisation of Councils
<b>NSW</b>	New South Wales
<b>OEH</b>	Office of Environment & Heritage
<b>PPH</b>	Persons Per Hectare
<b>RET</b>	Renewable Energy Target
<b>SEPP</b>	State Environmental Planning Policy
<b>SREP</b>	State Regional Planning Plan
<b>SIC</b>	Special Infrastructure Contribution
<b>SRV</b>	Special Rate Variation
<b>SSI</b>	State Significant Infrastructure
<b>TfNSW</b>	Transport for New South Wales
<b>WHTBL</b>	Western Harbour Tunnel and Beaches Link
<b>WSUD</b>	Water Sensitive Urban Design
<b>VPA</b>	Voluntary Planning Agreement



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# ANTHROPOLOGICAL







THE TRIBILLI HOTEL

Ennis Rd  
Olympic Pool  
Luna Park

NO STOPPING

MARKET THIS SUNDAY  
Streets Milsons Pt. 9AM - 3PM  
922 4428  
Serving Our Community



## INTRODUCTION

In 2018, the NSW Government released new plans for the Greater Sydney Metropolitan Region and the Northern District of Sydney. These plans recognise the pressures created by Sydney's rapidly growing population, changing demographics, and the need for new housing, jobs and infrastructure.

New legislative requirements introduced by the NSW Government in 2018, require all councils to prepare a Local Strategic Planning Statement (LSPS) to guide future land use planning and development, which respond to the priorities and actions identified in the NSW Government's regional and district plans.

North Sydney Council already has a comprehensive suite of land use plans and related policies developed in consultation with residents, community groups, businesses and government agencies. These are reviewed on a regular basis to ensure they reflect the changing social, economic and environmental needs of North Sydney and the priorities of the community.

One of the key roles of the LSPS is to draw together, in one document, the priorities and actions for future land use planning, and present an overall land use vision for the North Sydney Local Government Area (LGA) for the next 20 years. This will assist in identifying priorities outside council's responsibilities, which require collaboration and partnership with government agencies and organisations to deliver.

The LSPS is required to align with the priorities and actions contained within the NSW Government's regional and district plans and identify additional investigations and actions to deliver to these plans. The intent of the LSPS is to provide a clear line-of-sight between identified priorities and actions at the regional/district level and how this will influence change at the local area level.

The LSPS provides the opportunity to articulate in one document how Council and the North Sydney community will respond to the challenges presented for land use planning into the future.

The *North Sydney Community Strategic Plan 2018-2028* will continue to be utilised as the basis for Council's decisions, resource allocation and activity for the next 10 years. The LSPS, which contains the next level of detail for land use planning in the North Sydney LGA, will both inform, and be informed, by the *Community Strategic Plan (CSP)*.

## ABOUT THIS PLAN

The North Sydney Local Strategic Planning Statement (LSPS) brings together and builds upon the planning work found in a range of established Council policies and plans and community views, to set a framework as to how the North Sydney LGA will evolve, while also ensuring those elements unique to the character and identity of North Sydney are protected and enhanced.

The North Sydney LSPS builds on the community's values and aspirations for the future as expressed in the *North Sydney Community Strategic Plan 2018-2028*. It sets the strategic direction for land use planning in the North Sydney LGA, and how it can be achieved.

The intent of the LSPS is to:

- provide a 20-year vision for land use planning within the North Sydney LGA (to 2036);
- outline how expected growth and change will be managed now and into the future – the desired future direction for housing, employment, transport, recreation, environment and infrastructure in the North Sydney LGA;
- guide the content of Council's Local Environmental Plan (LEP) and Development Control Plan (DCP), including any future changes to planning controls sought by proponents through Planning Proposals; and
- identify where further strategic planning work is required to deliver on key state and regional planning objectives.

## STATUTORY FRAMEWORK

Section 3.9 of the *Environmental Planning & Assessment Act 1979 (EP&A Act)* provides the legislative requirements for the preparation and content of the LSPS for all councils. The LSPS is required to contain:

- the basis for strategic planning in the area, having regard to economic, social and environmental matters;
- the planning priorities for the area that are consistent with the Greater Sydney Regional Plan and North District Plan and Council's Community Strategic Plan;
- the actions required for achieving those planning priorities; and
- the basis on which Council will monitor and report on the implementation of those actions.

The North Sydney LSPS must be considered as part of the LEP making process (planning proposals), and will form part of the strategic merit test for a Gateway Determination under section 3.34 of the EP&A Act 1979.

## COMMUNITY CONSULTATION

The North Sydney LSPS has been prepared by Council and builds upon the extensive community and stakeholder feedback received during the development of the North Sydney CSP in 2017-2018.

The draft North Sydney LSPS was placed on public exhibition for a period of 42 days between 4 July – 15 August 2019, to allow for community feedback on the plan including the vision, planning priorities and actions.

The Greater Sydney Commission (GSC), NSW Department of Planning, Industry and Environment (DPIE) and other relevant state agencies were also consulted during the preparation of the LSPS as part of a series of technical working group meetings.

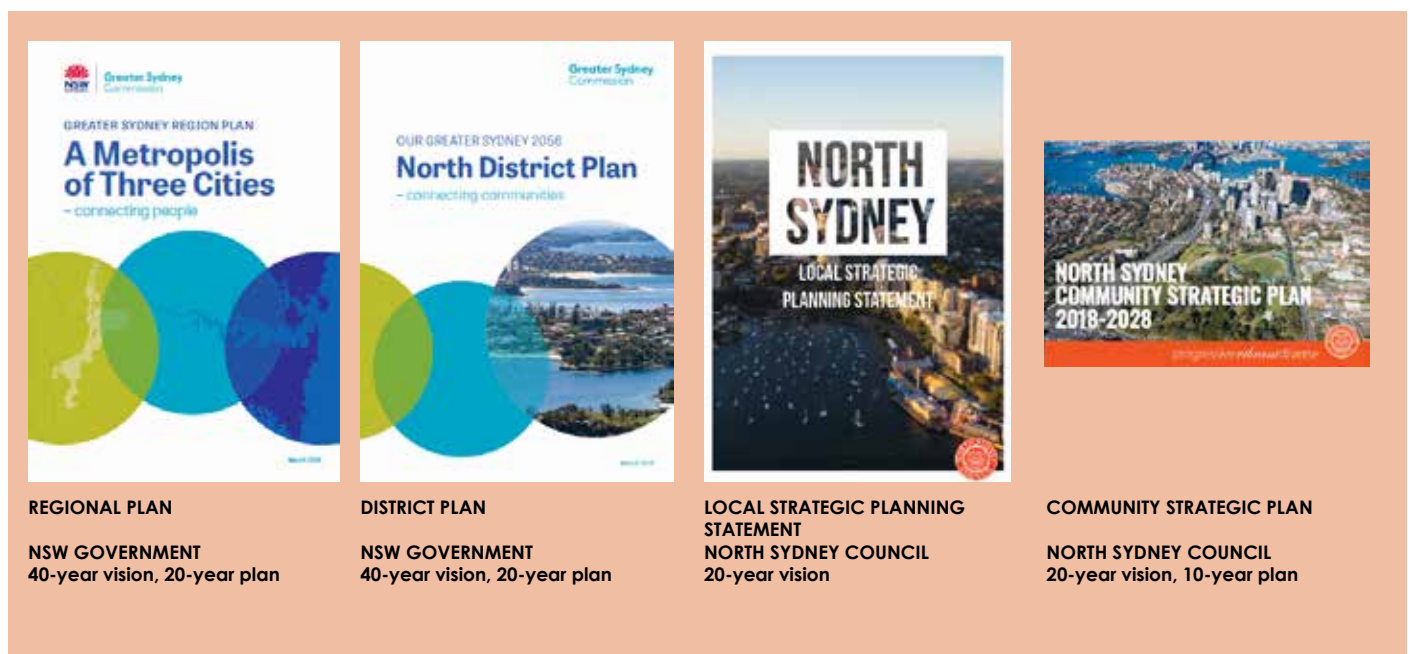


Figure 1: Line-of-sight between regional/district level and the local level of planning for North Sydney.

# STATE AND REGIONAL PLANNING CONTEXT

## GREATER SYDNEY REGIONAL PLAN – A METROPOLIS OF THREE CITIES (2018)

The Greater Sydney Regional Plan, *A Metropolis of Three Cities*, was prepared and released by the Greater Sydney Commission (GSC) in March 2018. It provides a long-term vision and plan to accommodate Sydney’s anticipated population growth of +1.7 million people, +725,000 new dwellings and +817,000 new jobs by 2036. Like all metropolitan councils, North Sydney will contribute to this growth.

A Metropolis of Three Cities is built on the vision of three cities – the Western Parkland City, the Central River City and the Eastern Harbour City – where most residents live within 30 minutes of their jobs, education and health facilities, services and great places (refer to Figure 2). Having three cities, each supporting metropolitan and strategic centres, will pull workers closer to knowledge-intensive jobs, city-scale infrastructure and services, entertainment and cultural facilities.

The Greater Sydney Regional Plan sets the planning framework for five districts within Metropolitan Sydney, and seeks to deliver an infrastructure and collaboration, liveability, productivity and sustainability framework, which are divided into 10 directions (refer to Figure 3).



**Figure 2:** Greater Sydney Regional Plan – Structure Plan  
Source: Greater Sydney Commission, 2018, *A Metropolis of Three Cities*



**Figure 3:** Greater Sydney Regional Plan – Planning framework (themes and directions)



## NORTH DISTRICT PLAN (2018)

The *North District Plan* was prepared and released by the GSC in March 2018. It provides a direction for implementing the Greater Sydney Regional Plan, *A Metropolis of Three Cities*, at a district level and is a bridge between metropolitan and district wide planning.

North Sydney is one of 9 councils within the North District. The Plan's key priorities for the district include:

- enhancing the role of the Economic Corridor, including North Sydney CBD as part of the Harbour CBD;
- supporting jobs growth in strategic centres and health and education precincts and facilitating innovation;
- enhancing local centres to provide jobs, services and amenity;
- creating walkable and well-connected centres by improving walking, cycling and public transport connections to achieve a 30-minute city;
- retaining and managing industrial and urban services land;
- providing new housing that meets community needs;
- creating and renewing great places for people while protecting heritage and local character;
- aligning growth and development with infrastructure;
- enhancing the quality and improving access to Sydney Harbour and open space, and increasing urban tree canopy;
- building effective responses to climate change, and natural and urban hazards.

As shown in Figure 5, the North District Plan's broad framework identifies the North Sydney CBD as being part of the 'Harbour CBD', St Leonards as a 'Strategic Centre' and 'Health and Education Precinct' and Neutral Bay and Cremorne as 'Local Centres.' It also identifies the corridor between Sydney CBD and Macquarie Park via North Sydney CBD, Chatswood and St Leonards, as an 'Economic Corridor.'

The North District Plan sets a five-year housing target of 3,000 additional dwellings for the North Sydney LGA by 2021, as well as requiring that a Local Housing Strategy (LHS) be prepared for the period to 2036.

In addition to this housing target, the North District Plan identifies 15,600-21,000 additional jobs are to be created for the North Sydney CBD and 6,900-16,400 jobs for the St Leonards/Crows Nest precinct by 2036.

## NORTH SYDNEY LGA

**+3,000 DWELLINGS BY 2021**

## NORTH SYDNEY CBD

**+15,600-21,000 JOBS BY 2036**

## ST LEONARDS/CROWS NEST

**+6,900-16,400 JOBS BY 2036**

**Figure 4:** North Sydney LGA dwelling & jobs targets  
Data source: Greater Sydney Commission (GSC), 2018, North District Plan.



**Figure 5:** North District Plan – Structure Plan  
 Source: Greater Sydney Commission (GSC), 2018, North District Plan



# LOCAL PLANNING CONTEXT

## NORTH SYDNEY COMMUNITY STRATEGIC PLAN 2018-2028

The North Sydney CSP sets the future direction for the North Sydney LGA, identifies the community's main priorities and aspirations, and details strategies for achieving them.

Council prepared the CSP in partnership with local residents, students, businesses, educational institutions, non-government organisations and government agencies. Whilst Council is the key driver of the CSP and many 'strategies' relate directly to Council activities, its implementation is the shared responsibility of all community stakeholders.

Each of the strategies identified in the CSP aim to help meet one or more of the trends, challenges and opportunities that have the potential to impact North Sydney's strategic direction and as such should be considered as part of forward planning. These include:

- growing and changing population
- greater pressure on natural resources
- aging infrastructure
- movement in and around the North Sydney LGA
- remaining competitive and creating a stronger economy
- healthy, safe and connected communities
- housing that is affordable and diverse
- growing demand for sport, recreation and open space
- greater collaboration between all stakeholders
- growing community expectations and remaining financially sustainable

The North Sydney LSPS aligns with the CSP. The planning priorities and actions of the LSPS provide a rationale for how local land use planning will help achieve the community's broader desired outcomes of the CSP.

From time to time, Council prepares various studies and strategies which are typically the subject of community consultation prior to formal endorsement. These studies and strategies help inform Council's decisions in relation to matters including managing growth pressures, environmental initiatives, community facilities and the like. These studies and strategies are referenced or relied upon throughout the LSPS in relevant sections.

## THE NSW PLANNING SYSTEM

In NSW, the EP&A Act 1979 establishes the planning system and is used with other legislation and policies to manage land and development. The system is based on a series of plans, policies and guidelines that guide decision-making for development including when approval is needed and what must be considered when assessing a proposal.

**STRATEGIC PLANS** – These plans are used to guide strategic planning in Metropolitan Sydney and align planning from the broadest regional area down to the local area. This includes the Greater Sydney Regional Plan and the five District Plans prepared by the GSC. Local planning controls are then required to give effect to the strategic plans.

**STATE ENVIRONMENTAL PLANNING POLICIES (SEPP)** – SEPPs are NSW Government policies and planning controls that apply to certain areas or types of development. They can establish assessment processes for different types of development and often prevail over a local government area's planning controls.

**LOCAL ENVIRONMENTAL PLANS (LEP)** – The Local Environmental Plan (LEP), is the statutory instrument councils use to regulate planning decisions and control development in the North Sydney LGA. It sets out zoning, height and other land use controls that new development is required to comply with.

**DEVELOPMENT CONTROL PLANS (DCP)** – The Development Control Plan (DCP) supports the implementation of LEP provisions. It contains detailed provisions (such as site coverage, design and setbacks) on aspects of development not covered under the LEP.

**DEVELOPMENT APPLICATIONS (DA)** – DAs are applications for individual development which are assessed against SEPPs, LEPs and DCPs.



# LOCAL GOVT EXEMPT







# NORTH SYDNEY TODAY

## COMMUNITY PROFILE

### POPULATION

North Sydney's population has grown steadily in recent years. In 2016, the North Sydney LGA's resident population was 72,150 people.<sup>1</sup> In the five years to 2016, annual residential population growth averaged 1.6% compared to 1.9% for the Greater Sydney Region.<sup>2</sup> This represents an average of 1,080 new residents per year compared to 1,050 (1.7%) per year in the previous five years, showing a stable rate of growth.

### AGE STRUCTURE

The majority of the population living in North Sydney LGA are categorised as 'young workforce' and 'parents and homebuilders,' aged between 25-49 years. These two age groups represent 50% of the total population in the North Sydney LGA, compared to 34% in the North District and 38% across Greater Sydney.<sup>3</sup>

Proportionally more households are made of single people or couples without children. In 2016, 32% of total households (10,634) comprised of lone persons, compared to 21% across the North District.<sup>4</sup> The North Sydney LGA continues to be an attractive area for young, transient adults seeking inner city accommodation close to employment and entertainment opportunities with 53% of total households in rental accommodation, compared to 29% in the North District.<sup>5</sup>

### CULTURAL & LINGUISTIC DIVERSITY

North Sydney's population is increasingly culturally and linguistically diverse. In 2016, 38% of the North Sydney LGA population were born overseas, compared to 33% in 2006.<sup>6</sup> A higher proportion of residents born overseas have lived in Australia for 10+ years. The top countries of birth being: Australia, United Kingdom, New Zealand, China and India.

The main languages spoken at home, other than English, include Mandarin, Cantonese, Japanese, Spanish and French.<sup>7</sup>

### HOUSING

In 2016, North Sydney was the densest LGA in the North District with a population density of 64.50 persons per hectare (PPH), with the most densely populated suburbs being Kiribilli (87.36 PPH), Milsons Point-Lavender Bay (85.14 PPH) and Neutral Bay (81.25 PPH).<sup>8</sup> About 89% of total dwellings in the North Sydney LGA are medium-high density in the form of apartments, townhouses and terraces.<sup>9</sup>

In the six-year period to 2018, an additional 2,826 dwellings were completed across the LGA.<sup>10</sup> This represents an average 1.2% increase in the number of dwellings each year. The vast majority of additional dwelling completions have been in the form of apartments.

### EDUCATION & EMPLOYMENT

The North Sydney LGA's resident population contains predominantly high income households, with a high proportion of residents with university qualifications.

Approximately 71% of the population is employed, with 25% of North Sydney residents both living and working within the LGA.<sup>11</sup>

The top five industries of employment for people living in the North Sydney LGA are professional/technical services, finance/insurance services, health care and social assistance, education and training, and retail trade.<sup>12</sup>

The North Sydney LGA also has a high proportion of residents employed in professional, managerial and clerical occupations.

- 1 Department of Planning, Industry and Environment (DPIE), 2016, NSW State and Local Government Area Population Projections.
- 2 Ibid.
- 3 Ibid.
- 4 Department of Planning, Industry and Environment (DPIE), 2019, North Sydney Community Profile.
- 5 Ibid.
- 6 Ibid.
- 7 Ibid.
- 8 North Sydney Council, 2016, Snapshot of North Sydney.
- 9 Department of Planning, Industry and Environment (DPIE), 2019, North Sydney Community Profile.
- 10 Department of Planning, Industry and Environment (DPIE) Metropolitan Housing Monitor, 2018.
- 11 Department of Planning, Industry and Environment (DPIE), 2019, North Sydney Community Profile.
- 12 Ibid.



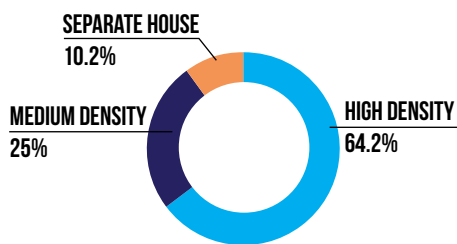


POPULATION GROWTH (2011–2016)

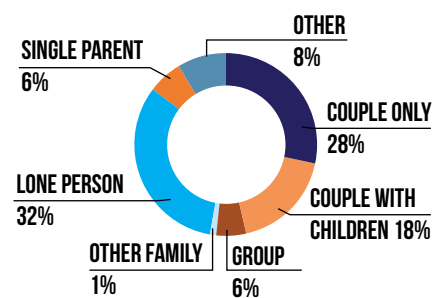


**64.5**  
PERSONS PER HECTARE

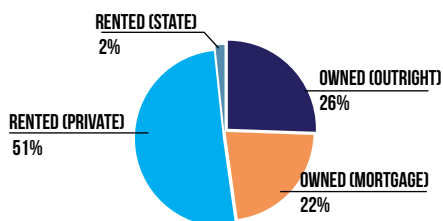
DENSITY (2016)



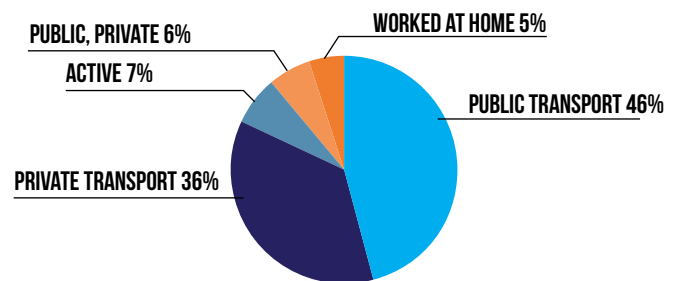
DWELLING STRUCTURE (2016)



HOUSEHOLD & FAMILY COMPOSITION (2016)



HOUSING TENURE (2016)



JOURNEY TO WORK –  
NORTH SYDNEY LGA RESIDENTS (2016)

## ECONOMIC PROFILE

### ECONOMY & INDUSTRY

In 2018, the North Sydney LGA contributed \$18.53 billion or 2.7% to the Gross Regional Product (GRP) of NSW.<sup>13</sup> This is facilitated by a diverse local economy comprising:

- over 15,775 local businesses<sup>14</sup>
- 72,245 local jobs<sup>15</sup>
- a Metropolitan and Strategic Centre with specialisations in knowledge service jobs
- seven Local Centres providing mixed food, retail and professional services
- a large education sector with both public and private primary, secondary and tertiary educational establishments
- a growing medical and health care sector based around two hospitals
- a highly educated workforce
- a growing small- medium size business sector
- a growing home business sector

The North Sydney CBD is the focus of economic activity in the LGA, providing approximately 822,496 square metres of office space and 60,400 jobs in 2017.<sup>16</sup> Whilst the North Sydney CBD benefits from its proximity to Sydney CBD, high-quality public transport networks, specialisation in knowledge service jobs, highly educated local skills base and the amenity of the surrounding area, it is also facing some significant challenges. The encroachment of residential development on commercial uses, the high proportion of B and C grade commercial office buildings, low pedestrian amenity and limited activity outside business hours, present barriers to its ongoing competitiveness in the market place.

St Leonards, due to its proximity to the Royal North Shore Hospital and TAFE NSW, has a density and diversity of economic and employment activity that is also of metropolitan significance. In 2017, St Leonards supported over 315,542 square metres of commercial office space.<sup>17</sup> However, current market forces are seeking to convert much of the commercial land into residential uses. There is concern, that St Leonards is not currently fulfilling its employment role due to ageing commercial office stock, low pedestrian amenity and a lack of night-time activity.

North Sydney's smaller local centres of Cammeray, Neutral Bay, Cremorne, Kirribilli, Milsons Point, McMahons Point and Waverton also play a significant role in local economic activity and development. In 2017, the Neutral Bay and Cremorne Military Road Corridor accommodated over 1,385 registered businesses and 5,405 workers.<sup>18</sup>

There are 11 primary schools and 10 secondary schools in the North Sydney LGA, the majority of which are private educational establishments. North Sydney is also home to the Australian Catholic University (ACU), TAFE college and a number of businesses and industry training colleges and institutes.

### TRANSPORT & ACCESS NETWORK

The North Sydney LGA is well serviced by both road and public transport networks, including rail, bus and ferry services.

The LGA's central location and proximity to Sydney CBD means that its transport infrastructure not only accommodates the travel demands of its 72,150 residents and 72,245 workers, it also accommodates more than half a million through-trips per day to and from destinations across Greater Sydney.<sup>19</sup> Balancing future metropolitan wide travel demand against North Sydney amenity and community transport needs is an ongoing challenge.

The negative impacts of traffic on pedestrian safety and amenity, particularly in North Sydney's strategic and local centres, is an ongoing challenge for the North Sydney community.

13 .id Consulting, 2016, North Sydney Council Area Economic Profile.

14 Ibid.

15 Ibid.

16 Greater Sydney Commission, 2018, North District Plan.

17 Ibid.

18 Hill PDA, 2018, Military Road Corridor Economic Baseline Report.

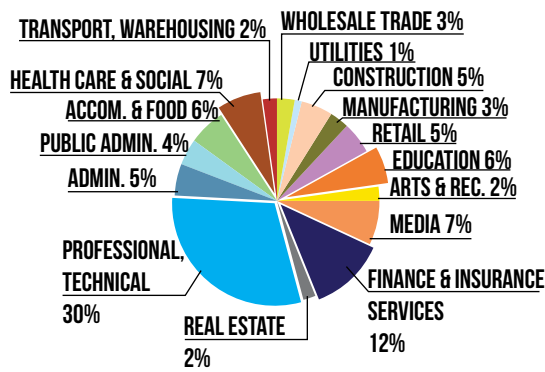
19 Department of Planning, Industry and Environment (DPIE), 2016, NSW State and Local Government Area Population Projections; .id Consulting, 2016, North Sydney Council Area Economic Profile.



**\$18.53 BILLION**  
GROSS NATIONAL PRODUCT



**15,775**  
LOCAL BUSINESSES  
**72,245**  
LOCAL JOBS



**INDUSTRIES OF EMPLOYMENT IN NORTH SYDNEY LGA (2016)**



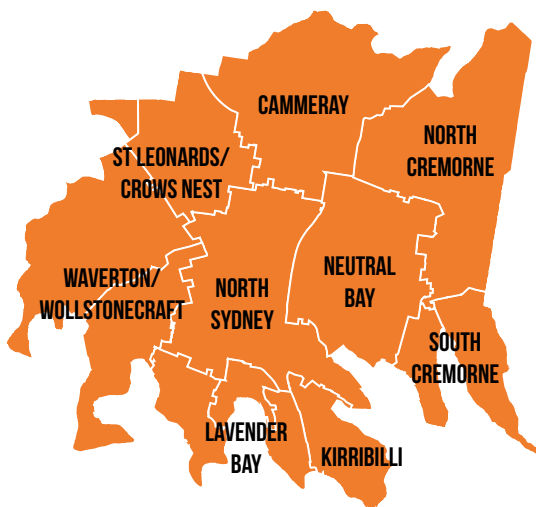
## URBAN PROFILE

### LOCAL CHARACTER & HERITAGE

The North Sydney LGA is divided into 9 'Planning Areas,' which generally reflect the extent of each official suburb within the LGA. These include the areas of North Sydney, St Leonards/Crows Nest, Cammeray, North Cremorne, South Cremorne, Neutral Bay, Kirribilli, Lavender Bay and Waverton/Wollstonecraft. These planning areas form the basis of Council's place management approach to planning, which recognises the unique attributes of each area and that any changes need to respect the qualities that make these places unique.

North Sydney has a rich and long history. It's historic buildings, structures, places, aboriginal and archaeological sites, parks and reserves and street patterns contribute to the unique character, liveability, culture and distinctiveness of the LGA.

The ongoing preservation of North Sydney's bushland areas plays a pivotal role in the conservation of Aboriginal cultural heritage. To protect and manage North Sydney's European heritage, Council has listed approximately 1,120 individual heritage items and 26 conservation areas under NSLEP 2013.



**NORTH SYDNEY LGA – PLANNING AREAS**

### INFRASTRUCTURE

The North Sydney community has access to a range of infrastructure that help make the LGA a highly liveable, productive and sustainable place. These include parks, sport and recreation facilities, libraries, community centres and cultural facilities. North Sydney Council also provides a range of direct and indirect community services in collaboration with external organisations such as community housing and childcare.

One of the most acute areas of need is accessibility to open space. Council maintains a network of some 200 parks ranging in size from major regional playing fields to local pocket parks. However, due to the relatively high population densities of the North Sydney LGA, these open spaces are highly utilised by the local and wider community and over-use is an ongoing issue. The North Sydney LGA accommodates about 12% of the total Northern Sydney Regional Organisation of Councils (NSROC) population, yet has only 4% of the total playing fields.<sup>20</sup>

Council's 2018/19-2020/2021 Delivery Program includes a 3-year capital works program that allocates approximately \$93 million for infrastructure renewal and high priority public domain and public recreation projects. Some of the major planned projects include the commencement of the redevelopment of North Sydney Olympic Pool complex, upgrade of public domain in the North Sydney CBD and the Hume Street open space expansion project.

<sup>20</sup> Northern Sydney Regional Organisation of Councils (NSROC), 2017, NSROC Regional Sportsground Strategy Review.

## ENVIRONMENTAL PROFILE

### ENVIRONMENT

Built on and around two intersecting ridges which climb from Sydney Harbour, branching northwards, and falling away on either side, North Sydney's elevated position and complex foreshore line creates spectacular views which form an integral part of its unique landscape character.

The North Sydney LGA has approximately 18.6km of shoreline, 150 hectares of open space and 43 hectares of bushland, supporting 129 native fauna species and 344 native flora species. The natural environment provides a welcome counterpoint to the dense, urban development of North Sydney's commercial and residential areas and provides excellent opportunities for a variety of recreational activities.

North Sydney's natural beauty and harbour location mean that its foreshore areas are enjoyed and appreciated by not only the local community, but visitors from the wider Sydney metropolitan area. The ongoing protection and enhancement of North Sydney's natural environment and biodiversity is not only critical to its amenity, but also to building resilience to the effects of climate change and urban and natural hazards.

In July 2019, North Sydney Council became the 30th Australian Council to declare a 'climate emergency' in response to the serious risk that climate change poses to the community. Action from all levels of government is essential to reduce climate change risk.

Although North Sydney Council has been actively pursuing reductions in greenhouse gas emissions across the community and all Council assets and operations, there are further opportunities to accelerate this progress through the energy, water, waste and canopy cover actions outlined in this LSPS.



**150**  
**HA OF OPEN SPACE**



**13**  
**PLAYING FIELDS**



**12%**  
**OF THE NSROC**  
**POPULATION**



**4%**  
**OF TOTAL NSROC**  
**PLAYING FIELDS**

**OPEN SPACE (2016)**



# NOISIA TAVOOL





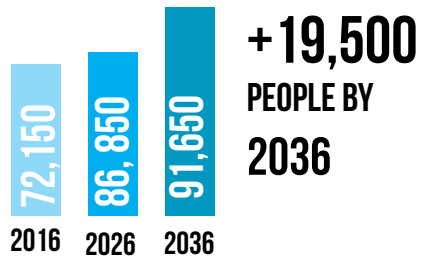






# HOW WILL NORTH SYDNEY CHANGE TO 2036?

The North Sydney LGA will continue to be an attractive place for residents, businesses, workers and visitors. North Sydney residents will continue to enjoy high levels of amenity and liveability with good access to transport, job opportunities and areas of unique scenic and recreational quality. Carefully managing the expected levels of growth in population, housing and jobs will be key to securing this unique natural and built form character, amenity and appeal.



## POPULATION

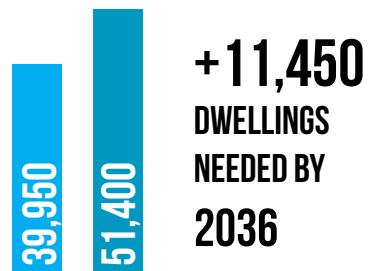
By 2036, an additional 19,500 residents will call North Sydney LGA home.<sup>21</sup> This represents a 27% increase on the current residential population over the next 20 years, equating to an average growth rate of about 1.3% every year.

This population growth rate is consistent with the wider North District, where the total residential population is expected to increase by 25% by 2036.<sup>22</sup> Compared to the last 10 years, the rate of population growth across the North Sydney LGA is projected to slow over the next 20 years.

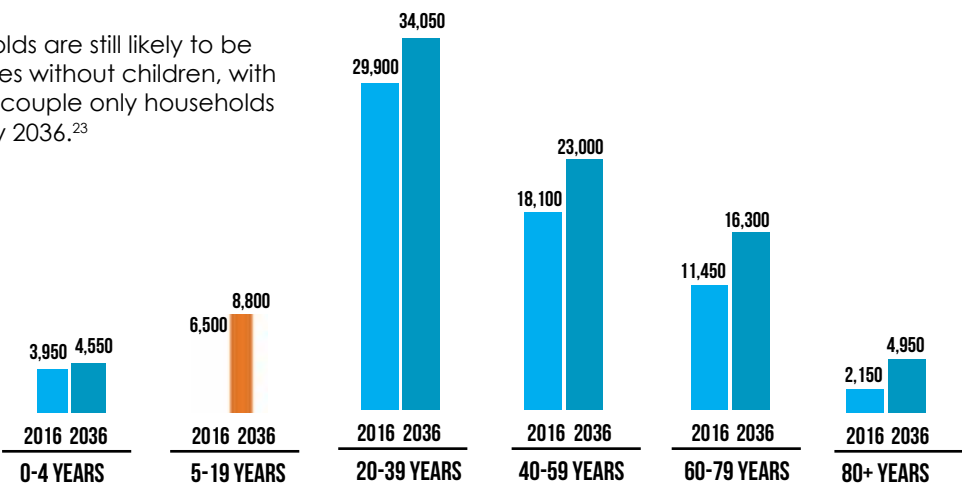
The greatest portion of the North Sydney LGA resident population will continue to be persons categorised as 'young workforce' and 'parents and homebuilders' (25-49 years).

A greater proportion of households are still likely to be made of single people or couples without children, with the number of lone person and couple only households projected to increase by 32% by 2036.<sup>23</sup>

## PROJECTED POPULATION GROWTH (2016–2036)



## DWELLINGS (2016–2036)



## POPULATION GROWTH BY AGE (2016–2036)





## HOUSING

Department of Planning, Industry and Environment (DPIE) projections identify that an additional 11,450 dwellings are needed in the North Sydney LGA over the next 20 years.<sup>24</sup>

The housing vision for North Sydney LGA is drawn from extensive consultation undertaken during the preparation of Council's *Community Strategic Plan (CSP)* and aims for:

*“Carefully managed expected levels of growth in population through planning for housing in North Sydney which is supported by good access to infrastructure, services and amenity; provides housing diversity and affordability choices and respects the unique character of our built and natural environment to ensure that North Sydney continues to enjoy high levels of amenity and liveability.”<sup>25</sup>*

The main findings of the *North Sydney Local Housing Strategy 2019 (NSLHS)* identify that housing supply gaps are not anticipated as the number of dwellings forecast to be supplied slightly exceeds the dwellings required to meet demand.

The three land use planning approaches for the delivery of additional housing supply in the North Sydney LGA over the next 20 years are:

- Continue Council's long-term housing approach of concentrating residential density in and around existing centres and transport nodes and rely on existing capacity of current land use planning controls;
- manage housing delivery in the St Leonards/Crows Nest Planned Precinct; and
- continue Council's approach of place-based strategic planning with detailed consultation to seek the best planning outcomes.

Generally, varying degrees of growth will be targeted and concentrated in St Leonards/Crows Nest, around the North Sydney CBD and Neutral Bay and Cremorne Military Road Corridor. The remainder of the LGA will experience incremental rates of growth and change.

Importantly, delivering housing in the Planned Precinct is focused on well managed and phased development drawing on the place-based studies carried out by Council to direct the finalisation of the NSW Government's *Draft St Leonards/Crows Nest 2036 Plan*.

This approach enables Council to minimise development in sensitive areas such as along the foreshore, on land adjoining bushland, and in heritage and environmental conservation areas. It is key to maintaining the local character of precincts across the North Sydney LGA and to support a more sustainable and viable pattern of growth.

Due to the small lot sizes and the reduced availability of land for further development, it is likely that future residential development will be in the form of medium and high density multi-unit dwellings.

In the last decade, Sydney's liveability and productivity has been increasingly challenged by cost and affordability issues. In the North Sydney LGA, the affordability of local housing continues to place strain on households. In 2016, 5,098 households were in 'housing stress', compared to 4,900 in 2011.<sup>26</sup> Over time, declining affordability is likely to prevent key workers (such as nurses, teachers and emergency service workers) from entering the property market and lead to the displacement of key workers and the younger population from the area, contributing to an ageing demographic.

The number of all types of households – families with children, couples without children, single people and others – will grow. Ensuring the delivery of diverse and affordable choices and greater stability in the rental sector is essential.

21 Department of Planning, Industry and Environment (DPIE), 2016, NSW State and Local Government Area Population Projections.

22 Ibid.

23 Ibid.

24 Ibid.

25 North Sydney Council, 2019, North Sydney Local Housing Strategy.

26 Judith Stubbs & Associates, 2019, North Sydney LGA: Analysis of Strata Prices 2011-2019 and Sales and Rental Trends.





## INFRASTRUCTURE

The expected population growth means that the extent of infrastructure available in the LGA will need to be increased. As more people live in apartments, shared public spaces such as parks, sport and recreation facilities, libraries, community and cultural facilities will see increased use.

In addition, many types of infrastructure including roads, footpaths, stormwater drains, public buildings and other structures are coming to the end of their useful life and will soon need to be renewed or replaced.

Sharing the planning for critical infrastructure with various state government agencies and private developers will ensure Council can continue to meet the needs of existing and future residents and maintain and upgrade existing infrastructure to an acceptable level.

## TRANSPORT & ACCESS NETWORK

The delivery of Metro City and Southwest in 2024, including new Metro Stations at Crows Nest and Victoria Cross, will have a transformative impact on North Sydney. It will dramatically improve the accessibility of the North Sydney CBD and Crows Nest for workers and visitors travelling to North Sydney as well as increase access to regional destinations for residents and businesses located in North Sydney.

The new Metro stations at Victoria Cross and Crows Nest represent a significant opportunity to not only improve access but also boost the overall appeal of North Sydney as a vibrant commercial and recreation destination. Ensuring this infrastructure has a strong place focus, whilst improving access and achieving jobs growth objectives, will be pivotal to the success of this infrastructure.

It is estimated that over 15,000 people will access Victoria Cross station and 10,000 people will access Crows Nest station during the morning peak hour by 2056.<sup>27</sup> Associated increases in Metro journeys will require improvements to the surrounding walking network. This is noted in the State Government's Road Network Plans, where the sections of Miller Street and the Pacific Highway adjacent to the Metro Stations will increasingly need to be a place for people, transitioning from a movement corridor to a vibrant street, to accommodate increased local place and movement functions.

Currently, many footpaths are too narrow and waiting times at intersections too long. Cycling throughout the LGA also requires infrastructure upgrades to improve safety and encourage a continued shift to active transport.

Council will continue to work collaboratively with the State Government to maximise and lock-in the regional mode shift benefits of Sydney Metro, as well as support the delivery of the State Government's principal bicycle network, as shown in the *Greater Sydney Services and Infrastructure Plan*. These projects will help to maximise active travel and minimise traffic growth in the North District.

Improving walking and cycling infrastructure within walking and cycling catchments of centres that provide access to high quality public transport will be a priority. Council will also continue to advocate for the delivery of improved public transport access to areas outside existing centres.



### CROWS NEST METRO

**4,600** PASSENGERS DEPARTING (2036 AM PEAK)  
**5,650** PASSENGERS ARRIVING (2036 AM PEAK)

### VIC CROSS METRO

**2,600** PASSENGERS DEPARTING (2036 AM PEAK)  
**12,550** PASSENGERS ARRIVING (2036 AM PEAK)

27 Transport for NSW, 2016, Sydney Metro City & southwest – Chatswood to Sydenham Environmental Impact Statement.  
28 Greater Sydney Commission (GSC), 2018, North District Plan.







## ECONOMY & EMPLOYMENT

The North Sydney LGA will continue to shift towards an economy based on knowledge and innovation. Jobs growth is set to continue with an estimated 22,500-37,400 new workers by 2036.<sup>28</sup> This equates to average growth rates of about 1.6-2.6% every year for workers.

The North Sydney CBD will continue to perform a significant employment role and benefit from higher proportions of jobs in professional and technical services, financial and insurance services, and information media and telecommunications. Its economic relationship to the southern Sydney CBD will be strengthened with the completion of the Metro in 2024. Opportunities for jobs and commercial office space growth will be pursued in the context of improving user and public domain amenity.

Council will work towards improving the public domain of the North Sydney CBD to create a more vibrant and enjoyable environment, including working towards the closure of Miller Street between the Pacific Highway and Berry Street to create a pedestrian plaza and a central city heart on the doorstep of Victoria Cross Metro. Over time, the North Sydney CBD will have a wider focus and embrace the 18-hour economy with a greater range of after-hours activities.

The intensification of health and education facilities at St Leonards will continue to support jobs growth within the precinct. Supporting all the opportunities that the existing education, medical, telecommunications and multimedia clusters can bring will ensure North Sydney remains competitive and nationally significant.

Further opportunities for jobs growth will also be explored along the Neutral Bay and Cremorne Military Road Corridor.

## ENVIRONMENT

There are many natural and urban challenges that confront North Sydney and the region including increasing demand for resource consumption and the diminishing capacity to send waste to landfill sites. Climate change will continue to create risks for wellbeing, environment, infrastructure and the economy. Sydney will experience gradual warming with the hottest days becoming hotter, more frequent and longer lasting. Sydney will experience continued variable rainfall with wet and dry periods and increased risk of bushfire, air pollution and a long-term risk of sea-level rise.

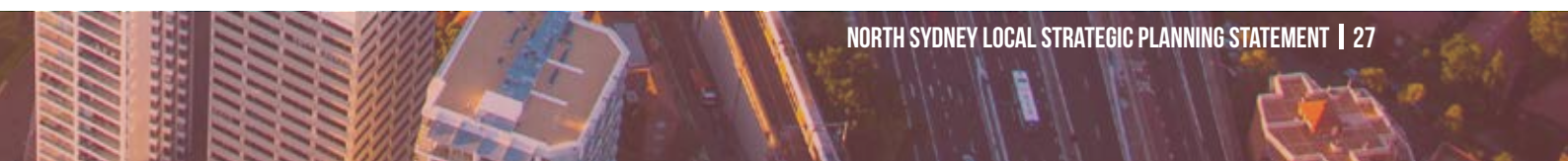
Addressing the way we use resources, especially energy and water, is an ongoing challenge. Council will continue to investigate opportunities to pursue further reductions in greenhouse gas emissions, water usage and waste generation across both Council assets and operations and the North Sydney residential and commercial sectors. Council will also seek to expand existing tree canopy cover and green-links.



**NORTH SYDNEY LGA**

**22,500-37,400**

**NEW JOBS BY 2036**





## LOCAL VISION

### A progressive, vibrant and diverse North Sydney is the community’s vision for the future.

This vision is embedded in *North Sydney Community Strategic Plan (CSP) 2018-2028*, which was developed with the community and has guided North Sydney Council's work since. The North Sydney LSPS builds on the key directions and outcomes of the North Sydney CSP.

#### NORTH SYDNEY COMMUNITY STRATEGIC PLAN – DIRECTIONS & OUTCOMES

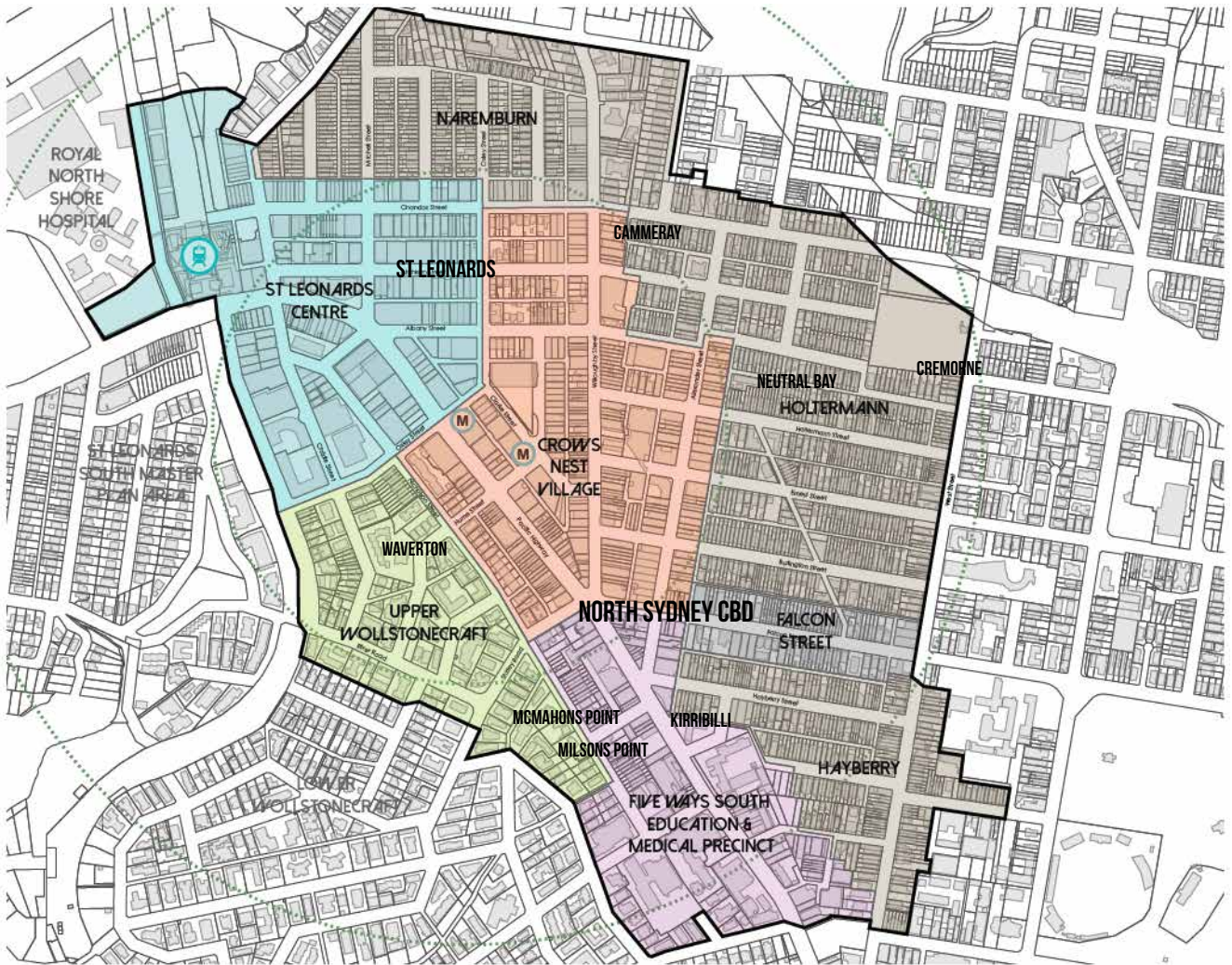
<b>OUR BUILT INFRASTRUCTURE</b>	<ul style="list-style-type: none"> <li>• Infrastructure and assets meet community needs</li> <li>• Vibrant centres, public domain, villages and streetscapes</li> <li>• Sustainable transport is encouraged</li> <li>• Improved traffic and parking management</li> </ul>
<b>OUR SOCIAL VITALITY</b>	<ul style="list-style-type: none"> <li>• North Sydney is connected, inclusive, healthy and safe</li> <li>• North Sydney is creative and home to popular events</li> <li>• North Sydney supports lifelong learning</li> <li>• North Sydney's history is preserved and recognised</li> </ul>
<b>OUR FUTURE PLANNING</b>	<ul style="list-style-type: none"> <li>• Prosperous and vibrant economy</li> <li>• North Sydney CBD is one of NSW's pre-eminent commercial centres</li> <li>• North Sydney is smart and innovative</li> <li>• North Sydney is distinctive with a sense of place and quality design</li> <li>• North Sydney is regulatory compliant</li> </ul>
<b>OUR LIVING ENVIRONMENT</b>	<ul style="list-style-type: none"> <li>• Protected and enhanced natural environment and biodiversity</li> <li>• North Sydney is sustainable and resilient</li> <li>• Quality urban greenspaces</li> <li>• Public open space and recreational facilities and services meet community needs</li> </ul>
<b>OUR CIVIC LEADERSHIP</b>	<ul style="list-style-type: none"> <li>• Council leads the strategic direction of North Sydney</li> <li>• Council is well governed and customer focused</li> <li>• Community is informed and consulted</li> <li>• Council's service delivery is well supported</li> <li>• Council is an employer of choice</li> </ul>

Figure 6: North Sydney Community Strategic Plan 2018-2028 – Summary of directions and outcomes.





# MAP 1 – STRUCTURE PLAN



## LEGEND

- LGA Boundary
- Train Station
- Metro Station
- Train Line
- Main Roads

- Open Spaces
- Waterways
- Tertiary Education
- Hospitals
- Eastern Economic Corridor

- Metropolitan Centre
- Health and Education Precinct
- Strategic Centre
- Local/Neighbourhood Centre

- Planning Study Areas\*
- City serving transport corridors (existing)
- City serving transport corridors (potential)†

- City Shaping Transport Corridors (existing)
- City Shaping Transport Corridors (future)

## NOTES:

\* Includes St Leonards/Crows Nest Planned Precinct; Military Road Corridor Planning Study; Civic Precinct Planning Study.

† Western Harbour Tunnel and Beaches Link subject to final business case, no investment decision/funding at time of LSPS preparation.

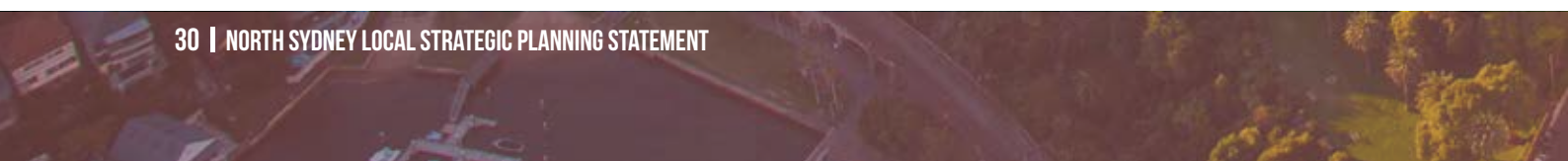




## SUMMARY LIST OF LOCAL PLANNING PRIORITIES

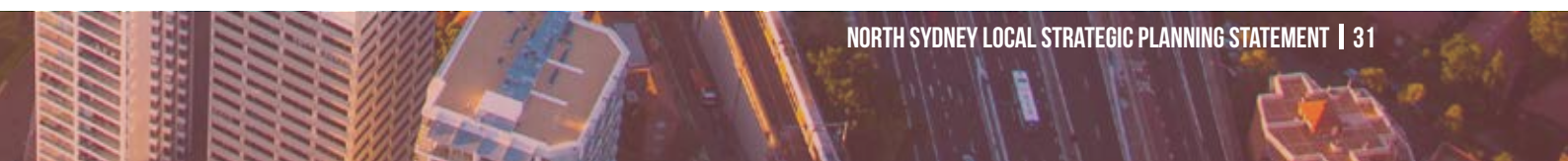
NORTH DISTRICT PLAN	INFRASTRUCTURE & COLLABORATION	
	A CITY SUPPORTED BY INFRASTRUCTURE	A COLLABORATIVE CITY
NORTH SYDNEY LOCAL PLANNING PRIORITIES	INFRASTRUCTURE	COLLABORATION
	<p><b>I1 – Provide infrastructure and assets that support growth and change</b></p> <p>Plan and deliver critical infrastructure (such as open space, roads, footpaths, stormwater drains and public buildings), to support the growing and changing needs of the North Sydney community.</p>	<p><b>I2 – Collaborate with State Government Agencies and the community to deliver new housing, jobs, infrastructure and great places</b></p> <p>Collaborate with State Government agencies to:</p> <ul style="list-style-type: none"> <li>• provide local input on the development of State Significant Infrastructure (SSI) to ensure that local infrastructure and services are delivered to maximise the opportunities and address the challenges associated with growth; and</li> <li>• finalise and implement the <i>Draft St Leonards and Crows Nest 2036 Plan</i>, to ensure the delivery of new jobs, housing, infrastructure and services meets the needs of the North Sydney community.</li> </ul>

Figure 7: Summary list of North Sydney's local planning priorities.





NORTH DISTRICT PLAN	<h1>LIVEABILITY</h1>		
	<b>HOUSING THE CITY</b>	<b>A CITY FOR PEOPLE</b>	<b>A CITY OF GREAT PLACES</b>
NORTH SYDNEY LOCAL PLANNING PRIORITIES	<b>HOUSING</b>	<b>COMMUNITY INFRASTRUCTURE</b>	<b>LOCAL CHARACTER &amp; HERITAGE</b>
	<p><b>L1 – Diverse housing options that meet the needs of the North Sydney community</b></p> <p>Plan for housing that supports North Sydney’s growing and changing population with a range of housing types and tenures, and provide new housing in the right locations with good access to public transport, services and amenity.</p>	<p><b>L2 – Provide a range of community facilities and services to support a healthy, creative, diverse and socially connected North Sydney community</b></p> <p>Deliver social infrastructure and services (such as open space, sport and recreation facilities, libraries, community and cultural facilities and services) that create an inclusive, healthy, safe and socially connected North Sydney community.</p>	<p><b>L3 – Create great places that recognise and preserve North Sydney’s distinct local character and heritage</b></p> <p>Take a people-focused approach to planning and place-making; protect the character of North Sydney’s distinctive neighbourhoods, heritage and history.</p>





# PRODUCTIVITY

## JOB AND SKILLS FOR THE CITY

## A WELL CONNECTED CITY

### LOCAL ECONOMY & EMPLOYMENT

### 30-MINUTE CITY

**P1 – Grow a stronger, more globally competitive North Sydney CBD**

Provide opportunities for commercial office and employment growth while improving user and public domain amenity to support an attractive, vibrant and globally competitive North Sydney CBD with an 18-hour economy and greater range of after-hour activities.

**P2 – Develop innovative and diverse business clusters in St Leonards/Crows Nest**

Grow business clusters within health, education, innovation and technology, and creative industries, while managing housing growth and providing infrastructure to create an attractive place for workers, residents, students and visitors.

**P3 – Enhance the commercial amenity and viability of North Sydney’s local centres**

Provide space for commercial office and retail, and improve the safety, amenity, services and overall appeal of North Sydney’s local centres.

**P4 – Develop a smart, innovative and prosperous North Sydney economy**

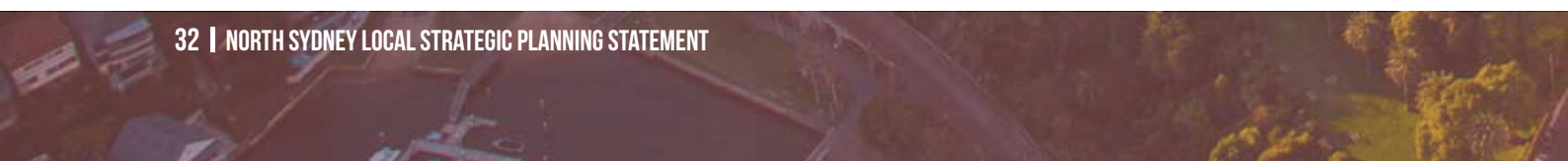
Attract small businesses and start-ups, encourage collaboration and use of adaptive technologies, and support public events to diversify the local economy.

**P5 – Protect North Sydney’s light industrial and working waterfront lands and evolving business and employment hubs**

Protect IN2 and IN4 zoned lands to support the North Sydney CBD and North District, while planning to accommodate the next generation of emerging businesses, industry and services.

**P6 – Support walkable centres and a connected, vibrant and sustainable North Sydney**

Plan centres that support walking, cycling and public transport use to reduce traffic congestion and the demand for on-street parking, and enhance the amenity and vibrancy of North Sydney’s centres.







NORTH DISTRICT PLAN	SUSTAINABILITY		
	A CITY IN ITS LANDSCAPE	AN EFFICIENT CITY	A RESILIENT CITY
NORTH SYDNEY LOCAL PLANNING PRIORITIES	URBAN GREENSPACE SYSTEM	GREENHOUSE GAS EMISSIONS, ENERGY, WATER & WASTE	URBAN & NATURAL HAZARDS
	<p><b>S1 – Protect and enhance North Sydney’s natural environment and biodiversity</b></p> <p>Improve North Sydney’s bushland reserves and waterways and promote biological diversity to support a healthy environment.</p> <p><b>S2 – Provide a high quality, well-connected and integrated urban greenspace system</b></p> <p>Improve North Sydney’s open space network and tree canopy cover to support a healthy environment and community wellbeing.</p>	<p><b>S3 – Reduce greenhouse gas emissions, energy, water and waste</b></p> <p>Develop buildings and places that will contribute to net-zero emissions by 2050 to mitigate climate change, reduce waste generation, energy and water usage.</p>	<p><b>S4 – Increase North Sydney’s resilience against natural and urban hazards</b></p> <p>Minimise risks to people, buildings and infrastructure from flooding, coastal inundation and erosion, contaminated land, bushfire, pollution and urban heat island effect.</p>



# INFRASTRUCTURE & COLLABORATION

## OVERVIEW

Infrastructure and Collaboration is one of four inter-related themes that frame North Sydney's local planning priorities and actions. These themes are introduced in the GSC's Greater Sydney Regional Plan, *A Metropolis of Three Cities*, and *North District Plan*.

The theme of 'Infrastructure and Collaboration' recognises the pivotal role that the provision of infrastructure and services play in the overall success of a growing Sydney. The provision of infrastructure and services, in the right place and at the right time, are key to providing a more liveable, productive and sustainable Sydney.

In order to achieve this aspiration, a high degree of collaboration and engagement is required across all levels of government, stakeholders and the community.

The planning priorities will be delivered through the identified actions to guide land use decisions over the life of the Plan. The planning priorities will also be monitored and reviewed, with the LSPS updated as required.

This section of the North Sydney LSPS responds to the higher level directions and planning priorities of the *North District Plan* and expresses them in a North Sydney context.



A vertical garden wall covered in lush green plants. Large, yellow, three-dimensional letters spell out 'LEON AIRIDS' across the top of the wall. The background shows a building with a red roof and a tree branch.

LEON AIRIDS

## PLANNING PRIORITIES

**I1**

Provide infrastructure and assets that support growth and change.

**I2**

Collaborate with State government Agencies and the community to deliver new housing, jobs, infrastructure and great places.



# LOCAL PLANNING PRIORITY 11

## PROVIDE INFRASTRUCTURE AND ASSETS THAT SUPPORT GROWTH AND CHANGE

### INFRASTRUCTURE

#### RATIONALE

Council provides services that are either legislatively required or carry high levels of community expectations. The North Sydney LGA is facing significant development pressure similar to the entire Sydney metropolitan area. These pressures often translate to relatively rapid levels of growth that the planning system sometimes struggles to manage.

The expected population growth means that shared public spaces such as parks, sport and recreation facilities, libraries, community and cultural facilities will see increased use. In addition, many types of local infrastructure including roads, footpaths, stormwater drains and public buildings are coming to the end of their useful life and will need to be renewed or replaced.

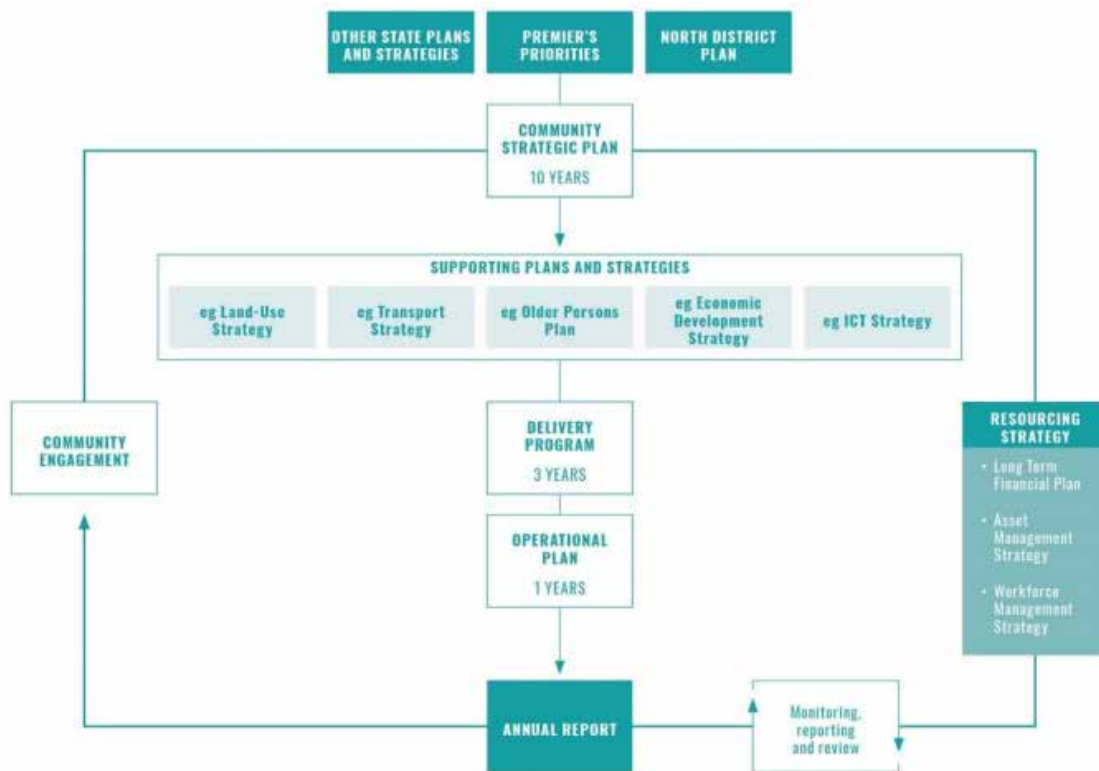
Council's aging infrastructure and greater demands on new infrastructure to service a growing and changing population pose significant challenges. One of the key priorities expressed under the *North Sydney Community Strategic Plan (CSP) 2018-2028*, is improving our existing assets and infrastructure. However, with constrained funding sources, there is a risk that Council may not be able to deliver the levels of infrastructure and services that meet current and future community expectations.

#### LOCAL INFRASTRUCTURE FUNDING

Council's ability to align funding with expenditure is restrained by 'rate pegging,' which means that the annual increase in revenue is determined by an external body – the Independent Pricing and Regulatory Tribunal (IPART). Over half of Council's income is dependent on rates. In 2019, following extensive community consultation, Council obtained approval for a 7% increase per annum for three years (2019/20 to 2021/22). Consultation findings identified 75% of residents and 61% of businesses supported the Special Rate Variation (SRV) to allow Council to maintain, renew and invest in high priority infrastructure, reduce its infrastructure backlog and maintain existing services.

Council staff continue to undertake significant work developing new funding strategies, and asset renewal and maintenance programs to achieve reductions in Council's infrastructure backlog. Council's *Resourcing Strategy* and *Delivery Program* sets out what Council will do over the next three years to deliver on the strategic directions, outcomes and strategies of the *North Sydney CSP*.

Whilst Council is delivering local infrastructure improvements, further development and growth will require additional infrastructure and funding. With limited scope for Council to respond to population led demand for community infrastructure using existing local funding mechanisms, Council must explore alternative avenues to deliver this new infrastructure.



**Figure 8:** Relationship between Council's plans and strategies and funding allocations.  
**Source:** North Sydney Council Resourcing Strategy 2018-2028 (2019)

## ASSET MANAGEMENT

North Sydney Council has an extensive portfolio of infrastructure assets that require careful planning and management. These include roads, traffic facilities, footpaths, cycleways, stormwater drainage, buildings, open space and other associated structures such as public lighting, signs, fences, safety barriers, kerbs, gutters, street furniture, retaining walls, seawalls and marine structures.

Financing the needs of the asset portfolio is challenging, requiring planning for large peaks and troughs in expenditure for renewal and replacement of assets. The demand for new and improved assets adds to the planning and financing complexity.

Council is set to deliver an expanded asset renewal program to continue to 'close the gap' on North Sydney's infrastructure renewal backlog. Between 2018/19 -2020/21, \$93 million in capital expenditure has been allocated to infrastructure upgrades.

Council will continue to review and implement its Asset Management Strategy and Plan to ensure Council's asset portfolio meets the service delivery needs of the community into the future.



## DEVELOPER CONTRIBUTIONS

The local developer contributions system is a critical component of Council's wider funding strategy to deliver new and upgraded infrastructure that supports the growing and changing needs of the North Sydney community.

Due to the underlying age of Council's existing *Local Infrastructure Contributions Plan (2013)*, Council will review its developer contributions framework in the context of changing demographic trends, development activity and future growth projections, to ensure future infrastructure requirements align with local housing and job growth. Such a review will help inform the demand on existing facilities and services and better forecast what is needed to be funded to sustain and enhance the quality of life for North Sydney's future population.

## PLANNING AGREEMENTS

Council's strong agenda of strategic-led planning will continue to identify key public domain, community facilities and other place-making initiatives necessary to support areas experiencing significant growth. This will be achieved through robust site analyses and strong community consultation with some facilities being delivered through negotiated Voluntary Planning Agreements (VPAs) or Local Infrastructure Contributions Plan.

An overarching principle of Council's planning studies to date is that any development pursued under a Planning Proposal needs to be supported by a commensurate level of public benefits. This approach has enabled the delivery of innovative infrastructure outcomes alongside development proposals, and assists Council with the timely delivery of infrastructure needed to support growth.

In line with public benefits identified in Council's *St Leonards/Crows Nest Planning Study – Precincts 2 & 3 (2015)*, Council has negotiated the inclusion of new and embellished public open space, streetscape upgrades, a new arts centre, new pedestrian links and affordable co-working office spaces as part of major developments and Planning Proposals in St Leonards.

Council will continue to prepare precinct-based planning studies to ensure adequate infrastructure and services are in place to support the North Sydney community. Planning studies currently being prepared include:

- Ward Street Precinct
- Military Road Corridor
- Northern 'Civic' Precinct

Council will work with the NSW Government to ensure any future infrastructure contribution regimes allocate appropriate funding for local infrastructure projects in the North Sydney LGA.



North Sydney Oval, North Sydney



## OPEN SPACE & RECREATION FACILITIES

One of the most acute areas of need is accessibility to open space. While Council maintains a network of some 200 parks, given the relatively high population densities of the North Sydney LGA, these open spaces are highly utilised by the local and wider community and over-use is an ongoing issue.

The competing interests of active and passive recreation regularly play out when Council prepares and reviews its Plans of Management for its parks. This is a core piece of work for Council to ensure that providing greater access to recreational opportunities is balanced with managing the resource, and opening-up its possibilities for responsible ongoing use.

Council's *Local Infrastructure Contributions Plan (2013)* allocates funding towards increasing the capacity of existing open space and acquiring new open space. However, the acquisition of significant areas of land for new public open space is very difficult to achieve in an established and highly dense area like North Sydney where land values are extremely high.

Council has funded a rolling program of major upgrades to its parks and recreation facilities. In the last two years, major projects completed include:

- ANZAC Park community garden;
- St Leonards Park and Bradfield Park Masterplans;
- Lavender Bay Parklands Masterplan Implementation;
- Coal Loader platform conversion;
- Kesterton Park playground upgrade and foreshore pathway;
- Warringa Park playground replacement and upgrade;
- Kurraba Reserve upgrade and boat ramp/storage extension;
- Forsyth Park sportsfield lighting, drainage and pathway upgrades;

- Primrose Park cricket net replacement/expansion;
- Hayes Street Beach access improvements;
- Balls Head reserve picnic areas upgrade;
- North Sydney Oval upgrades and refurbishment of corporate facilities;
- Waverton Park and Bon Andrews Oval sportsfield improvements.

Council continues to investigate opportunities to extend the existing network of open space through innovative and co-operative methods including: development negotiations, land swap arrangements, leasing vacant land from Government such as Rail Corp or other land owners (eg. schools), donations/bequeaths, grants, naming rights/sponsorship, partnering with neighbouring councils, and dual use of land not dedicated as public open space.

Council is actively investigating opportunities to partner with commercial entities and educational establishments to deliver shared and co-located recreation facilities; and utilise or re-purpose commercial and brownfield space (including roof tops and car parks), transport infrastructure, non-green space for sport and recreation use.

Council has also strongly advocated for the provision of new public open space through new developments and Planning Proposals. This includes the Mitchell Street and Oxley Street linear parks and Hume Street Park expansion, as identified in Council's *St Leonards/Crows Nest Planning Studies*.

Further details on Council's planning for sport and recreation infrastructure are contained under Local Planning Priority L2 and S2.



## COMMUNITY & CULTURAL FACILITIES

North Sydney Council provides a range of direct and indirect community services. These services are either provided by Council staff (such as libraries and youth centres) or in collaboration with external organisations (such as community housing, community based childcare, aged care and cultural groups). Other services include providing opportunities for emerging and established local artists, professional support for volunteer boards and community grants programs.

North Sydney has a number of community facilities that vary in function, capacity and usage. Many of these facilities require significant upgrade.

Council's existing *Local Infrastructure Contributions Plan (2013)* allocates funding for the capital costs of new/ upgraded community buildings and libraries. Due to limitations on apportionment, only a portion of the cost of community buildings is able to be funded by local development contributions.

Council has strongly advocated for the provision of community infrastructure through new developments and Planning Proposals, and has negotiated several Voluntary Planning Agreements (VPAs) for the delivery of a new multi-purpose arts centre and co-working commercial spaces consistent with Council's *St Leonards/Crows Nest Planning Studies*.

Maximising the utility of existing Council landholdings to provide for community uses has been explored by Council through the *Community Uses on Council Land Study (2015)*, *Ward Street Precinct Masterplan (2018)* and *Military Road Corridor Planning Study – Stage 1 (2019)*. Underpinned by a detailed infrastructure needs analysis, these studies identify opportunities to enhance the provision of community uses across several Council owned landholdings.

Council's *Ward Street Precinct Masterplan (2019)*, is investigating collaborative options with the private sector to redevelop the Council-owned Ward Street and Harnett Street car parks. If realised, transformative public domain and community use benefits including a library, community hub, public squares and commercial office space will be provided.

Stage 1 of the *Military Road Corridor Planning Study* is also investigating options for the potential upgrade of the Neutral Bay Community Centre, as well as options to maximise the potential of the Council owned Grosvenor Lane and Barry Street car parks for the provision of public open space and multi-purpose community facilities.

Further details on Council's planning for community infrastructure are contained under Local Planning Priority L2.

## PUBLIC DOMAIN & STREETScape IMPROVEMENTS

Council's *Contributions Plan (2013)* allocates funding towards public domain improvements, including new footpaths, street furniture, street trees, pedestrian lighting and underground powerlines.

Council has commenced implementing capital works programs to enhance the public domain in North Sydney CBD, the Education Precinct, St Leonards, Crows Nest, Cremorne and Neutral Bay. The *North Sydney Public Domain Style Manual and Design Codes (2014)* sets out comprehensive design objectives to achieve a distinctive look among all the different villages in the North Sydney LGA.

Public domain upgrades are also proposed for Kirribilli, Waverton, Wollstonecraft and McMahons Point villages, subject to available funding.



Crows Nest Community Centre, Crows Nest



North Sydney Olympic Pool, Milsons Point

## TRANSPORT INFRASTRUCTURE

North Sydney's local and regional road network needs to be managed effectively to improve pedestrian, cyclist and public transport user safety and amenity; facilitate access for local deliveries; and minimise the negative impacts of private vehicle traffic on priority mode groups.

The *North Sydney Transport Strategy (2017)* is Council's principal transport planning and management policy. Council is working with stakeholders to make improvements to the transport network. This includes identifying public transport improvements that can be delivered directly and proactively seeking grant funding through Federal and State government improvement programs for suitable sites, as well as advocating for continued improved public transport.

Council's *Traffic and Parking Management Strategy (2015)* will help guide a coordinated program of works and projects to manage traffic, parking, pedestrians and cyclists across the LGA.

Council also continues to work on a number of major cycling projects to help make cycling a safe, enjoyable and convenient everyday transport option for residents, workers and visitors to North Sydney. These projects focus on the installation of fully separated cycleways and are guided by the *North Sydney Integrated Cycling Strategy (2013)*.

Further details on Council's planning for transport are contained under Local Planning Priority P6.



**GREATER SYDNEY  
REGIONAL PLAN**

**OBJECTIVE 1**

Infrastructure supports three cities.

**OBJECTIVE 2**

Infrastructure aligns with forecast growth.

**OBJECTIVE 3**

Infrastructure adapts to meet future needs.

**OBJECTIVE 4**

Infrastructure use is optimised.

**NORTH DISTRICT  
PLAN**

**PLANNING PRIORITY N1**

Planning for a city supported by infrastructure.

**NORTH SYDNEY  
LSPS**

**LOCAL PLANNING PRIORITY I1**

Align growth and development with infrastructure that supports the needs of the North Sydney community.

**ACTIONS**

- I1.1** – Continue to undertake asset condition surveys and review Council's Asset Management Strategies and Plans. **(short term)**
- I1.2** – Continue to deliver Council's rolling Delivery Program of capital works projects and services. **(ongoing)**
- I1.3** – Monitor housing growth to coordinate planning and the delivery of infrastructure through Local Infrastructure Contributions Plans and Voluntary Planning Agreements (VPAs). **(ongoing)**
- I1.4** – Review and update Council's section 7.11 (former section 94) Local Infrastructure Contributions Plan to ensure future infrastructure aligns with local housing and job growth. **(short term)**
- I1.5** – Continue to prepare precinct-based planning studies that identify key public benefits (such as public open space; community facilities and place-making initiatives) needed to support growth and create vibrant, productive and socially connected places. **(ongoing)**
- I1.6** – Continue to negotiate Voluntary planning Agreements (VPAs) to deliver innovative infrastructure outcomes alongside development proposals, and assist Council in the timely delivery of infrastructure needed to support growth. **(ongoing)**
- I1.7** – Collaborate with the NSW Government to ensure any future infrastructure contribution regimes allocates appropriate funding for local infrastructure projects in the North Sydney LGA **(ongoing)**



**NORTH SYDNEY  
LSPS**

- 11.8** – Submit applications for government grants on all suitable projects. **(ongoing)**
- 11.9** – Investigate opportunities to provide new open space via cost-effective, innovative, and co-operative methods, such as development negotiations, land swap arrangements, leasing vacant land from Government and other land owners, grants, partnering with neighbouring councils, and dual use of land not dedicated as public open space. **(ongoing)**
- 11.10** – Investigate opportunities to partner with commercial entities and educational establishments to deliver shared and co-located sport recreation facilities. **(short – medium term)**
- 11.11** – Investigate opportunities to utilise or re-purpose commercial and brownfield space (including tops of buildings and car parks), transport infrastructure, non-green space for sport and recreation use. **(short – medium term)**
- 11.12** – Investigate innovative and collaborative options to maximise the utility of existing Council landholdings to provide for multi-purpose community uses. **(short – medium term)**



Education Precinct – Berry & Napier Street Upgrade



# LOCAL PLANNING PRIORITY 12

COLLABORATE WITH STATE GOVERNMENT AGENCIES AND THE COMMUNITY TO DELIVER NEW HOUSING, JOBS, INFRASTRUCTURE AND GREAT PLACES

## COLLABORATION

### RATIONALE

Collaboration between local and state governments and across state agencies is essential for coordinating land use and infrastructure planning and delivery within the North Sydney LGA and North District.

Engagement with the community and key stakeholders is central to all collaborative processes, and Council will continue its strong agenda of comprehensive community and stakeholder engagement in the preparation of its plans, strategies and policies.

Council is actively working with neighbouring councils and state government authorities on a number of State Significant infrastructure projects currently being delivered or planned in North Sydney and its vicinity, including:

- Sydney Metro City and Southwest (with new metro stations to be delivered at Victoria Cross and Crows Nest in 2024); and
- Western Harbour Tunnel and Beaches Link; and

Council will also continue to work closely with neighbouring Councils and State government authorities on the future of the St Leonards/Crows Nest Planned Precinct.

### STATE SIGNIFICANT INFRASTRUCTURE

Investment in state significant infrastructure, such as Sydney Metro, has the potential to bring significant benefits for the North Sydney community, increasing the desirability of the area. Such investments will also stimulate population growth and development pressure, putting additional demand on existing regional community health and education infrastructure such as hospitals, schools and emergency services.

North Sydney Council will continue to liaise with School Infrastructure NSW, NSW Health and other relevant state agencies to assist in planning for future demand of regional community health and education services. It will continue to work closely with State authorities to ensure that investment in State Significant infrastructure meets the needs of the North Sydney community and is supported by local infrastructure to maximise its benefits.



Milsons Point Railway Station



## SYDNEY METRO

The delivery of the Victoria Cross Metro Station and associated over station development will transform the North Sydney CBD, not only in terms of improved access to and from the CBD but also in terms of boosting the overall appeal of North Sydney CBD as a vibrant commercial and recreation destination.

Strategic planning undertaken to support, as well as address the impacts of the new Victoria Cross Metro Station, include Council's:

- *North Sydney CBD Land Use and Capacity Strategy (2017)*
- *North Sydney CBD Transport Masterplan (2019)*
- *North Sydney CBD Public Domain Strategy (2019)*
- *Central CBD Laneways Masterplan (2018)*
- *Ward Street Precinct Masterplan (2019)*

These strategies provide an additional level of guidance as the station, over-station development and associated public domain works are designed and rolled out.

The delivery of the Crows Nest Metro Station will transform the Crows Nest Precinct, delivering increased regional access and supporting anticipated growth detailed in the DPIE's *Draft St Leonards and Crows Nest 2036 Plan*.

Council will continue to collaborate and work closely with Transport for NSW (TfNSW) as Metro is rolled out at Victoria Cross and Crows Nest to ensure that this infrastructure has a strong place focus whilst achieving regional jobs and growth objectives. Achieving local place making benefits, creating comfortable and inviting transport-based precincts, will be pivotal to the success of this infrastructure.

## WESTERN HARBOUR TUNNEL & BEACHES LINK

One of the key objectives of the Western Harbour Tunnel and Beaches Link (WHTBL) projects, as per the State Government's project announcement and updates, is the provision of additional traffic capacity and reduction of traffic on the Sydney Harbour Bridge, Sydney Harbour Tunnel and on roads linking the Northern Beaches to the Eastern Harbour city.

At the time this LSPS was prepared, Council had raised concerns with the designs of the WHTBL, in particular the proposed reinforcement of Berry Street, the Pacific Highway and Military Road as arterial traffic/movement corridors and its potential impact on Council's place-making objectives for the North Sydney CBD and Military Road centres (refer to Local Planning Priority P1 and P3). Council has also raised concerns about the potential loss of open space in St Leonard's Park and Cammeray Park due to the proposed location of WHTBL portals.

The WHTBL projects present opportunities to optimise outcomes for priority mode groups by encouraging more regional traffic to use alternative road corridors that have less impact on the North Sydney CBD and Military Road centres. This will support the creation of safer, higher amenity, walkable and transit-oriented centres.

Council will continue to seek opportunities to work closely with TfNSW to address Council's concerns to ensure local benefits are optimised in the form of improved public domain and local transport infrastructure in the North Sydney CBD. Council will also seek opportunities to work closely with TfNSW and Mosman Council to develop a local benefits program for Military Road, including road space re-allocation to improve local movement and place functions. This will provide a safer, higher amenity pedestrian environment for Military Road centres and support current high levels of walking, cycling and public transport use on Military Road.



## ST LEONARDS/CROWS NEST PLANNED PRECINCT

St Leonards/Crows Nest is identified a 'Planned Precinct' and 'Collaboration Area' under the Regional and North District Plans, with the NSW Department of Planning, Industry and Environment (DPIE) leading the planning in the area in collaboration with the Greater Sydney Commission (GSC), NSW Health, Transport for NSW, the Department of Industry and TAFE NSW.

The precinct straddles across three LGA boundaries including North Sydney, Willoughby and Lane Cove. Council will be responsible for the implementation of the NSW State Government's *St Leonards and Crows Nest 2036 Plan* once adopted.

The *Draft 2036 Plan* identifies desired heights, density ('floor space ratio' or FSR), employment (non-residential FSR), land use, overshadowing and building setback controls. The Plan proposes to provide capacity for an additional 7,525 new dwellings, 14,00 new residents and 16,500 workers within the precinct. To support the anticipated residential and worker population growth, the *Draft 2036 Plan* also proposes upgrades to pedestrian, cyclist, public transport and vehicle infrastructure, proposals for more greenspace and tree planting and investigations for a new school.

The *Crows Nest Principles and Placemaking Study* was prepared and endorsed by Council in 2018 to inform Council's input into the NSW State Government's investigation and future plans for the area. Underpinned by extensive community consultation, the study articulates the community's aspirations for Crows Nest and surrounds once the Metro is operational. It also reinforces the current, community endorsed *St Leonards/ Crows Nest Planning Study – Precincts 2 & 3*, which was developed over the last four years by Council.

At the time this LSPS was prepared, Council had raised various concerns with the *Draft 2036 Plan*. Key concerns raised by Council (as described in detailed Council reports on November 2018 and January 2019) included:

- the land use and built form controls proposed for a number of sites including Crows Nest Metro Station;
- the phasing of the rezoning process and the timely delivery of critical infrastructure;
- the proposed rezoning of commercially zoned land and reliance on mixed-use towers to provide employment space;
- the exclusion of the Mater hospital and associated employment potential;
- the scale of proposed transport and community infrastructure relative to expected growth;
- the introduction of a new state levy, the Special Infrastructure Contribution (SIC), and limited mechanisms to enable the delivery of local community infrastructure beyond traditional local contributions plans (section 7.11 contributions).

North Sydney Council is committed to working with the DPIE to resolve the issues raised in Council's submission on the *Draft 2036 Plan* and the proposed SIC levy, prior to its finalisation and implementation.

Council will continue to seek opportunities to work with Willoughby and Lane Cove Councils, the DPIE and relevant NSW Government authorities on the finalisation and implementation of the Plan, to ensure that opportunities afforded by Metro are capitalised upon, the 'village feel' of Crows Nest is protected, and that growth is well managed and supported by vital open space, recreation and social infrastructure.

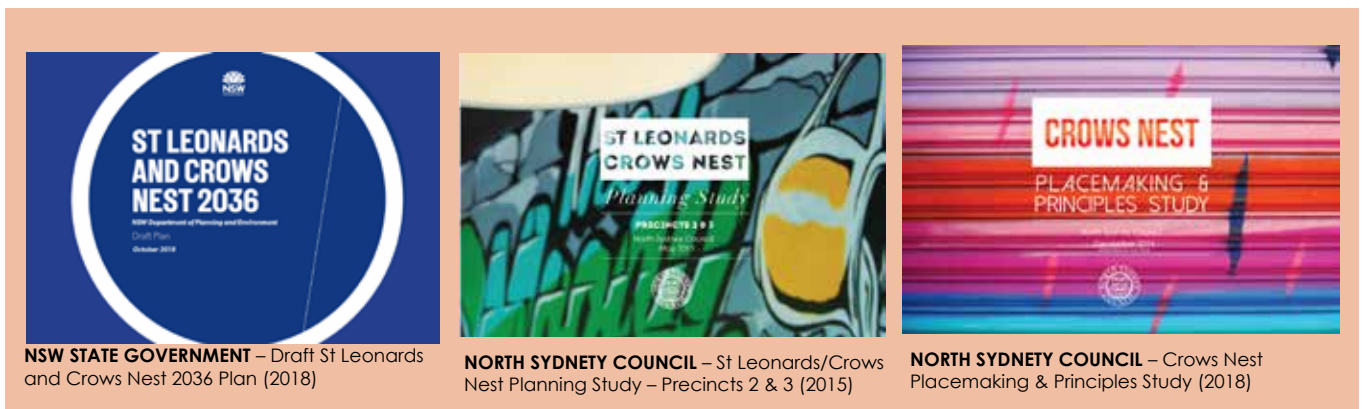
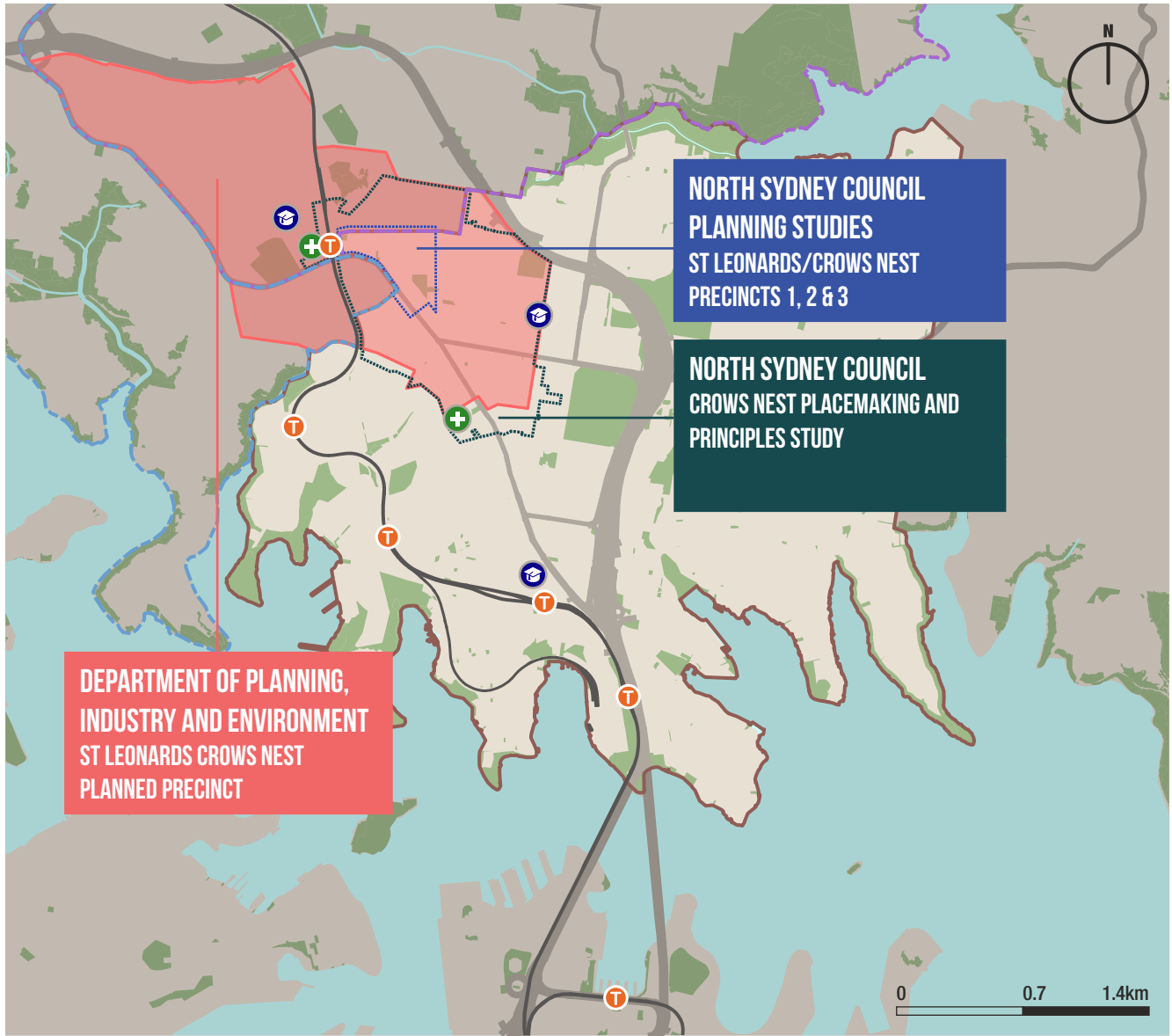


Figure 9 St Leonards/ Crows Nest Planning Studies

# MAP 2 — ST LEONARDS/CROWS NEST PLANNING INVESTIGATION AREA



## LEGEND

- |                |               |             |                    |   |
|----------------|---------------|-------------|--------------------|---|
| LGA Boundary   | Train Station | Open Spaces | Tertiary Education | St Leonards Crows Nest Planned Precinct     |
| Willoughby LGA | Train Line    | Waterways   | Hospitals          | St Leonards Crows Nest Precincts 1,2 & 3    |
| Lane Cove LGA  | Main Roads    |             |                    | Crows Nest Placemaking and Principles Study |





Corner Pacific Highway & Falcon Street, Crows Nest



Willoughby Road, Crows Nest



Alexander Street, Crows Nest



<b>GREATER SYDNEY REGIONAL PLAN</b>	<b>OBJECTIVE 5</b> Benefits of growth realised by collaboration of governments, community and businesses.
<b>NORTH DISTRICT PLAN</b>	<b>PLANNING PRIORITY N2</b> Working through collaboration.
<b>NORTH SYDNEY LSPS</b>	<b>LOCAL PLANNING PRIORITY I2</b> Collaborate with State Government Agencies and the community to deliver new housing, jobs, infrastructure and great places.
	<b>ACTIONS</b>
	<b>I2.1</b> – Continue to collaborate with TfNSW on Sydney Metro to ensure over-station development and surrounding public domain works at Victoria Cross and Crows Nest have a strong place focus, whilst achieving regional jobs growth objectives. <b>(short term)</b>
	<b>I2.2</b> – Collaborate with Mosman Council and TfNSW on the proposed Western Harbour Tunnel and Beaches Link project to ensure potential traffic re-assignment benefits are optimised for the North Sydney CBD and Military Road Corridor. <b>(short – medium term)</b>
	<b>I2.3</b> – Advocate for the protection of open space in St Leonard's Park and Cammeray Park. <b>(short-medium term)</b>
	<b>I2.4</b> – Advocate for improved state infrastructure, including continued improved public transport on Spit Road/Military Road corridor to the Warringah Peninsula and Northern Beaches <b>(ongoing)</b>
	<b>I2.5</b> – Collaborate with School Infrastructure NSW, NSW Health and other relevant State government agencies to assist in planning for future demand of regional health and education services. <b>(ongoing)</b>
	<b>I2.6</b> – Continue to seek opportunities to collaborate with Willoughby and Lane Cove Councils, the DPIE and other relevant State government agencies to further refine and finalise the <i>Draft St Leonards and Crows Nest 2036 Plan</i> , State levy and Metro rezoning proposal to ensure the delivery of new housing, jobs, infrastructure and services within the Planned Precinct are well managed and development phased, drawing on the place-based studies and community consultation carried out by Council. <b>(short term)</b>
	<b>I2.7</b> – Continue to liaise with the DPIE and advocate for a formal exemption from the application of the proposed new state levy (SIC) on certain sites where a VPA has been negotiated to deliver public benefits consistent with Council's Planning Studies. <b>(short term)</b>
	<b>I2.8</b> – Continue to collaborate with the State Government agencies on the implementation of the <i>St Leonards and Crows Nest 2036 Plan</i> , to ensure the concerns raised by Council and the community are addressed. <b>(medium - long term)</b>



# LIVEABILITY

## OVERVIEW

Liveability is one of four inter-related themes that frame North Sydney's local planning priorities and actions. These themes are introduced in the GSC's Greater Sydney Regional Plan, *A Metropolis of Three Cities*, and *North District Plan*.

The theme of liveability recognises that growth and change need to be managed in a manner that maintains people's amenity, quality of life and overall wellbeing.

This theme covers challenging topics such as how to go about meeting housing demand, how to build local strengths, creating great places, and respecting the area's unique local character and heritage.

The planning priorities will be delivered through the identified actions to guide land use decisions over the life of the Plan. The planning priorities will also be monitored and reviewed, with the LSPS updated as required.

This section of the North Sydney LSPS responds to the higher level directions and planning priorities of the *North District Plan* and expresses them in a North Sydney context.





## PLANNING PRIORITIES

### L1

Diverse housing options that meet the needs of the North Sydney community.

### L2

Provide a range of community facilities and services to support a creative, healthy, diverse and socially connected North Sydney community.

### L3

Create great places that recognise and preserve North Sydney's distinct local character and heritage.



# LOCAL PLANNING PRIORITY L1

## DIVERSE HOUSING OPTIONS THAT MEET THE NEEDS OF THE NORTH SYDNEY COMMUNITY

### HOUSING

#### RATIONALE

North Sydney has historically been a predominantly high density residential area comprising of units, townhouses, semi-detached houses and terraces and a lesser number of low density detached dwellings. There is, however, variation in the type of housing available in different suburbs with the highest concentration of detached dwellings in Cammeray, Cremorne and Waverton.

During the 2006-2016 decade, the North Sydney LGA's resident population grew by 17% (+10,297 people), compared to 15% in the North District.<sup>29</sup> In 2016, the North Sydney LGA's estimated population was 72,150 residents.

There are currently 39,950 dwellings in the North Sydney LGA.<sup>30</sup> Over the past six years (2012-2018), an average 471 dwellings have been completed each year, with a higher number of dwellings (746) completed in the 2017/18 financial year.<sup>31</sup> Compared to neighbouring LGAs, only the City of Sydney and Lane Cove LGAs have had a greater number of additional dwelling completions, of which the majority have also been multi-unit dwellings.

The number of multi-unit dwelling completions in recent years has risen significantly, surpassing that of detached dwellings. This aligns with a broader trend across major Australian cities where almost 60% of new dwellings completions have been apartments, townhouses and other medium-high density dwellings.

#### HOUSING DEMAND

The population projection for the North Sydney LGA is an additional 19,500 residents by 2036, representing 27% growth from 2016.

A higher proportion of households will be made up of single people or couples without children, with the number of lone person and couple only households expected to increase by 32% (+7,750) by 2036.<sup>32</sup> Whilst there is a general tendency towards an aging population, residents classified as 'young workforce' and 'parents and homebuilders' (25-49 years) will remain the most populous group. The number of young children between 0-14 years is expected to increase by 23% (+1,950) to 2036, and the number of households with children is also expected to increase by 26% (+1,900) by 2036.<sup>33</sup>

In line with this anticipated growth, the DPIE's projections identify that an additional 11,450 dwellings are needed in the North Sydney LGA by 2036 (DPIE implied dwelling requirements).<sup>34</sup>

A greater proportion of households in the North Sydney LGA are renters compared to owner-occupiers. This trend is increasing in Inner Ring Sydney LGAs. More households are also seeking to rent houses with more bedrooms, as the price to purchase becomes increasingly expensive (16% of new rental bonds were for properties with 3 or more bedrooms).<sup>35</sup> In this context, demand for rental properties is likely to remain high in North Sydney.

29 Department of Planning, Industry and Environment (DPIE), 2019, North Sydney Community Profile.

30 North Sydney Council, 2019, Draft North Sydney Local Housing Strategy.

31 Department of Planning, Industry and Environment (DPIE) Metropolitan Housing Monitor, 2018.

32 Department of Planning, Industry and Environment (DPIE), 2016, NSW State and Local Government Area Population Projections.

33 Ibid.

34 Department of Planning, Industry and Environment (DPIE), 2016, NSW State and Local Government Area Population Projections.

35 North Sydney Council, 2019, Draft North Sydney Local Housing Strategy.



**11,450**  
dwellings  
needed by 2036

### HOUSING SUPPLY

At the time this LSPS was prepared, Council had adopted the *draft North Sydney Local Housing Strategy (2019) (NSLHS)*. The NSLHS sets out the strategic direction for housing growth in the North Sydney LGA to 2036, responding to local needs and context by identifying those areas that are best suited to deliver North Sydney's share of Sydney's future housing growth.

The housing supply forecast for the North Sydney LGA to 2036, as identified under the NSLHS, is 11,870 dwellings. This slightly exceeds the dwellings required to meet demand. This forecast housing supply can be met by:

- Council continuing its long-term housing approach of concentrating residential density in and around existing centres and transport nodes and rely on the existing capacity if current land use planning controls;
- Managing housing delivery in the St Leonards/Crows Nest Planned Precinct; and
- Council continuing its approach of place-based strategic planning with detailed community consultation to seek the best planning outcomes.

### 0-5 YEAR HOUSING SUPPLY

The North District Plan forecasts an additional 3,000 dwellings are required in the North Sydney LGA between 2016 to 2021 (0-5 year target). The NSLHS confirms that Council is on track to deliver 2,906 dwellings between 2016-2021. This takes into consideration:

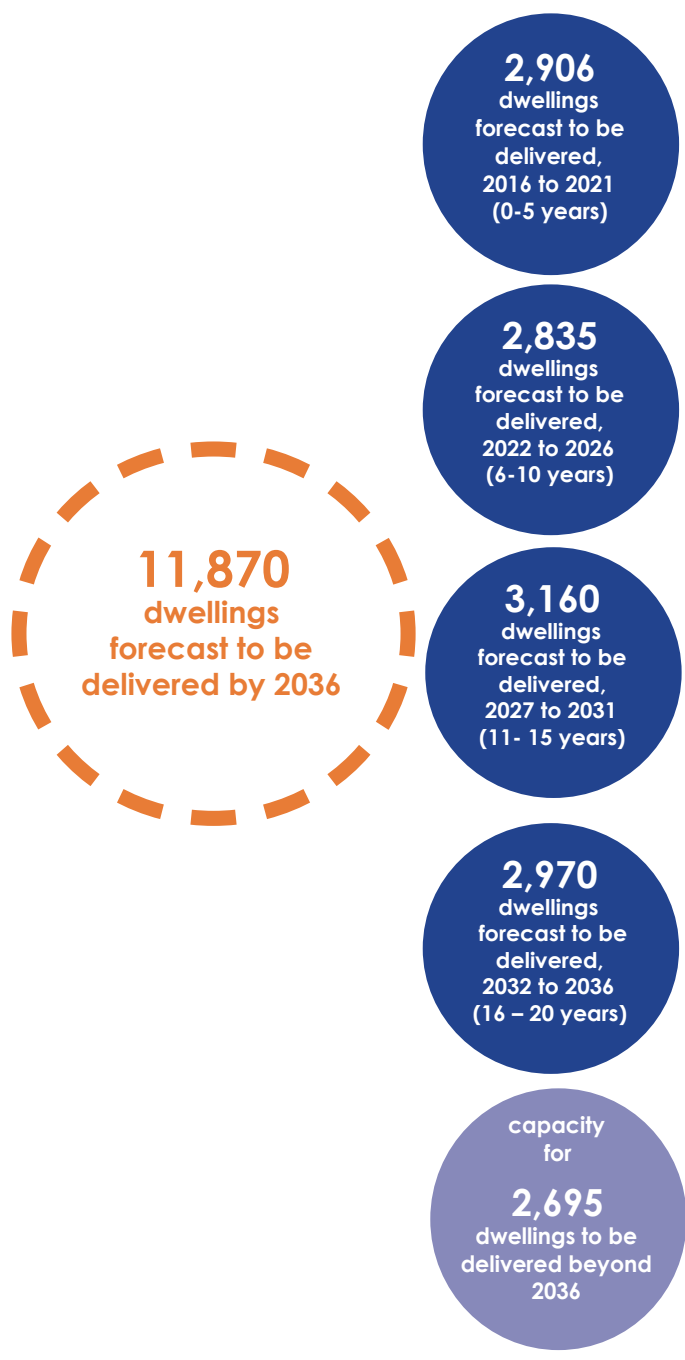
- 746 dwelling completions from 2017/18; and
- 2,160 dwelling completions forecast between 2018/19 to 2021/22, based on the current residential development pipeline.



Atchison Street, Crows Nest







### 6-20 YEAR HOUSING SUPPLY

In the next 6-10 years (between 2022 to 2026), an additional 2,835 dwellings are forecast to be delivered. This is greater than the projected need of 2,700 dwellings. This takes into consideration:

- 540 dwellings completions forecast between 2022/23, based on the current residential development pipeline;
- 652 dwellings to be delivered via current active Planning Proposals;
- 1,043 dwellings within existing capacity of current residential zoned land across the LGA;
- 600 dwellings through urban renewal in the St Leonards/Crows Nest Planned Precinct.

In the next 11-20 years (between 2027 to 2036), there is capacity for an additional 6,129 dwellings to be delivered. This takes into consideration:

- 3,939 dwellings within existing capacity of current residential zoned land across the LGA; and
- 2,190 dwellings through urban renewal in the St Leonards/Crows Nest Planned Precinct.

More dwellings are forecast to be delivered between 2027 to 2036 than the projected need for 6,000 dwellings.

### 20+ YEAR HOUSING SUPPLY

The NSLHS identifies capacity for an additional 2,695 dwellings that can be delivered beyond 2036 without any changes to existing planning controls, apart from proposed changes envisaged by the DPIE in the *draft St Leonards and Crows Nest 2036 Plan*.

Figure 10: North Sydney LGA Forecast Housing Supply 2016–2036





## HOUSING STRATEGY

### APPROACH 1 – CAPACITY WITHIN CURRENT LAND USE PLANNING CONTROLS

The NSLHS identifies the potential for an additional 6,952 dwellings within current residential zones and planning controls in the North Sydney LGA.

This additional development capacity takes into consideration a constraints analysis to confirm the appropriate locations for increasing residential density. Having excluded environmentally sensitive and flood prone land, heritage items and heritage conservation areas, open space and infrastructure lands, and commercial centres, what remains is land zoned predominantly B4, R4 and R3 (refer to Map 2).

These zones will accommodate low-rise (under 6 storey) apartment blocks and mid to high-rise apartment blocks (under 20 storeys) along major transport corridors and in centres.

In 2019, a high level review was undertaken by Council which identified that 10.7% of all parcels of land zoned in lower density zones may have existing use rights. 'Existing Use Rights' are usually available due to historic approvals and allow sites to be redeveloped with a bulk and scale beyond that permissible under existing planning controls.

To address this issue, Council will seek to amend NSLEP 2013 and NSDCP 2013 to ensure that any future redevelopment of sites benefiting from existing use rights is compatible with the desired future character of the lower intensity development.

Additional development activity in the St Leonards/ Crows Nest Planned Precinct, North Sydney CBD and along the Neutral Bay and Cremorne Military Road Corridor may stimulate additional residential development in areas surrounding these precincts.

### APPROACH 2 – DELIVERY OF HOUSING IN THE ST LEONARDS/CROWS NEST PLANNED PRECINCT

The *Draft St Leonards and Crows Nest 2036 Plan*, prepared by the DPIE, identifies planning controls to support the delivery of a potential additional 3,515 dwellings within the parts of the Planned Precinct located within the North Sydney LGA. There are currently 2,316 dwellings within the North Sydney LGA part of the Planned Precinct.

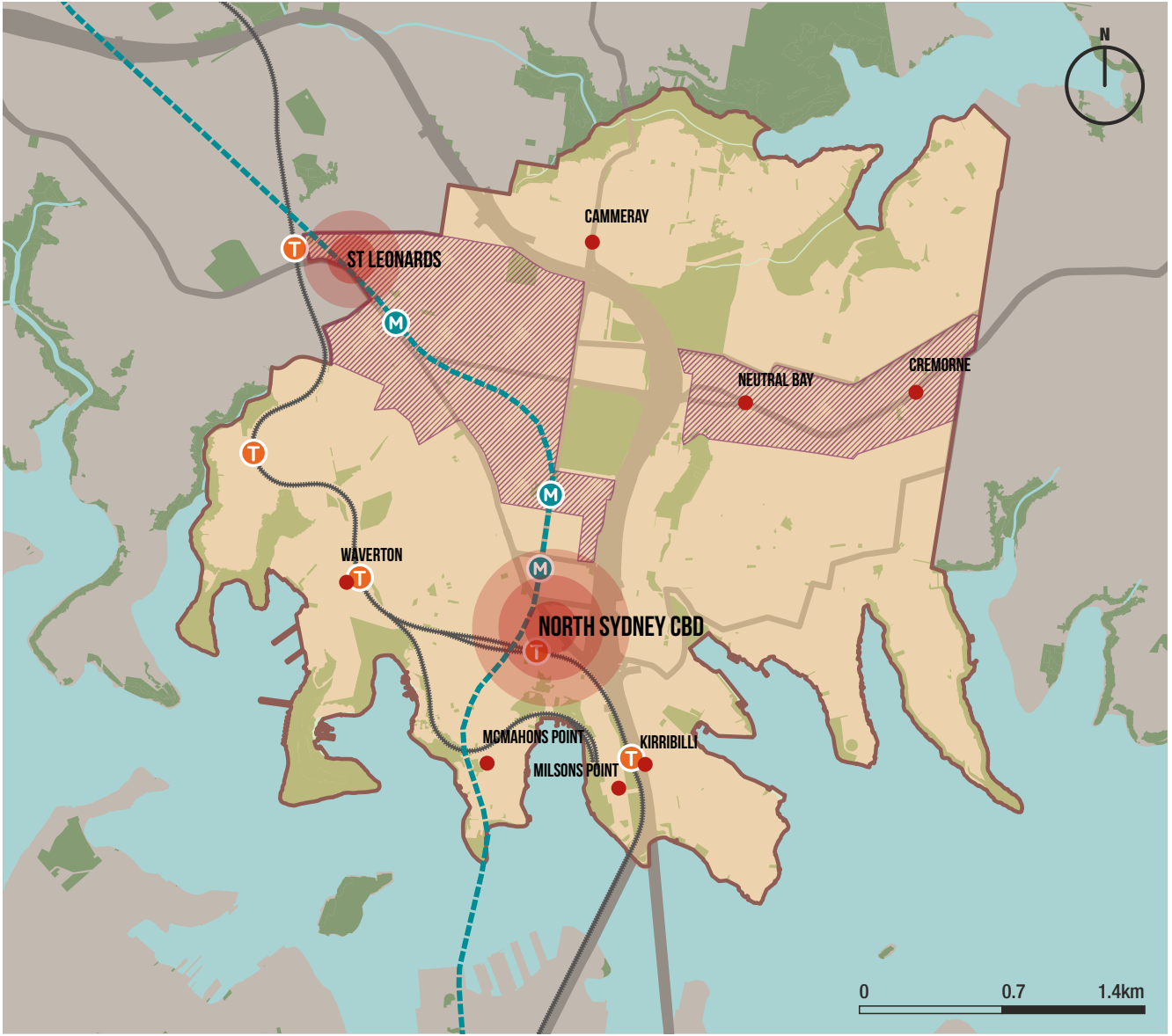
The DPIE's *Draft 2036 Plan*, currently proposes to amend height, Floor Space Ratio (FSR) and setback controls for mixed-use buildings to allow for greater density in close proximity to the new Crows Nest Metro Station. The housing typology will be predominantly mid to high rise multi-unit apartment blocks in mixed-use buildings.

As outlined under Local Planning Priority I2, North Sydney Council will continue to work with the DPIE on the finalisation and implementation of the *Draft 2036 Plan* to ensure the delivery of new housing is well managed and supported by critical infrastructure and services.





# MAP 3 — HOUSING SUPPLY



## LEGEND

- |               |             |                               |                            |   |
|---------------|-------------|-------------------------------|----------------------------|---|
| LGA Boundary  | Metro line  | Metropolitan Centre           | Strategic Centre           | Planning Study Areas*                                   |
| Train Station | Main Roads  | Health and Education Precinct | Local/Neighbourhood Centre | Existing capacity within current LGA wide zoning regime |
| Metro Station | Open Spaces |                               |                            |   |
| Train Line    | Waterways   |                               |                            |   |

## NOTES:

\* Includes St Leonards/Crows Nest Planned Precinct; Military Road Corridor Planning Study; Civic Precinct Planning Study. Refer to North Sydney Local Housing Strategy.



Map 4: St Leonards/Crows Nest Planned Precinct

### APPROACH 3 – PLACE-BASED STRATEGIC PLANNING STUDIES

North Sydney Council will continue to prepare place-based planning studies to ensure housing is delivered in locations that support the role of centres and critical infrastructure and services are in place to support the North Sydney community.

North Sydney Council, like the majority of councils in the Sydney Metropolitan area, continue to receive ad-hoc Planning Proposals for development. If not supported by Council these proposals can be challenged at the Regional Planning Panel, outside Council's control. Ad-hoc Planning Proposals can have a strong influence on how a particular area evolves and there is a risk that if not planned, these can lead to unpredictable development outcomes that are not foreshadowed by Council or the community. This can have a cascading effect on the character of surrounding land and the general precinct.

North Sydney Council has a strong history of preparing place-based planning studies, and delivering balanced growth through aligning identified community values, environmental attributes, public and active transport connectivity and local infrastructure.

Council will continue to support Planning Proposals that are consistent with Council's adopted strategic planning studies. This approach will ensure growth is delivered in a structured and co-ordinated manner, meets the needs and expectations of the community, and respects the future desired character and amenity of the surrounding area.

In addition to the Planning Studies prepared by Council for the St Leonards/Crows Nest, North Sydney CBD, Alfred Street and Ward Street Precincts, Council is currently preparing studies for the following areas:

- **The Military Road Corridor** – this study will investigate the future form and function of the corridor, including opportunities to minimise the negative impacts of traffic on Military Road centres, potentially as part of the Beaches Link local benefits program. Additional residential capacity, whilst not the key driver of this work, may be an outcome of the study once completed.
- **Northern 'Civic' Precinct** – this study will provide a structure to guide development stimulated by the arrival of the Sydney Metro northern entry portal in 2024 and the precinct's proximity to the North Sydney CBD.







## HOUSING AFFORDABILITY

In 2016, a total 4,237 very low, low and moderate income households were experiencing rental stress in the North Sydney LGA.<sup>36</sup>

The Draft NSLHS (2019) has identified a housing supply gap for affordable housing. For the 1,908 very low and low income households experiencing rental stress, there were only 96 rental properties in the North Sydney LGA that would be affordable for these households.<sup>37</sup>

As affordable housing options have narrowed, a significant group of residents, particularly low and very low income households are being priced out of living in North Sydney. While some affordable rental is available for moderate income households, this largely consists of studio and one-bedroom apartments.

Since 1984, at least 2,400 affordable bed spaces have been lost in the North Sydney LGA due to the redevelopment and conversion of boarding houses into high value single residences. Between 2011- 2016, the number of social housing dwellings declined from 570 to 532.<sup>38</sup> Social housing currently accounts for only 1.8% of dwellings in the North Sydney LGA, which is down from 2.0% in 2001.<sup>39</sup> By comparison, the average number of social housing dwellings in Greater Sydney is 5.5%.<sup>40</sup>

Over the years, through Council's own initiatives, and partnerships with State Government authorities made possible through funds levied under State Environmental Planning Policies (SEPPs), Council has been able to mitigate this loss through its partial or full ownership of 25 properties comprised of multi-unit dwellings and houses, and boarding houses used for affordable housing. However, Council has not been able to meet its stated goal of 5% of replacement of affordable housing stock lost due to the high cost of replacement. Despite some excellent initiatives, such as the new generation boarding house in Wollstonecraft, only a small number of bed spaces and/or dwellings have been created.

Due to the limitations of the *SEPP (Affordable Rental Housing) 2009* and high market rents these new properties are garnering rent that would be affordable to only the top end of the moderate-income band; and on occasion, they are advertising themselves as quasi-tourist and visitor accommodation, requiring intervention by Council.

The NSW Government has recently amended *SEPP No.70 – Affordable Housing (Revised Schemes)* to assist with the delivery of and maintenance of affordable housing. These amendments enable North Sydney Council to levy contributions for affordable housing. However, imposing such a levy can only be authorised through an endorsed Affordable Housing Contribution Scheme and adoption by Council's LEP.

Despite these changes, greater support is required from the NSW Government to enable meaningful growth in affordable housing numbers. North Sydney Council will continue to collaborate with State Government agencies and community housing providers to strengthen the long-term sustainability of affordable housing in the North Sydney.

The Stubbs Report (2019) has identified that if Council and the State Government in their differing capacities maintain 2016 levels of affordable rental housing within the North Sydney LGA, then the following targets will need to be met between 2016-2036:

- Additional 180 social housing dwellings;
- Additional 2,961 affordable private rental flats, units and apartments
- Additional 136 beds in boarding houses.<sup>39</sup>

36 Judith Stubbs & Associates, 2019, North Sydney LGA: Analysis of Strata Prices 2011-2019 and Sales and Rental Trends.

37 Family & Community Services (FCS), 2019, Rent and Sales Report.

38 Judith Stubbs & Associates, 2019, North Sydney LGA: Analysis of Strata Prices 2011-2019 and Sales and Rental Trends.

39 Ibid.



Council will continue to implement *SEPP (Affordable Rental Housing) 2009* to deliver affordable rental housing, accepting that due to high costs and land constraints, the delivery of housing under this SEPP largely consists of secondary dwellings and limited boarding houses.

On the confirmation of a consistent viability test for the Affordable Rental Housing Targets by the GSC, Council will also investigate the establishment of an Affordable Housing Contribution Scheme to enable a mechanism for the delivery local affordable housing. Preferred affordable housing locations and typologies would need to be investigated as part of this project.



New generation boarding house - Nicholson Street, Wollstonecraft

## HOUSING DIVERSITY

The Draft NSLHS (2019) has identified a housing supply gap for small private dwellings. There is currently a shortfall of 7,800 studio and one bedroom dwellings in the LGA, while the current rate of provision of large dwellings (3+ bedrooms) meets the number of households with children. With an additional 7,750 lone person and couple only households anticipated by 2036, additional small dwellings will be needed.

The Draft NSLHS (2019) also identifies an emerging gap for adaptable housing for older person households, this is driven by North Sydney's aging population.

To provide for these emerging trends, Council will continue to implement *SEPP (Housing for Seniors or People with a disability) 2004* and review NSDCP 2013 to ensure an appropriate diversity of dwelling types in new residential developments is delivered, consistent with the findings of the NSLHS.

40 Judith Stubbs & Associates, 2019, North Sydney LGA: Analysis of Strata Prices 2011-2019 and Sales and Rental Trends.





<b>GREATER SYDNEY REGIONAL PLAN</b>	<b>OBJECTIVE 10</b> Greater housing supply.
	<b>OBJECTIVE 11</b> Housing is more diverse and affordable.
<b>NORTH DISTRICT PLAN</b>	<b>PLANNING PRIORITY N5</b> Providing housing supply, choice and affordability with access to jobs, services and public transport.
<b>NORTH SYDNEY LSPS</b>	<b>LOCAL PLANNING PRIORITY L1</b> Diverse housing options that meet the needs of the North Sydney community.
	<b>ACTIONS</b>
	<b>L1.1</b> – Implement the <i>North Sydney Local Housing Strategy (2019)</i> to achieve the housing directions, objectives and actions of the GSC's Regional and North District Plans and deliver 0-5 and 6-10 year housing supply targets. <b>(short-long term)</b>
	<b>L1.2</b> – Prepare Planning Studies for the Military Road Corridor and Northern Civic Precinct to examine the potential delivery of housing in the right locations – concentrating growth in and around existing centres, close to public transport, infrastructure, services and facilities. <b>(short term)</b>
	<b>L1.3</b> – Collaborate with the DPIE to refine and finalise the <i>Draft St Leonards and Crows Nest 2036 Plan</i> and prepare a development phasing plan, to achieve co-ordinated and well managed housing growth in the St Leonards/Crows Nest Planned Precinct, drawing on the outcomes of the <i>NSLHS</i> and adopted place-based studies. <b>(short term)</b>
	<b>L1.4</b> – Amend NSLEP 2013 and NSDCP 2013 to implement the finalised <i>St Leonards and Crows Nest 2036 Plan</i> , as agreed in collaboration with the DPIE and in accordance with the agreed development phasing plan, the outcomes of the <i>NSLHS</i> , and adopted place-based studies. <b>(short – medium term)</b>
	<b>L1.5</b> – Council will only support Planning Proposals that are consistent with Council's endorsed planning studies, that have identified growth being delivered in locations that support the role of centres and have critical infrastructure and services in place to support the North Sydney community. <b>(ongoing)</b>
	<b>L1.6</b> – Amend NSLEP 2013 and NSDCP 2013 to manage the impacts of any existing use rights application and minimise increases in density away from transport and services. <b>(short term)</b>
	<b>L1.7</b> – Continue to implement <i>SEPP (Affordable Rental Housing) 2009</i> to deliver affordable rental housing. <b>(ongoing)</b>



**NORTH SYDNEY  
LSPS**

- L1.8** – On confirmation of a consistent viability test for the Affordable Rental Housing Targets and implementation mechanisms by the GSC, investigate the establishment of an Affordable Housing Contribution Scheme and associated amendment to NSLEP 2013 to enable a mechanism for the delivery of local affordable housing **(short – medium term)**
- L1.9** – Continue to collaborate with State Government agencies and community housing providers to strengthen the long-term sustainability of affordable housing in the North Sydney LGA. **(short – medium term)**
- L1.10** – Continue to implement *SEPP (Housing for Seniors or People with a disability) 2004* to deliver appropriate housing for older persons. **(ongoing)**
- L1.11** – Review/update NSDCP 2013 to ensure an appropriate diversity of dwelling types in new residential development is delivered, consistent with the findings of the NSLHS. **(short-medium term)**





# LOCAL PLANNING PRIORITY L2

PROVIDE A RANGE OF COMMUNITY FACILITIES & SERVICES TO SUPPORT A HEALTHY, CREATIVE, DIVERSE & SOCIALLY CONNECTED NORTH SYDNEY COMMUNITY.

## COMMUNITY INFRASTRUCTURE

### RATIONALE

#### SPORT & RECREATION FACILITIES

Enhancing public open space and increasing access to and provision of recreation facilities to meet current and future needs is a key priority expressed under the *North Sydney Community Strategic Plan 2018-2028*, and a long-standing objective of Council.

The *North Sydney Recreation Needs Study (2015)* identifies that the existing network of parks and reserves in North Sydney do not fully meet the recreation needs of the existing resident, worker and student population in North Sydney LGA and does not have the capacity to absorb the recreation needs and demand of new populations. Whilst North Sydney maintains a good range of recreation facilities, both indoor and outdoor facilities are at capacity.

As additional pressure is being applied on limited open space and sports facilities by an increasing resident, student and worker population, maintaining an adequate supply; quality and diversity of recreational opportunities will be an ongoing challenge.

The *Recreation Needs Study (2015)* identified growing demand for walking and cycling, provision for sport (particularly hockey, soccer, netball, touch, indoor basketball, badminton and squash), social/family recreation parks and water-based recreation. Trends in recreation activities and social indicators (such as patterns of work and income) are likely to generate additional demand for short duration group fitness, indoor sports opportunities and for sports that are based on a 'pay and play' model.

Given the constraints of the North Sydney's topography, which places restrictions on the provision of level open areas suitable for playing fields, and the difficulties of acquiring land for new open space, the prospects of providing for the extent of open space needed to meet

current and future passive and active recreation needs, that is consistent with other less constrained parts of the North District, will be very challenging.

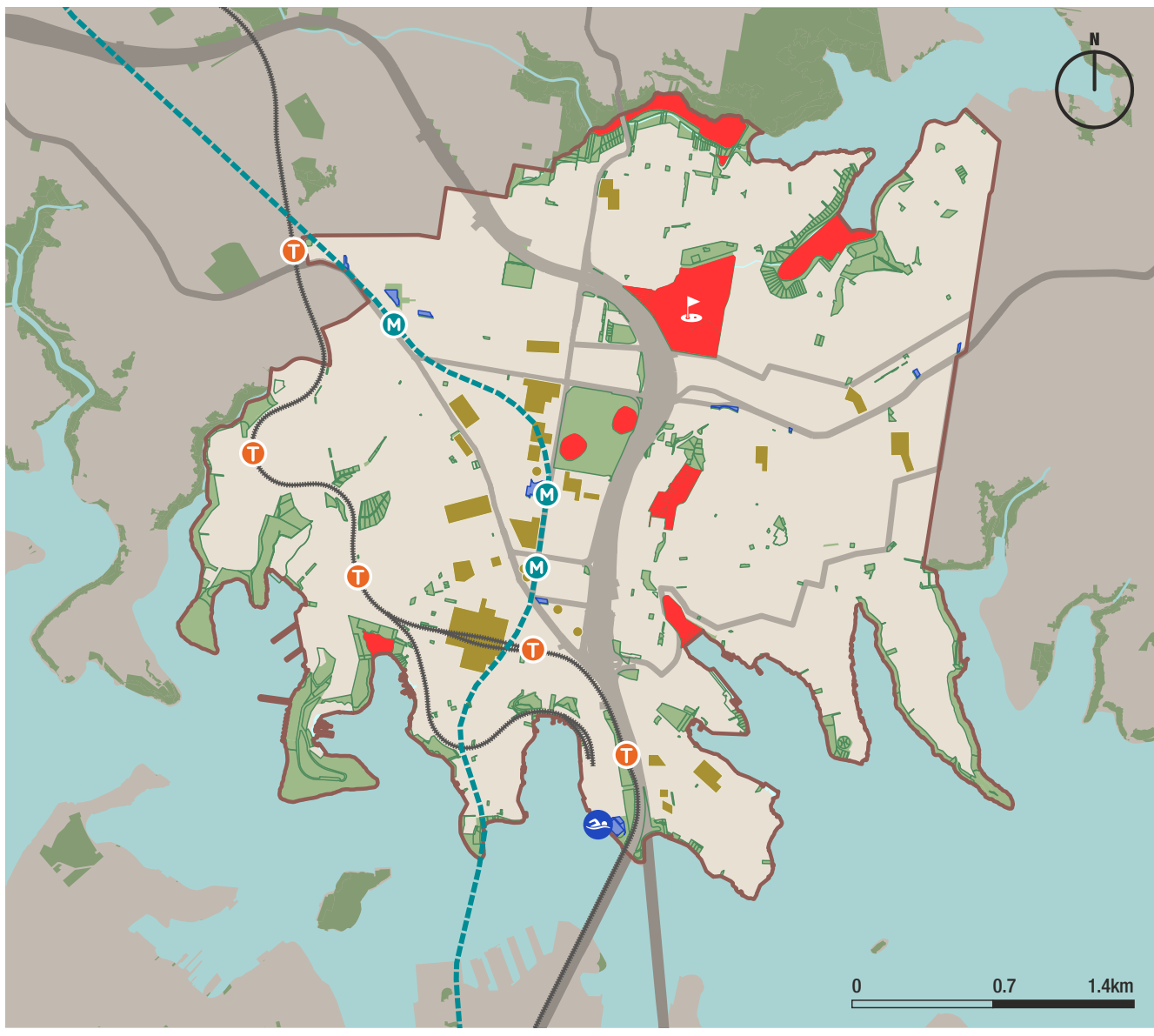
North Sydney Council is a member of the Northern Sydney Regional Organisation of Councils (NSROC), a voluntary partnership of seven local councils in the north district, to address regional issues, work co-operatively for the benefit of the region, and advocate on agreed regional positions and priorities.

The *NSROC Regional Sportsground Strategy Review (2017)* identifies several actions to optimise the capacity of existing resources and address the supply gap. However, the often competing interests of active and passive recreation users regularly play out when Council prepares and reviews its Plans of Management for its parks.

In recent years, Council has been actively investigating opportunities to optimise existing Council assets to provide multi-purpose community facilities. The proposed Hume Street Park expansion and upgrade project in Crows Nest, seeks to underground the existing basketball facility and carpark to provide an at-grade level for active and passive recreation uses. However, securing sufficient funding to proceed with this project is a challenge particularly in light of the proposed new State levy (SIC) for the St Leonards/Crows Nest Planned Precinct.

For further details on funding and delivery mechanisms refer to Local Planning Priority I1.

# MAP 5 — SPORT AND RECREATION FACILITIES



## LEGEND

- |               |            |   |   |
|---------------|------------|---|---|
| LGA Boundary  | Main Roads | Schools (primary, secondary and tertiary) | <b>Existing Sport/Recreation facilities</b> |
| Train Station | Waterways  |   | Sportsground                                |
| Metro Station |            |   | Park/Public Open Space                      |
| Train Line    |            |   | North Sydney Olympic Pool                   |
| Metro Line    |            |   | Cammeray Golf Course                        |





## COMMUNITY & CULTURAL FACILITIES

North Sydney Council owns 21 community facilities, providing a wide range of community services to residents. These include:

- libraries;
- community centres;
- halls and meeting rooms;
- family and children's services including community-based Long Day Care, Out of Hours School Care, Occasional Care, Playgroups and pre-schools, and early childhood health support services;
- youth centres;
- aged and access services;
- community housing;
- citizenship, multiculturalism and language assistance;
- homelessness assistance; and
- arts and cultural facilities and services including studio and exhibition spaces.

Council has undertaken extensive planning to guide the provision of community facilities and services. These studies and strategies are subject to ongoing reviews and updates to remain current and meaningful. They include:

- *North Sydney Council Review of Childcare Services (2014)*;
- *Family and Children's Services Strategy 2018-2024 (2018)*;
- *North Sydney Council Arts and Cultural Strategic Plan 2015-2017 (2015)*;
- *North Sydney Council Older Persons Strategy 2018-2022 (2019)*;
- *North Sydney Council Disability Inclusion Action Plan 2016/2019 (2016)*;
- *Disability Inclusion Action Plan Annual Report 2017/18*;
- *Community Uses on Council Land Study (2015)*.

Key findings from these studies are summarised below:

- There is currently an undersupply of Long Day Care for children under 2 years, particularly affordable Long Day Care services in suburban areas prioritising access for locals;
- There will be increased demand for childcare, particularly for children under 2 years of age, out of school hours services, community based traditional pre-school, early childhood health centre services, services for children with a disability, primary school places, and information and support for new parents on parenting and networks to assist the them, including parents from culturally and linguistically diverse backgrounds;
- There is a lack of low cost studio and exhibition spaces, including temporary exhibition spaces;
- There will be increased demand for seniors services including community support and health services, community transport services, affordable and adaptable housing, social participation and inclusion programs, and volunteering opportunities;
- Improved disabled access to major facilities, public buildings and public spaces.

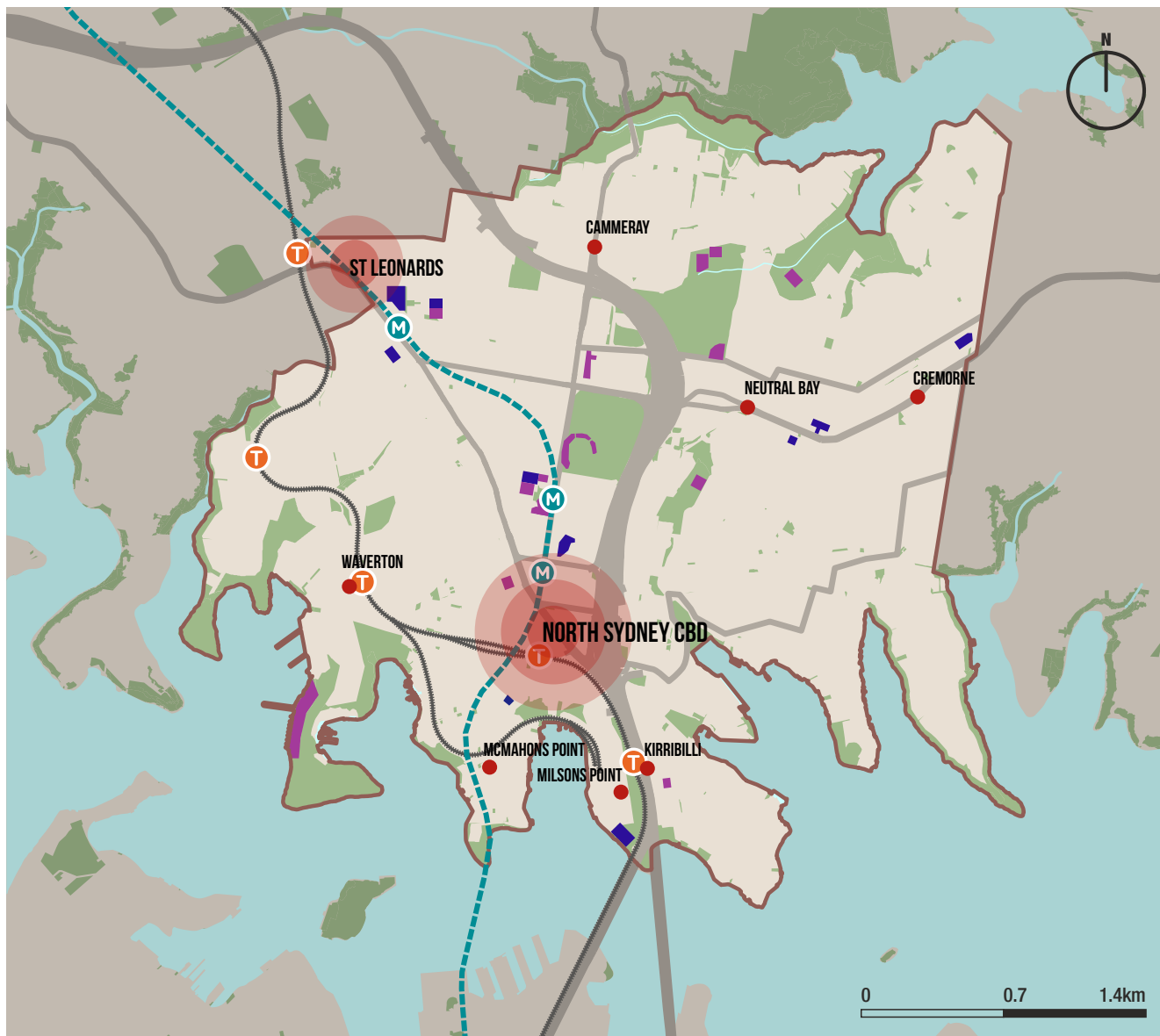
As outlined under Local Planning Priority 11, Council will review its developer contributions framework to address the growing demand for community and cultural facilities and services.



Stanton Library, North Sydney



# MAP 6 — COMMUNITY AND CULTURAL FACILITIES



## LEGEND

- |               |             |                               |  |
|---------------|-------------|-------------------------------|--|
| LGA Boundary  | Main Roads  | Metropolitan Centre           | Existing community/cultural facilities to be retained/enhanced         |
| Train Station | Open Spaces | Health and Education Precinct | Existing Council assets being investigated for enhanced community uses |
| Metro Station | Waterways   | Strategic Centre              |  |
| Train Line    |             | Local Centre                  |  |
| Metro Line    |             |                               |  |





## CULTURAL DIVERSITY

North Sydney Council is committed to supporting the growth and diversity of cultural activities and expression in ways that respond to identifiable needs and will benefit the community, businesses and visitors to the area.

Providing inclusive, accessible, innovative and collaborative arts and cultural programs and services helps build social inclusion and create a vibrant and dynamic community where diversity is acknowledged, respected and celebrated.

The *North Sydney Council Arts and Cultural Strategic Plan 2015-2017*, outlines Council's current service levels as well as directions to:

- enhance the provision of creative spaces and opportunities, by directly or indirectly providing studio and exhibition spaces;
- support diversity and inclusiveness, by subsidising various community programs and events for youth, seniors, Aboriginal and Torres Straight Peoples, and members from culturally and linguistically diverse backgrounds;
- enable cultural expression and experiences, by providing funding and resources to support various programs, exhibitions and prizes.

Although increasing costs, limited resources and funding remain key challenges, Council will explore opportunities to further develop partnerships with external stakeholders and the business sector regarding the provision of affordable creative spaces. Council will also integrate Public Art into existing Plans of Management, strategic programs, public domain upgrades, capital works and environmental programs, and architecture.





## ABORIGINAL CULTURAL HERITAGE

North Sydney Council acknowledges Aboriginal and Torres Strait Islander peoples as the traditional custodians of our land.

There are approximately 60 known sites of Aboriginal heritage significance within the North Sydney LGA. These sites, which are registered with the National Parks and Wildlife Service, include middens, occupation sites, rock engravings and rock art dating back 7,000 years.

The original occupation of the North Sydney area by the Cammeraygal tribe, is well represented in Council's bushland reserve system due to the fact that these areas have remained relatively undeveloped.

Protection of Aboriginal heritage is integrated within Council's policies, strategies, Plans of Management and site management plans and procedures.

The *National Parks and Wildlife Act 1974* and Regulations, which are administered by the NSW Office of Environment and Heritage (OEH), is the primary legislation for the protection of Aboriginal cultural heritage in NSW. NSLEP and NSDCP 2013 sets out objectives and planning provisions to protect and conserve objects and places of Aboriginal heritage significance in the LGA.

Since 2000, North Sydney Council has been a member of the Aboriginal Heritage Office (AHO), a unique partnership of six Sydney Councils (including North Sydney, Lane Cove, Willoughby, Strathfield, Ku-ring-gai and The Northern Beaches Council). The AHO provides advice and expertise to its partners, to protect Aboriginal sites and promote Aboriginal history and heritage in each of the Council areas. The AHO's activities are based on three main areas: council support, site management and education.

Council, with the assistance of the AHO, continues to protect, record, monitor and restore Aboriginal sites within the LGA under the guidance of the Aboriginal Sites Plan of Management (2011). Due to privacy and cultural sensitivity concerns Aboriginal sites are not included on public maps.

The interpretation of selected Aboriginal sites helps increase community awareness and recognition of the value and need to conserve sites. In 1998, North Sydney Council developed the Gadyan Track in association with the Metropolitan Local Aboriginal Lands Council (MLALC). The walk, a 750-metre loop track around the bushland section of Berry Island Reserve, places Aboriginal cultural heritage in both a traditional and a contemporary context.

The MLALC, established under the *NSW Aboriginal Land Rights Act 1983*, is the legislated authority for representation of all Aboriginal people. North Sydney Council is a signatory to the principles of co-operation between MLALC that seeks to foster reconciliation, work together to promote understanding and maintain open and transparent communications.

Council's Aboriginal Heritage Officer, the MLALC and the NSW OEH, are involved in all plans to interpret Aboriginal sites in the North Sydney LGA.








<b>GREATER SYDNEY REGIONAL PLAN</b>	<b>OBJECTIVE 6</b> Services and infrastructure meet communities' changing needs.
	<b>OBJECTIVE 7</b> Communities are healthy, resilient and socially connected.
	<b>OBJECTIVE 8</b> Greater Sydney's communities are culturally rich with diverse neighbourhoods.
	<b>OBJECTIVE 9</b> Greater Sydney celebrates the arts and supports creative industries and innovation.
<b>NORTH DISTRICT PLAN</b>	<b>PLANNING PRIORITY N3</b> Providing services and social infrastructure to meet people's changing needs.
	<b>PLANNING PRIORITY N4</b> Fostering healthy, creative, culturally rich and socially connected communities.
<b>NORTH SYDNEY LSPS</b>	<b>LOCAL PLANNING PRIORITY L2</b> Provide a range of community facilities and services to support a healthy, creative, diverse and socially connected North Sydney community.
	<b>ACTIONS</b>  <b>L2.1</b> – Investigate initiatives to enhance the capacity of existing open space resources whilst minimising overuse; and review the impact of such initiatives against current and forecast demand to refine the quantum for additional increases in capacity. <b>(short – medium term)</b>  <b>L2.2</b> – Continue to liaise with government and non-government educational establishments regarding public access to recreation facilities outside school hours. <b>(short term)</b>  <b>L2.3</b> – Continue to collaborate with NSROC Councils and engage with State Government agencies to pragmatically plan and implement long-term solutions to address the Open Space supply gap to 2026 and beyond, including advocating for the key outcomes from State Government plans and initiatives. <b>(ongoing)</b>  <b>L2.4</b> – Liaise with sporting organisations to monitor, identify and implement initiatives to manage demand. <b>(short – long term)</b>  <b>L2.5</b> – Continue to co-ordinate the North Sydney Family Day Care Scheme, and provide subsidies and grants to parent-run and not-for-profit Long Day Care, Occasional Care, preschools, creches and playgroups. <b>(ongoing)</b>





**NORTH SYDNEY  
LSPS**

- L2.6** – Investigate opportunities to expand the capacity of existing childcare facilities to sustainable numbers, and investigate best practice above ground childcare centre requirements to potentially be incorporated into NSDCP 2013. **(short – medium term)**
- L2.7** – Investigate opportunities for affordable and accessible long-term exhibition and creative spaces, including:
- develop inclusive planning strategies which aim to generate cultural activity through the provision of creative private and public spaces; and
  - develop partnerships with external stakeholders and the business sector regarding the provision of creative spaces. **(short – medium term)**
- L2.8** – Integrate Public Art into existing Plans of Management, strategic programs, public domain upgrades, capital works and environmental programs, and architecture. **(short – medium term)**
- L2.9** – Continue to provide services and activities to seniors through community centres. **(ongoing)**
- L2.10** – Continue to support youth development throughout North Sydney through the implementation, funding and management of youth programs. **(short – medium term)**
- L2.11** – Continue to maintain partnerships with local services and organisations to address homelessness. **(ongoing)**
- L2.12** – Continue to develop and support public programs, activities and operations that promote cultural diversity and provide opportunities for indigenous and intercultural learning opportunities. **(ongoing)**
- L2.13** – Review/update NSDCP 2013 to ensure dignified access is incorporated into the planning process; and review/update audits of access to Council premises and facilities and develop an implementation plan to address issues identified. **(short – medium term)**
- L2.14** – Continue to review/implement the Aboriginal Sites Plan of Management in consultation with the AHO to ensure the protection and conservation of Aboriginal heritage; and continue to engage with the MLALC and the NSW OEH, in all plans to interpret Aboriginal sites in the North Sydney LGA. **(ongoing)**
- L2.15** – Investigate the establishment of a designated 'keeping place' to house information relating to North Sydney's Aboriginal heritage **(short-medium term)**



# LOCAL PLANNING PRIORITY L3

## CREATE GREAT PLACES THAT RECOGNISE & PRESERVE NORTH SYDNEY'S DISTINCT LOCAL CHARACTER & HERITAGE

### LOCAL CHARACTER & HERITAGE

#### RATIONALE

##### PLACEMAKING

Placemaking is a relatively new term that embodies the practice of developing successful public places that build upon the unique history, culture, arts, climate, built form and natural features to create a sense of place that reflects shared community values and culture.

Placemaking is inherent in the planning and engagement activities of Council's various departments responsible for the design and management of public spaces. To acknowledge and reinforce the application of placemaking principles when planning North Sydney's public domain, Council has developed a *Placemaking Policy* to encourage collaboration and the development of placemaking initiatives.

Council's *Placemaking Policy* has been informed by recent work undertaken, including the *St Leonards/ Crows Nest Planning Study (2012, 2015)*, *Education Precinct Masterplan (2013)*, *North Sydney CBD Public Domain Strategy (2019)* and *Ward Street Precinct Masterplan (2019)*.

A key focus of Council's planning studies to date, is ensuring social connections and interactions are encouraged through the design of a safe, accessible, attractive and vibrant places. The fundamental objectives of Council's precinct planning are to:

- improve public domain via high quality new and embellished public spaces that prioritise pedestrians and provide a greater range of activities;
- enhance commercial amenity and viability;
- establish appropriate built form controls that support the functions of the precinct and protect the amenity of surrounding residences;

- encourage public and private development outcomes that activate the precinct;
- identify opportunities to enhance the provision of community uses and infrastructure; and
- ensure community benefit is a key project driver.

The intent of Council's planning studies is to develop a framework and context to guide development and growth in a holistic, coordinated and consultative manner.

As outlined previously (refer to Local Planning Priority 11), an overarching principle of Council's planning studies is that any development pursued under a Planning Proposal must be supported by a commensurate level of public benefits. In line with Council's *St Leonards/ Crows Nest Planning Study – Precincts 1, 2 & 3 (2012, 2015)*, Council has negotiated the inclusion of new and embellished public open space, streetscape upgrades, a new arts centre, and new pedestrian links as part of major developments and Planning Proposals in St Leonards.

These placemaking initiatives are in addition to Council's capital works programs, streetscape upgrade programs, and arts and cultural programs outlined under Local Planning Priority L2.

Local place-based strategic planning will continue to play a crucial role in ensuring growth and development is balanced and respects existing residential amenity and local character. This is a key priority identified under the *North Sydney Community Strategic Plan*, and will continue to underpin Council's strategic planning.



## EDUCATION PRECINCT

In 2013, Council undertook a planning study for the area known as the 'Education Precinct,' located on the western edge of the North Sydney CBD. The precinct accommodates close to a third of North Sydney's student population and is experiencing growth with the expansion of the Australian Catholic University (ACU) and Shore School facilities.

The Planning Study identifies a suite of strategies to transform the precinct into an engaging and lively modern urban campus. A key action of the Study is to establish 'Living Campus' – a design-led Council initiative of short to long term public domain upgrades to enhance the precinct's function as an urban campus; better connect people, schools and places; and transform the streets into valuable civic spaces. Council is progressively implementing these public domain works within the precinct.

## NORTH SYDNEY CBD

The *North Sydney CBD Public Domain Strategy – Place Book (2018)*, has been prepared by Council to aid the development of a more engaging and resilient North Sydney CBD that offers a wider range of activities and unique spaces for workers, residents and visitors.

To achieve these outcomes, the Place Book identifies a framework for future public domain upgrades, including short-medium term projects (such as laneway upgrades) that address known issues as well as visionary longer term, place-making projects (such as new urban spaces).

The *North Sydney CBD Public Domain Strategy – Place Book (2018)* will be refined with an implementation plan, which will provide a greater degree of detailed design for selected CBD spaces to be pursued in the shorter term and build on the momentum and benefits of Victoria Cross Metro Station. Further details on the PDS are contained under Local Planning Priority P1.

North Sydney Council is one of the first council's in NSW to designate an entire CBD a smoke-free area. This policy enhances the liveability of the North Sydney CBD and Council's commitment to improving the health and amenity of the community.

## WARD STREET PRECINCT

The Ward Street Precinct Masterplan (2019) has been prepared by Council to deliver much needed public domain and amenity improvements to the North Sydney CBD and identify commercial growth opportunities.

The Masterplan has been prompted by the opportunities presented in the upcoming release of a large Council landholding (the Ward Street and Harnett Street Carpark) and reinforced by the delivery of Sydney Metro in 2024.

The project has been undertaken in two stages, with Stage 2 including two different masterplan options. The final masterplan reflects community feedback and the preferred masterplan Option 2, with a central civic precinct, additional open public space and green space for the CBD. The masterplan also provides for new commercial developments that will deliver 5,000 additional jobs, a new knowledge and cultural hub, as well as fine-grain 'eat streets.' All these elements will contribute to the emerging 18-hour economy in the heart of the CBD.



Brett Whiteley Plaza, North Sydney CBD





## NORTHERN 'CIVIC' PRECINCT

Council has commenced a planning study for the area that is to the north of the North Sydney CBD. The purpose of this study is to develop a framework to carefully assess and manage development pressure arising from the arrival of Sydney Metro in 2024.

Given the strategic significance of this precinct, surrounding density and access characteristics, there is a need for a wider planning study that will enable the constraints of this precinct to be fully accounted for as well as developing the opportunities associated with increased accessibility presented by the northern Victoria Cross Metro portal.

In addition to investigating whether the northern CBD area can accommodate managed growth, it will also identify possible improvements in the public domain, including pedestrian linkages, wayfinding, public open space and improved public domain amenity consistent with the broad objectives and directions identified in the *North Sydney CBD Public Domain Strategy – Place Book (2018)*.



Young Lane, Neutral Bay

## MILITARY ROAD CORRIDOR

Council has commenced a planning study for the Neutral Bay and Cremorne Military Road Corridor in response to the significant level of development interest within the precinct in recent years which seek to challenge existing planning controls.

The planning study has been divided into two stages to enable its orderly completion, with the first of these to be placed on public exhibition in early 2020. The second stage will commence in the next the 2-3 years, subject to funding.

The Study considers site specific and wider implications with regard to built form, transport, economic context and employment capacity, public domain, community infrastructure and precinct character. The opportunity to minimise the negative impacts of Military Road traffic to enhance the identified 'village' character of Neutral Bay and Cremorne centres, potentially as part of the Beaches Link local benefits program, is also examined. A critical component of this work is consultation with the local resident and business community and stakeholders.

The outcome sought, will be a planning framework against which Planning Proposals may be assessed and measured which will both contribute to the desired future character of the corridor/precinct and make a tangible contribution to the public domain, community infrastructure or other identified public benefits.





## ST LEONARDS/ CROWS NEST

Council's Planning Study of St Leonards/Crows Nest sought to examine opportunities to increase housing and employment capacity in the area whilst delivering high quality public domain and services to support the current and future community's needs. The Study was completed in stages to manage the high level of development interest in the area, with the study of Precinct 1 completed in 2012 and Precincts 2 and 3 completed in 2015.

Council's Study sought to deliver:

- increased investment, with a particular focus on the rejuvenation of the Pacific Highway between St Leonards Station and Willoughby Road;
- improved connectivity;
- improved urban design and street level amenity in St Leonards and along the Pacific Highway; and
- improved building design and residential amenity in St Leonards.

A significant amount of Council's planning work has been incorporated into the NSW Government's *Draft St Leonards and Crows Nest 2036 Plan*. As outlined under Local Planning Priority L2, Council is committed to working with the DPIE to resolve previously raised issues associated with the *Draft 2036 Plan* and proposed SIC levy prior to the Plan's finalisation and implementation.

Council will continue to seek opportunities to work with Willoughby and Lane Cove Councils, the DPIE and relevant NSW Government authorities on the finalisation and implementation of the Plan, to ensure that opportunities afforded by Metro are capitalised upon, the 'village feel' of Crows Nest is protected, and that growth is well managed and supported by vital open space, recreation and social infrastructure.

## PLACE MANAGEMENT

NSDCP 2013 contains a suite of Area Character Statements which apply to each neighbourhood within the North Sydney LGA. These statements have been derived from an Area Character Study that was originally undertaken by Council in 1998, and outlines a suite of development controls which aim to achieve a particular character for each unique place in the North Sydney LGA.

Under NSDCP 2013, the LGA is divided into 9 'planning areas.' These include: North Sydney, St Leonards/Crows Nest, Cammeray, North Cremorne, South Cremorne, Neutral Bay, Kirribilli, Lavender Bay and Waverton/Wollstonecraft. These planning areas are further subdivided into a number of 'locality areas,' the extent of which generally reflect common land uses, heritage conservation areas or a generally consistent character.

This place management approach ensures the desired future character of an area forms the basis for urban design planning and implementation, and that any changes need to retain or respect the existing features that make these places unique.



McDougall Street, Kirribilli







## HERITAGE CONSERVATION

North Sydney has a rich and long history; however, this section discusses post-colonial heritage only. For Aboriginal cultural heritage conservation, please refer to Local Planning Priority L2.

There are 1,120 individual items of heritage significance in the North Sydney LGA, of which 22 are recognised on the NSW State Heritage Register. North Sydney also contains 26 heritage conservation areas.

North Sydney's heritage consists of a unique combination of buildings, structures, places, Aboriginal and archaeological sites, lookouts, streetscapes, urban patterns, parks and reserves, all of which significantly contribute to the area's distinctive character, liveability, culture and identity.

While North Sydney's heritage extends across the LGA and is representative of the area's historic themes, the pattern of early development along the harbour foreshore and the North Shore railway line has led to much of North Sydney's heritage being concentrated in North Sydney, Waverton, McMahons Point, Lavender Bay, Kirribilli, Cremorne and Cremorne Point. Both NSLEP and NSDCP 2013 contain extensive provisions to ensure the protection and enhancement of North Sydney's heritage items and conservation areas.

In areas such as North Sydney and Crows Nest, that meet the fundamental criteria of the Greater Sydney Regional Plan and North District Plan for urban intensification, there is the potential for tensions to arise between heritage and increased densities. With such a high proportion of heritage across the LGA and constrained land space, the challenge will be accommodating growth whilst ensuring the significance, character and integrity of North Sydney's heritage is not eroded.

New development in identified growth areas will ideally respond to and respect the cultural values of North Sydney's heritage through sympathetic design, retention of appropriate settings such as landscaping, and appropriately scaled interfaces.

Heritage conservation will remain a key component of North Sydney's urban character and will continue to play an important role in future planning work.

Undertaking a comprehensive LGA-wide review of existing and potential heritage items and conservation areas, would ideally reduce any uncertainty around potential heritage significance and reduce the need for Council to use its Interim Heritage Order (IHO) delegation. However, this is a time and resource intensive task that requires careful planning, extensive consultation and funding.

North Sydney Council also supports various programs and operations aimed at celebrating local heritage. The North Sydney Heritage Centre, aims to document and make available primary and secondary material on the social and cultural heritage of the local area. Historical Services staff conduct research, hold regular exhibitions and organise public education and interest programs.



# MAP 7 — LOCAL CHARACTER AND HERITAGE



## LEGEND

- |               |             |                               |   |
|---------------|-------------|-------------------------------|---|
| LGA Boundary  | Main Roads  | Metropolitan Centre           | Heritage Items (Includes buildings, structures and landscape items) |
| Train Station | Open Spaces | Health and Education Precinct | Heritage conservation areas   |
| Metro Station | Waterways   | Strategic Centre              |   |
| Train Line    |             | Local Centre                  |   |
| Metro line    |             |                               |   |

**NOTES:**  
Aboriginal Heritage Items (60 recorded items not mapped).







**GREATER SYDNEY  
REGIONAL PLAN**

**OBJECTIVE 12**

Great places that bring people together.

**OBJECTIVE 13**

Environmental heritage is identified, conserved and enhanced.

**NORTH DISTRICT  
PLAN**

**PLANNING PRIORITY N6**

Creating and renewing great places and local centres, and respecting the District's heritage.

**NORTH SYDNEY  
LSPS**

**LOCAL PLANNING PRIORITY L3**

Create great places that recognise & preserve north Sydney's distinct local character & heritage

**ACTIONS**

- L3.1** – Continue to incorporate placemaking principles in the planning and engagement activities of North Sydney Council's various departments responsible for the design and management of public spaces, in accordance with Council's *Placemaking Policy* **(ongoing)**
- L3.2** – Continue to prepare and implement precinct-based planning studies to ensure the delivery of growth and development is balanced and well-managed, and has a strong focus on placemaking and community benefit. This includes:
- undertake/implement the *North Sydney CBD Public Domain Strategy – Stage 2* **(short term)**
  - undertake/implement the *Northern Civic Precinct Planning Study* **(short term)**
  - undertake/implement the *Military Road Corridor Planning Study – Stages 1 and 2* **(Short – medium term)**
  - implement the *Ward Street Precinct Masterplan* **(short – medium term)**
- L3.3** – Investigate opportunities to expand Council's smoke-free policy to other public spaces in North Sydney. **(short-medium term)**
- L3.4** – Conduct a comprehensive LGA-wide review of North Sydney's heritage items and conservation areas to reduce uncertainty around potential heritage significance and protect places and items that are of significance. **(medium term)**
- L3.5** – Review/update NSDCP 2013 to ensure heritage controls provide clear and effective guidance for conservation, adaptation and infill. **(medium term)**
- L3.6** – Continue to provide heritage planning advice to ensure land owners and stakeholders are well informed about the potential affectations of heritage on development. **(ongoing)**
- L3.7** – Continue to support the North Sydney Heritage Centre to promote and protect local Indigenous and Non-Indigenous history and culture. **(ongoing)**