

**Report to General Manager**

Attachments:

1. Revised North Sydney Local Strategic Planning Statement
2. Summary of Submissions

SUBJECT: Draft North Sydney Local Strategic Planning Statement – Post Exhibition**AUTHOR:** Neal McCarry, Team Leader Strategic Planning**ENDORSED BY:** Joseph Hill, Director City Strategy**EXECUTIVE SUMMARY:**

Council, at its meeting on 29 October 2018, endorsed the acceptance of LEP Acceleration Funding. On 19 November 2018, it considered a report identifying future projects that will form part of the broader LEP review. The Local Strategic Planning Statement (LSPS) is one of the mandated projects detailed in that report.

The Local Strategic Planning Statement (LSPS) is designed to be a relatively simple-to-understand document that sets out Council's land use vision, planning principles, priorities, and actions for the next 20 years. It will be reviewed on a regular basis.

The LSPS is required to be consistent with the Greater Sydney Commission's *North District Plan*. The intent of the LSPS is to provide a clear line-of-sight between the key strategic priorities identified at the regional and district level down to the local neighbourhood level. The LSPS was prepared having strong regard to the Council's Community Strategic Plan and existing broader policy and strategy framework adopted by North Sydney Council.

As reported to Council on 24 June 2019, the draft North Sydney Local Strategic Planning Statement (LSPS) fulfils a required milestone obligation for the LEP Acceleration Grant Funding and represents Council's response to the Greater Sydney Commissions' Metropolitan and North District Plan. At that meeting Council resolved to endorse the draft LSPS for public exhibition.

The draft LSPS was placed on public exhibition for a period of six weeks from 4 July to 15 August 2019. Feedback was sought via an online submission form, invitation for written submissions and at three drop-in information stalls.

This report presents for Council's endorsement, the outcomes of the public exhibition and the finalised North Sydney LSPS. In total, 47 submissions were received (Attachment 2). The key points raised in submissions received are as follows and are expanded upon in the body of the report:

- General (purpose, tone and direction of the LSPS);
- Density and development;
- Built form outcomes;
- Commercial uses;

- Transport and traffic;
- St Leonards / Crows Nest Planned Precinct;
- Housing affordability;
- Collaboration;
- Land Use Zoning;
- Site specific submissions;
- Planning Proposals;
- Place-based planning studies; and
- Heritage.

This report discusses the key points raised and how these are addressed in the finalised LSPS. This report also outlines the amendments made to the document following feedback received from the Greater Sydney Commission and various State Government Agencies.

Following Council's endorsement, the LSPS is required to be submitted to the Greater Sydney Commissions 'Assurance Panel'. Upon receipt of a letter of support from the Commission Councils can approve the LSPS either via a council resolution or under delegation.

FINANCIAL IMPLICATIONS:

This report represents an identified milestone required for the LEP Acceleration Grant Funding. Expenditure associated with addressing the planning priorities is covered by existing adopted budgets or the LEP Acceleration Grant Funding.

RECOMMENDATION:

- 1. THAT** Council notes the report detailing the outcomes of the public exhibition.
 - 2. THAT** Council endorse the North Sydney Local Strategic Planning Statement, as amended (Attachment 1) for the purposes of submission to the Greater Sydney Commission's Assurance Panel.
 - 3. THAT** upon receiving support from the Greater Sydney Commission in relation to Recommendation 2, the General Manager be authorised to approve the Local Strategic Planning Statement.
 - 4. THAT** if any substantive changes in Policy arise resulting from the Greater Sydney Commission's response to Recommendation 2, that the matter be reported back to Council prior to finalisation.
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LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

- Direction: 2. Our Built Infrastructure
- Outcome: 2.1 Infrastructure and assets meet community needs
2.2 Vibrant centres, public domain, villages and streetscapes
- Direction: 3. Our Future Planning
- Outcome: 3.2 North Sydney CBD is one of NSW's pre-eminent commercial centres
3.4 North Sydney is distinctive with a sense of place and quality design
- Direction: 4. Our Social Vitality
- Outcome: 4.4 North Sydney's history is preserved and recognised
- Direction: 5. Our Civic Leadership
- Outcome: 5.1 Council leads the strategic direction of North Sydney
5.3 Community is informed and consulted

BACKGROUND

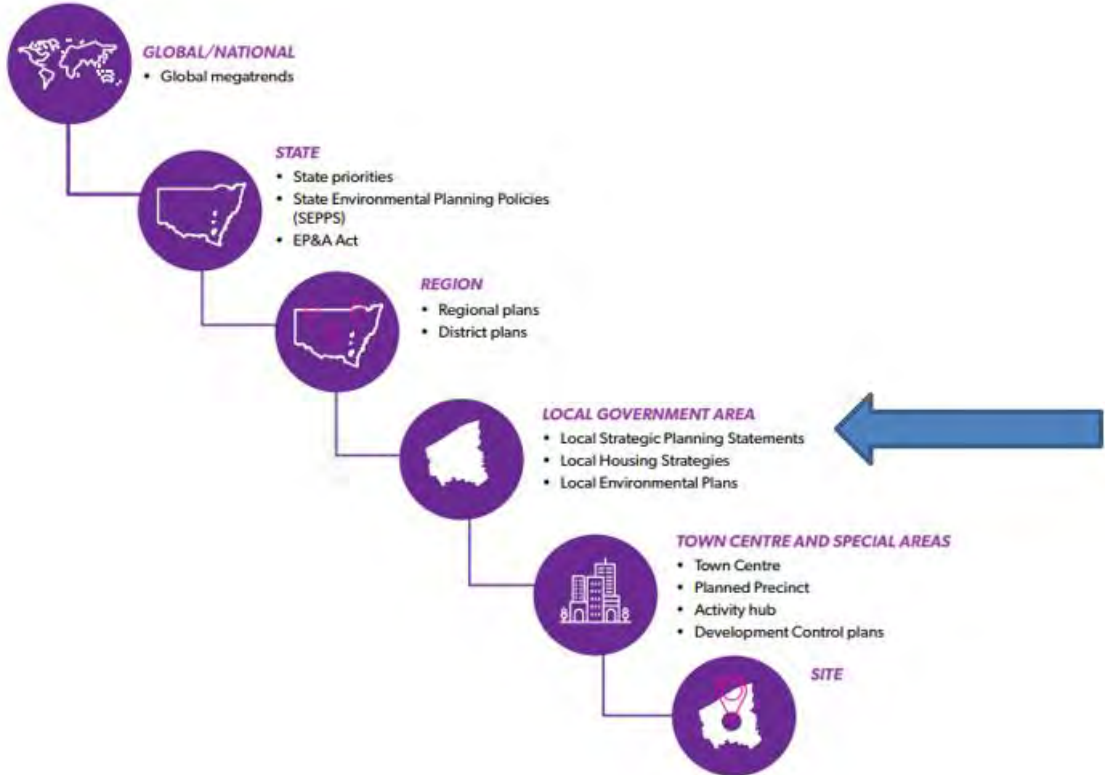
Following the release of the Greater Sydney Regional Plan (*'A Metropolis of Three Cities'*) and *North District Plan*, all councils have an obligation under the EP&A Act 1979 to review their LEPs to ensure they align with the planning priorities identified in these plans. This includes identifying priorities or gaps for further investigation.

In November 2018, Council considered a report identifying future projects that will form part of the broader LEP review (refer Council Report CiS04, 19 November 2018).

The Local Strategic Planning Statement (LSPS) is designed to be a simple-to-understand document that sets out Council's land use vision, planning principles, priorities, and actions for the next 20 years.

The draft statement expresses the desired future direction for housing, employment, transport, recreation, environment and infrastructure for the North Sydney LGA as a whole. The LSPS is required to be consistent with and give effect to the GSC's North District Plan (in which the North Sydney LGA is located). The intent of the LSPS is to provide a clear line-of-sight between the key strategic priorities identified at the regional and district level and how these will be implemented or considered at the local level. The diagram below illustrates the relationship between relevant legislation, policy and strategy documents and how they can all ultimately influence a local area or site.

Fig. 1 Local Strategic Planning Statements in context (DPE, 2018)



It is important to be aware that detailed community feedback received during the development of North Sydney Community Strategic Plan 2018-2028 as well as a range of other current strategies and planning documents have helped inform the preparation of the draft LSPS.

The LSPS requires approval by the GSC and once endorsed, must be considered in the preparation of LEPs and DCPs. It will also provide a stronger strategic foundation to deal with owner-initiated Planning Proposals and Council’s planning work generally.

CONSULTATION

Community engagement has been undertaken in accordance with Council’s Community Engagement Protocol and Engagement Strategy. This was structured to run alongside the Local Housing Strategy (LHS) public exhibition, which was the subject of a separate report presented to Council on the 24 June 2019 Council Meeting. Council endorsed the draft LSPS to be placed on public exhibition for a period of six weeks through July and into August (concurrently with the draft LHS). The public exhibition period commenced on 4 July and closed on 15 August 2019. Community information and consultation sessions were held to provide the community opportunity to comment and learn more. Copies of the draft LSPS were placed on Council’s ‘Have Your Say’ website and 47 submissions were received via online, email and post. All submissions have been considered and advice contained within this report provided to Council regarding any recommended changes to the draft LSPS and Council’s response to submissions received. Feedback received from the Greater Sydney Commission has also been incorporated into the LSPS.

Efforts were made to generate wide-spread awareness of the opportunity to have a say during the engagement period including the following means:

- Council’s E-newsletters including Council E-news, Precincts E-news and Business E-news
- Corporate advert in the Mosman Daily - 4 July 2019 and 11 July 2019
- A4 flyer displayed on Council’s community noticeboards from 4 July 2019. The same flyer was displayed on the screens and on a free-standing sign (A2 sized) in Council’s Customer Service Centre.
- Signage and flyer were displayed, and hard copy surveys were available at all Drop-in Information stalls (x3).
- Council staff distributed A5 flyers and 4-page summary brochures at Drop-in Information stalls were held:
 - 6 July 2019 - Northside Produce Markets
 - 13 July 2019 - Woolworths Shopping Centre, Crows Nest
 - 27 July 2019 - Kirribilli Markets.
- The 4-page summary brochure was distributed to all active Precinct Committees and available from Council’s Customer Service.
- Pull up banner displayed at Stanton Library from 29 July - 15 August 2019 (and used at Drop-in Information stalls)
- Hard copies of the LSPS were provided to Precinct Committees on request.

The LSPS was promoted (at the same time as the LHS) via Council’s social media accounts on 5 July 2019:

- Facebook reached 9006 with 231 interactions (reactions, shares and comments)
- Twitter reached 1557 with 3 interactions (comments retweets and comments on retweets)
- Instagram reached 1076 with 94 interactions (links and comments)

In addition to promotion via the corporate advert section of the local paper, a four-week digital campaign (mobile and desktop advertisements) was run with Mosman Daily, from 15 July – 8 August 2019.

A dedicated webpage on Council’s website was published on 12 March 2019. The purpose of the page was to inform the community prior to commencement of public exhibition period and refer visitors to the dedicated Your Say North Sydney webpage when the exhibition period commenced. There were 304-page views in the pre-exhibition period (12 March – 3 July) and 310-page views during the exhibition period (4 July – 15 August 2019).

The project specific webpage (on Your Say North Sydney) allowed the community to provide feedback online at any time, via the feedback form (treated as a submission). The following table summarises the level of engagement via the webpage:

Level of Engagement	4 March - 3 July 2019 (pre-exhibition)*	4 July - 15 August 2019 (exhibition period)*
Aware - visited project or tool page	244	1,009
Informed - e.g. downloaded a document	64	540
Engaged - contributed (completed feedback form)	Not applicable	12

*For LEP Review page featuring both LSPS and LHS

The following shows the number of document downloads:

Document Name	Number of Downloads
Draft LSPS	252
4-page Summary [#]	75
Community Engagement Strategy	57

[#] featured summary of both LSPS and LHS

AMENDMENTS

A number of revisions (post exhibition) are proposed to the Draft LSPS prior to its endorsement in light of the submissions made and feedback received from the Greater Sydney Commission. These include:

- Amending the overall structure of the LSPS and text to improve its readability, clarity and provide greater understanding of where we are, where we are going, and its alignment with the *North Sydney Community Strategic Plan 2018-2028*;
- Amending the list of planning priorities and actions to be more succinct and clear in their intent;
- Updating the infrastructure and collaboration section to provide greater detail on local infrastructure funding and provision, and incorporate greater detail on Council’s strategic planning work in St Leonards/Crows Nest;
- Updating the liveability section to incorporate the findings and recommendations of the Draft LHS regarding future potential housing, Council’s approach to incorporating cultural diversity, place-making and place-management through the planning process;
- Updating productivity sections to incorporate greater detail on North Sydney’s role in the Eastern Economic Corridor, the proposed Miller Street Plaza, Council’s Visitor Economy Strategy and Smart City Strategy.
- Updating sustainability sections to incorporate greater detail on Council’s approach to bushland management and biodiversity, open space enhancement and increased tree canopy cover in line with Council’s adopted strategies; climate change, greenhouse gas emission reductions, water savings, waste management and the urban heat island effect;
- Inclusion of new mapping throughout the document to illustrate and support the content of the LSPS;
- Inclusion of an Implementation and Monitoring section to provide a framework for the ongoing review of the LSPS and reporting on the implementation of planning priorities and actions.

LOCAL STRATEGIC PLANNING STATEMENT APPROVAL PROCESS

After adoption by Council, the LSPS is required to be submitted to the Greater Sydney Commission for consideration by the Assurance Panel. Following receipt of a letter of support from the Commission, Council can approve the LSPS either via a Council resolution or under delegation.

Since the exhibition of the LSPS, Council staff have met with and received feedback from the Greater Sydney Commission on two occasions. The majority of the feedback received has been responded to and incorporated into the LSPS.

A recommendation is included that should a letter of support be received from the Greater Sydney Commission that contains conditions of either a substantive or policy nature that this be further reported to Council. If a letter of support is received that is unconditional or contains conditions of only an administrative or minor nature the General Manager would then be able to approve the LSPS. Upon this occurring, the final LSPS would be placed on the NSW Governments 'e-portal'.

SUSTAINABILITY STATEMENT

The sustainability implications were considered and reported on during the initiation phase of this project.

DISCUSSION ON KEY POINTS RAISED AND COUNCIL'S RESPONSE

The key points raised, which are in no particular order, are expanded upon further below. It is noted that several submissions had a degree of 'cross-over' with the Local Housing Strategy (LHS) which was exhibited concurrently as well as sites that were located within current precinct studies. These submissions have also been considered by relevant officers managing these projects and responded to as relevant:

- General (purpose, tone and direction of the LSPS);
- Density and development;
- Built form outcomes;
- Commercial uses;
- Transport and traffic;
- St Leonards / Crows Nest Planned Precinct;
- Housing affordability;
- Collaboration;
- Land Use Zoning;
- Site specific submissions;
- Planning Proposals;
- Place-based planning studies; and
- Heritage.

General and Site-Specific Submissions

Submissions categorised as 'general' include comments received that outline general support for the LSPS as a high-level document but also some feedback citing that the LSPS lacks detail and strength of tone with respect to local concerns and aspirations.

It needs to be clear that the LSPS, as a mandated document required by the GSC, is intended as a high level, strategic document which needs to include:

- 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 any strategic plan applying to the area (and any community strategic plan),
 - the actions required for achieving those planning priorities,
 - the basis on which the council is to monitor and report on the implementation of those
-

actions.

Some site-specific submissions were also received and for the reasons outlined above, consideration of these site related matters are considered outside of scope of the LSPS.

Density and Development

Comments received expressed concerns around high density residential development in the LGA, particularly around the St Leonards / Crows Nest Planned Precinct. Suggestions and additional information were provided by some to include the benefits of mid-rise, medium density development. Concerns expressed around high density development also related to impact on open space, built form and infrastructure required.

It is important to highlight that density in the LGA is already high compared to neighbouring LGA's. 89% of dwellings are medium and high density which is appropriate in a constrained spatial environment where priorities are to protect existing heritage, natural assets, character areas and locate high-quality development with accessible public spaces close to public transport and infrastructure.

Council's general strategy in this regard is to retain the existing zoning regime, with the exception of St Leonards / Crows Nest. This means that there will continue to remain a mix of low and medium density residential development with high density where it can be sustained by transport and other required infrastructure.

Within the St Leonards / Crows Nest Planned Precinct, the identified action is to collaborate with State Government to achieve planning outcomes in line with Council's adopted position. This is discussed in further detail below under the relevant heading.

Built Form Outcomes

Submissions included suggested urban design outcomes and development control suggestions, including height, set back, landscaping, open space and the like, particularly with reference to the St Leonards / Crows Nest Planned Precinct.

The LSPS recognises the need for new development to be of a high design standard that responds to local character and context. More detailed consideration of built form outcomes are better considered in place-based planning studies and as part of the DCP review process.

Commercial Use

Submissions received cited concerns regarding the need to protect commercial and retail use against residential development in the LGA and with particular reference to St Leonards / Crows Nest. Other submissions questioned Council's approach with respect to the North Sydney CBD and suggested that introducing some residential development would help support a longer (18 hour) economy and improve general vibrancy in the CBD.

The LSPS recognises the importance of maintaining a commercial core and limiting residential development to the periphery of the CBD. The LSPS also identifies enhancing opportunities for start-ups and creative industries as an important action to grow North Sydney's economy.

The St Leonards/Crows Nest Planned Precinct is a state-led planning initiative led by DPIE. The LSPS reiterates Council's intention to collaborate with the DPIE, GSC and Lane Cove and Willoughby Councils to develop jobs, housing, infrastructure and liveability. The *2036 Plan* identifies the retention of B3 commercial zones as an important part of meeting future employment targets in the long term. One of Council's key concern is that the current plan proposes an oversupply of residential capacity and lacks sufficient provisions for employment. Addressing these issues prior to the finalisation of the plan is an important objective contained in the LSPS.

Transport

A number of submissions raised concerns with the impact of increased development on both private and public transport infrastructure.

The LSPS identifies the need to prioritise the provision of measures that support walkable centres and a connected, vibrant and sustainable North Sydney. The aspiration to support walking, cycling and public transport use and reduce traffic congestion and demand for on-street parking needs to be carefully balanced with ensuring broader networks remain functional.

A submission was also received from Transport for NSW on 5 November 2019, which outlined its broad objective, detailed the major transport initiatives relevant to North Sydney and supported the principle of collaboration with Council. A detailed list of matters for consideration was also provided. Due to the late receipt of this submission a detailed review and response is yet to be completed.

St Leonards / Crows Nest Planned Precinct

A number of submissions included feedback on the St Leonards / Crows Nest Planned Precinct and Over Station Development (OSD). Concerns related to the density, bulk and scale of development, impact on the village atmosphere of Crow Nest, overshadowing, lack of open space and required infrastructure, the need to protect commercial use in the health and education precinct, the need for VPAs to be agreed at DA stage / local infrastructure needs and related issues.

The St Leonards / Crows Nest Planned Precinct and OSD is a state planning initiative led by DPIE. The *Draft St Leonards and Crows Nest 2036 Plan*, prepared by the Department of Planning & Environment (DPE now DPIE), is still in draft form. Although Council, along with the neighbouring LGA's, have been identified as being responsible for the implementation of the final St Leonards and Crows Nest 2036 Plan, the LSPS identifies the need for close and meaningful collaboration with DPIE prior to the State Government's adoption of the final plan. This is to ensure that growth in the precinct is well managed and includes the phased delivery of development to align with Council's adopted planning studies and delivery of required infrastructure to support growth.

Housing Affordability

Several submissions identified the need for affordable housing in the LGA and for a more comprehensive investigation strategy towards the provisioning of affordable housing. These included requirements for State Government initiatives and a consistent / clear affordable housing target including consultation with industry, community housing providers and the

community. The LSPS acknowledges Council's commitment to explore options for affordable housing for key workers and social housing in the LGA with reference to the NSW Government's Future Directions in Social Housing Strategy, 2016.

Whilst not outlined in detail in the LSPS, it is noted that the draft LHS contains 'Objective 3' being; 'Inform housing diversity and affordability issues in North Sydney' through an affordable housing needs analysis and setting out 'next steps' for how affordable housing is to be addressed in the LGA. The affordable housing needs analysis clearly identified a housing supply gap for key workers and very low to low income households in the LGA.

Next steps would include LHS Mechanisms and actions to continue to update the North Sydney Affordable Housing Policy, advocate for market changes to rental conditions and investigate commencing an affordable housing contributions scheme on confirmation of a consistent regional affordable housing target by the GSC (including implementation arrangements and mechanisms). This is to ensure a consistent approach across Metropolitan Sydney.

Collaboration

In feedback received from the GSC, the need was identified to better emphasise the opportunities for collaboration with State Government, Industry, Community Housing Providers and the community. Council is committed to meaningful collaboration with all stakeholders and welcomes the further development of this work by all State agencies as well as District LGA's and all stakeholders.

Land Use Zoning and Planning Proposals

Several submissions were received that sought amendments to current zoning. A number of these sites are located within current precinct studies (e.g. Military Road Corridor Study, Civic precinct and St Leonards/Crows Nest planned precinct) or have been the subject of site-specific planning proposals in the recent past.

The LSPS is a high level strategic document which sets out the vision and priorities for the whole LGA. Evaluating the potential for specific site renewal is therefore beyond the scope of the document. The LSPS reiterates Council's policy of holistic, place-based approach to renewal informed by planning studies. These studies will develop a framework to guide future development in selected areas of the LGA. It is the proponent's responsibility to ensure that any proposal aligns with Council's strategic planning framework. The LSPS also includes commentary that ad hoc or speculative Planning Proposals will not be supported if not in line with Council's strategic framework to manage growth.

Place-based Planning Studies

A number of submissions expressed support for place-based planning studies and collaboration with neighboring LGA's.

It is fundamental that place-based planning studies form the basis for determining planning outcomes in identified study areas. The LSPS has identified broad areas for potential future growth. However, more detailed and consultative planning analysis will be conducted at a local level as part of place-based planning studies.

Heritage

Several submissions were received citing the need to retain heritage conservation areas and that development should be concentrated outside of these areas.

North Sydney LGA has some 26 Heritage Conservation Areas and 1,081 locally listed heritage items. The LSPS includes an action to undertake a comprehensive Heritage Review to reduce any uncertainty around potential heritage significance.

SUMMARY AND NEXT STEPS

Since the exhibition of the LSPS, Council staff have met with and received feedback from the Greater Sydney Commission on two occasions. The majority of the feedback received has been responded to and incorporated into the LSPS.

After consideration of issues raised during the public exhibition and adoption by Council, the LSPS is required to be submitted to the GSC for consideration by the Assurance Panel. Following receipt of a letter of support from the Commission, Council can approve the LSPS either via a Council resolution or under delegation.

NORTH SYDNEY

LOCAL STRATEGIC PLANNING STATEMENT

NOVEMBER 2019



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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

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

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ANTHROPOMETRIC





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PLS
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, 2018, North District Plan



Figure 5: North District Plan – Structure Plan
 Source: Greater Sydney Commission, 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.

LOGAN GOVINT EXELTEXT





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.¹ In the five years to 2016, annual residential population growth averaged 1.6% compared to 1.9% for the Greater Sydney Region.² 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.³

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.⁴ 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.⁵

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 2006.⁶ 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.⁷

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 Kirribilli (87.36 PPH), Milsons Point-Lavender Bay (85.14 PPH) and Neutral Bay (81.25 PPH).⁸ About 89% of total dwellings in the North Sydney LGA are medium-high density in the form of apartments, townhouses and terraces.⁹

In the six-year period to 2018, an additional 2,826 dwellings were completed across the LGA.¹⁰ 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.¹¹

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.¹²

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

1 Department of Planning and Environment (DPE), 2016, NSW State and Local Government Area Population Projections.

2 Ibid.

3 Ibid.

4 Department of Planning and Environment (DPE), 2019, North Sydney Community Profile.

5 Ibid.

6 Ibid.

7 Ibid.

8 North Sydney Council, 2016, Snapshot of North Sydney.

9 Department of Planning and Environment (DPE), 2019, North Sydney Community Profile.

10 Department of Planning and Environment (DPE) Metropolitan Housing Monitor, 2018.

11 Department of Planning and Environment (DPE), 2019, North Sydney Community Profile.

12 Ibid.

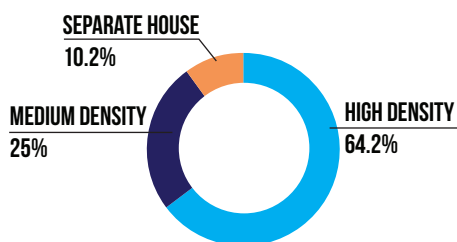


POPULATION GROWTH (2011–2016)

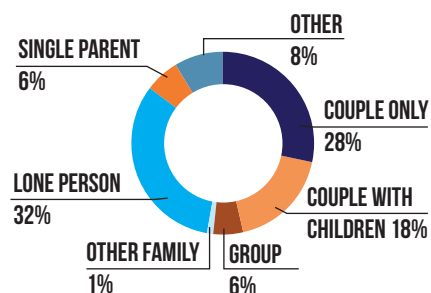


64.5
PERSONS PER HECTARE

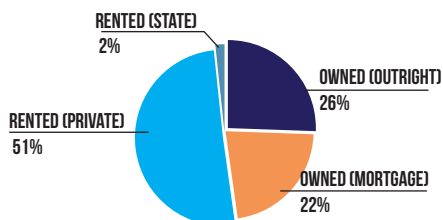
DENSITY (2016)



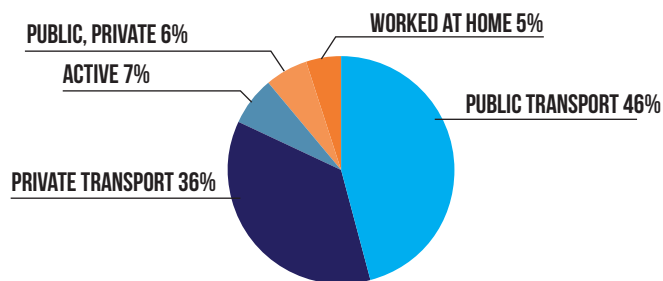
DWELLING STRUCTURE (2016)



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.¹³ This is facilitated by a diverse local economy comprising:

- over 15,775 local businesses¹⁴
- 72,245 local jobs¹⁵
- 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 2017.¹⁶ 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.¹⁷ 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.¹⁸

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.¹⁹ 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.

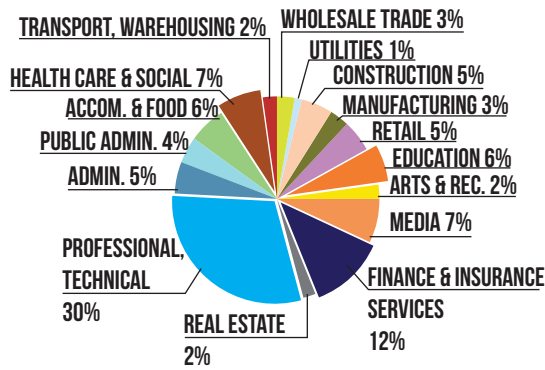
¹⁹ Department of Planning and Environment (DPE), 2016, NSW State and Local Government Area Population Projections: .id Consulting, 2016, North Sydney Council Area Economic Profile.



\$18.53 BILLION
GROSS NATIONAL PRODUCT



15,775
LOCAL BUSINESSES
72,245
LOCAL JOBS



INDUSTRIES OF EMPLOYMENT IN NORTH SYDNEY LGA (2016)

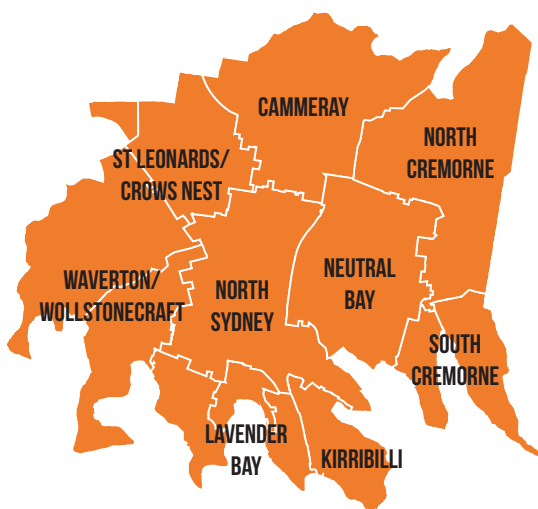
URBAN PROFILE

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 help protect and manage North Sydney's European heritage, Council has listed approximately 1,120 individual heritage items and 26 conservations 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.²⁰

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.

²⁰ 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



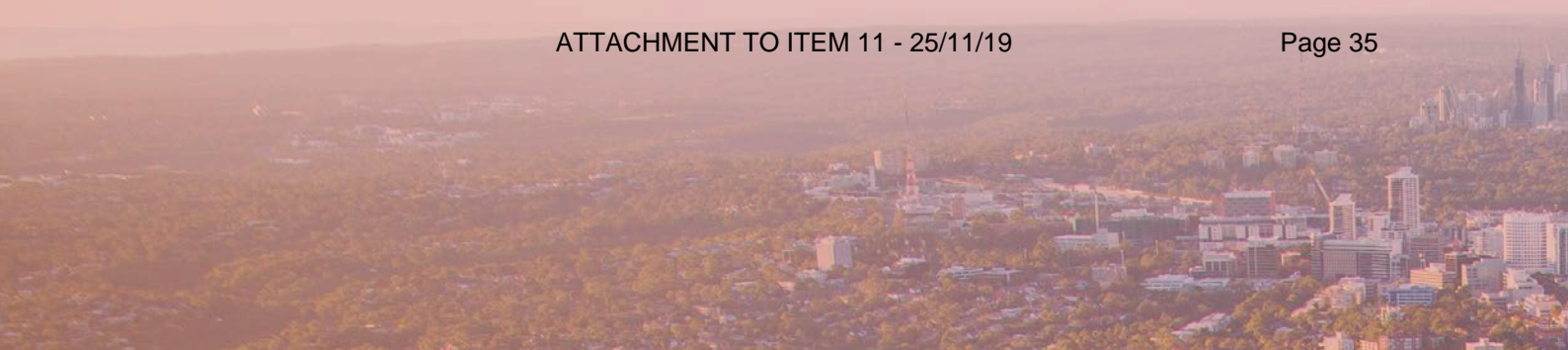
4%
OF TOTAL NSROC
PLAYING FIELDS

OPEN SPACE (2016)

NOISY TRAVEL

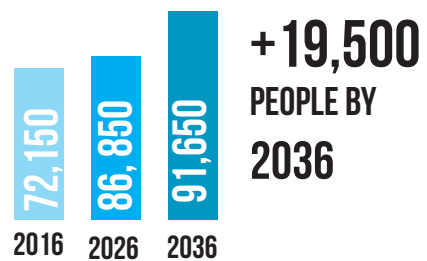






HOW WILL NORTH SYDNEY CHANGE TO 2036?

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

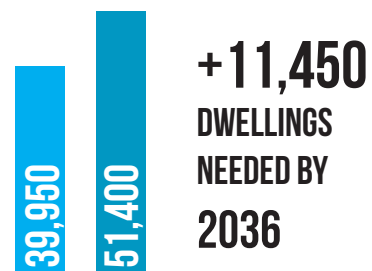
By 2036, an additional 19,500 residents will call North Sydney LGA home.²¹ This represents a 27% increase on the current residential population over the next 20 years, equating to an average growth rate of about 1.3% every year.

This population growth rate is consistent with the wider North District, where the total residential population is expected to increase by 25% by 2036.²² 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.

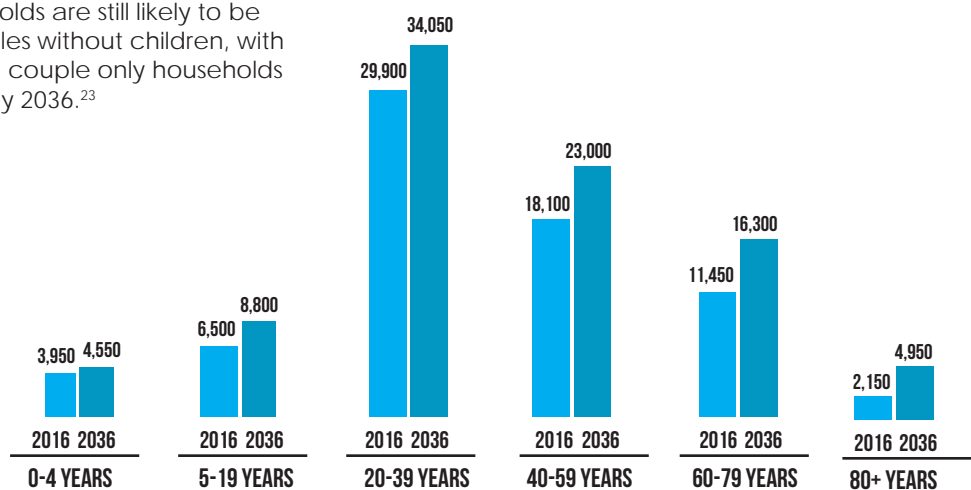
The greatest portion of the North Sydney LGA resident population will continue to be persons categorised as 'young workforce' and 'parents and homebuilders' (25-49 years).

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 2036.²³

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.²⁴

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."*²⁵

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 2011.²⁶ 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 and Environment (DPE), 2016, NSW State and Local Government Area Population Projections.

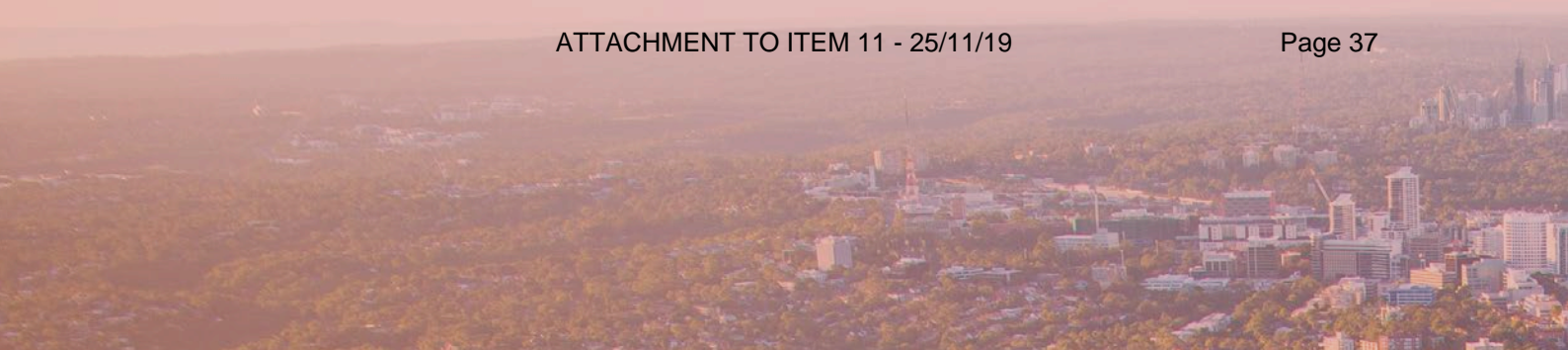
22 Ibid.

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 2056.²⁷ 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.



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 2036.²⁸ 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.

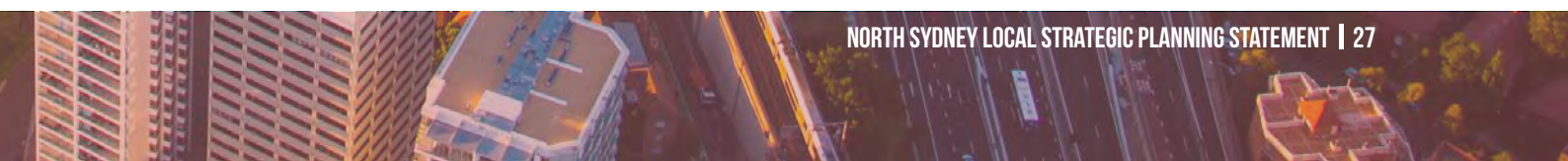
The intensification of health and education facilities at St Leonards will continue to support jobs growth within the precinct. Supporting all the opportunities that the existing education, medical, telecommunications and multimedia clusters can bring will ensure North Sydney remains competitive and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



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

OUR BUILT INFRASTRUCTURE

- Infrastructure and assets meet community needs
- Vibrant centres, public domain, villages and streetscapes
- Sustainable transport is encouraged
- Improved traffic and parking management

OUR SOCIAL VITALITY

- North Sydney is connected, inclusive, healthy and safe
- North Sydney is creative and home to popular events
- North Sydney supports lifelong learning
- North Sydney's history is preserved and recognised

OUR FUTURE PLANNING

- Prosperous and vibrant economy
- North Sydney CBD is one of NSW's pre-eminent commercial centres
- North Sydney is smart and innovative
- North Sydney is distinctive with a sense of place and quality design
- North Sydney is regulatory compliant

OUR LIVING ENVIRONMENT

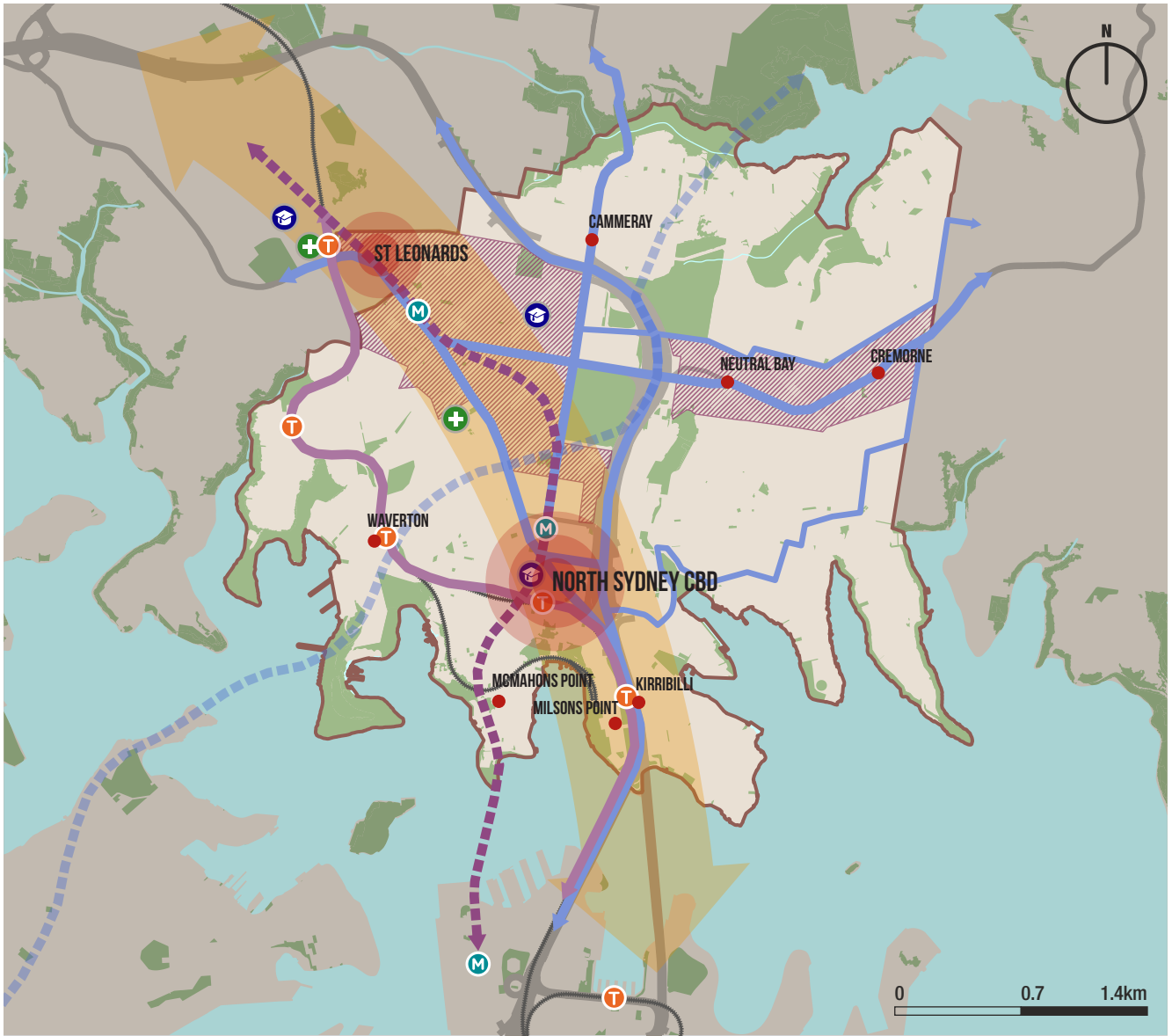
- Protected and enhanced natural environment and biodiversity
- North Sydney is sustainable and resilient
- Quality urban greenspaces
- Public open space and recreational facilities and services meet community needs

OUR CIVIC LEADERSHIP

- Council leads the strategic direction of North Sydney
- Council is well governed and customer focused
- Community is informed and consulted
- Council's service delivery is well supported
- Council is an employer of choice

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

MAP 1 – STRUCTURE PLAN



LEGEND

- | | | | | |
|---------------|---------------------------|-------------------------------|---|---|
| LGA Boundary | Open Spaces | Metropolitan Centre | Planning Study Areas* | City Shaping Transport Corridors (existing) |
| Train Station | Waterways | Health and Education Precinct | City serving transport corridors (existing) | City Shaping Transport Corridors (future) |
| Metro Station | Tertiary Education | Strategic Centre | City serving transport corridors (potential)† | |
| Train Line | Hospitals | Local/Neighbourhood Centre | | |
| Main Roads | Eastern Economic Corridor | | | |

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.

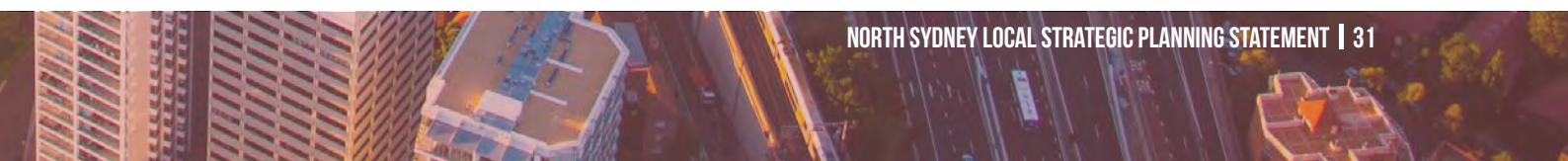
SUMMARY LIST OF LOCAL PLANNING PRIORITIES

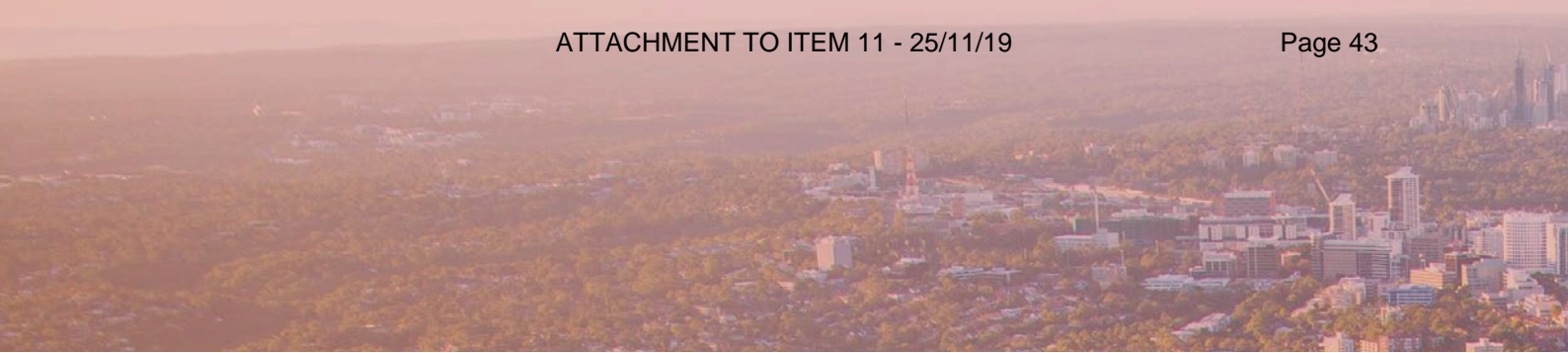
NORTH DISTRICT PLAN	INFRASTRUCTURE & COLLABORATION ST LEONARDS	
	A CITY SUPPORTED BY INFRASTRUCTURE	A COLLABORATIVE CITY
NORTH SYDNEY LOCAL PLANNING PRIORITIES	INFRASTRUCTURE	COLLABORATION
	<p>I1 – Provide infrastructure and assets that support growth and change.</p> <p>Plan and deliver critical infrastructure (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>I2 – Collaborate with State Government Agencies and the community to deliver new housing, jobs, infrastructure and great places.</p> <p>Collaborate with State Government agencies to:</p> <ul style="list-style-type: none"> 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 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.

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

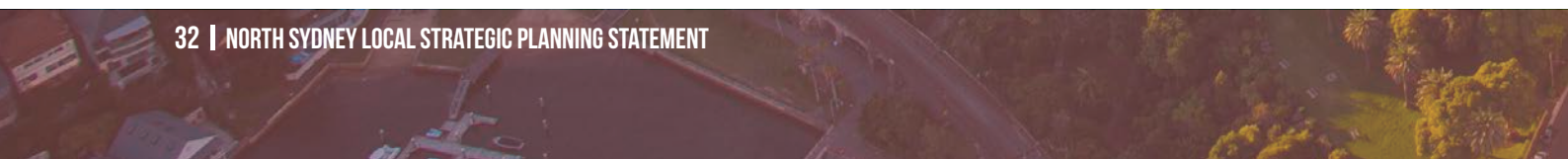


NORTH DISTRICT PLAN	LIVEABILITY		
	HOUSING THE CITY	A CITY FOR PEOPLE	A CITY OF GREAT PLACES
NORTH SYDNEY LOCAL PLANNING PRIORITIES	HOUSING	COMMUNITY INFRASTRUCTURE	LOCAL CHARACTER & HERITAGE
	<p>L1 – Diverse housing options that meet the needs of the North Sydney community.</p> <p>Plan for housing that 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>L2 – Provide a range of community facilities and services to support a healthy, creative, diverse and socially connected North Sydney community.</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>L3 – Create great places that recognise and preserve North Sydney’s distinct local character and heritage.</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>



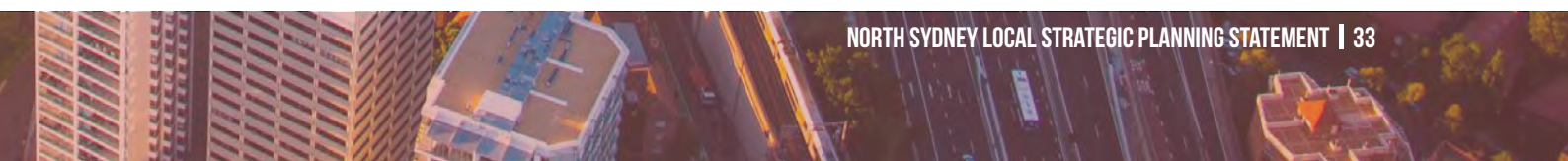


NORTH DISTRICT PLAN	<h1 style="margin: 0;">PRODUCTIVITY</h1>	
	JOBS AND SKILLS FOR THE CITY	A WELL CONNECTED CITY
NORTH SYDNEY LOCAL PLANNING PRIORITIES	LOCAL ECONOMY & EMPLOYMENT	30-MINUTE CITY
	<p>P1 – Grow a stronger, more globally competitive North Sydney CBD</p> <p>Provide opportunities for commercial 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.</p>	<p>P6 – Support walkable centres and a connected, vibrant and sustainable North Sydney</p> <p>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.</p>
	<p>P2 – Develop innovative and diverse business clusters in St Leonards/Crows Nest</p> <p>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.</p>	
	<p>P3 – Enhance the commercial amenity and viability of North Sydney’s local centres</p> <p>Provide space for commercial office and retail, and improve the safety, amenity, services and overall appeal of North Sydney’s local centres.</p>	
	<p>P4 – Develop a smart, innovative and prosperous North Sydney economy</p> <p>Attract small businesses and start-ups, encourage collaboration and use of adaptive technologies, and support public events to diversify the local economy.</p>	
<p>P5 – Protect North Sydney’s light industrial and working waterfront lands and evolving business and employment hubs</p> <p>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.</p>		





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



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.



LEONARD

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, sporting 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 to best meet the needs of growing populations.

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.

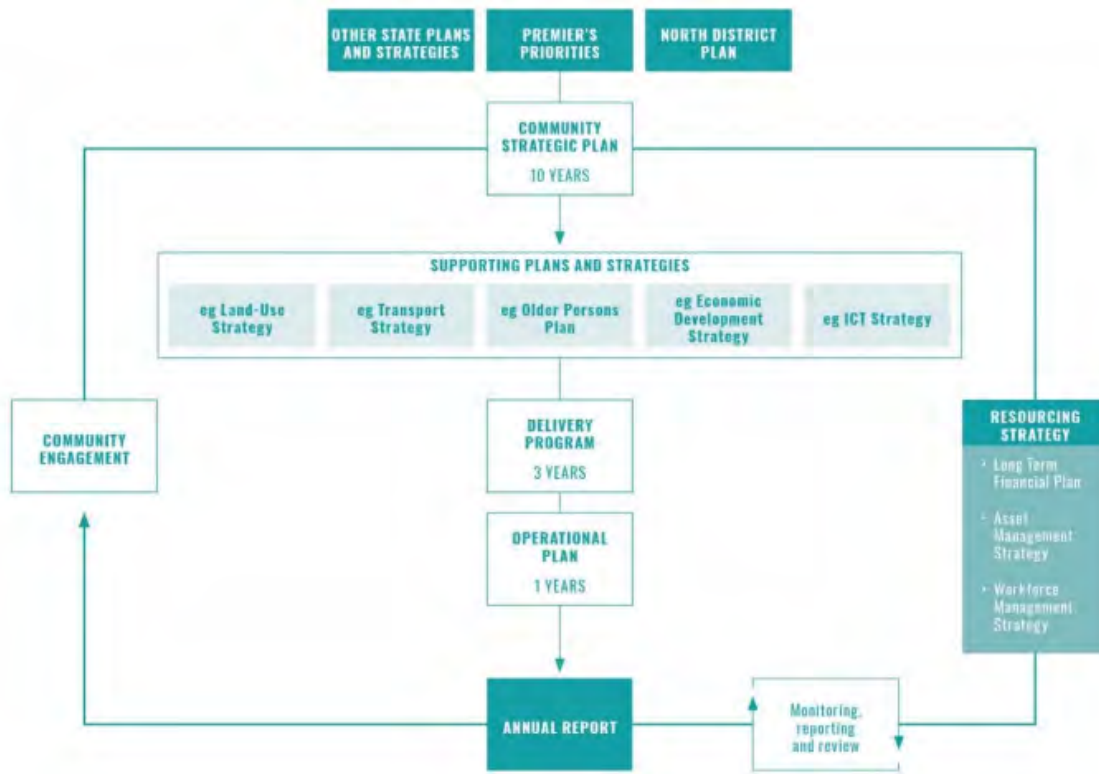


Figure 8: Relationship between Council’s plans and strategies and funding allocations.
 Source: North Sydney Council Resourcing Strategy 2018-2028 (2019)

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 Contribution Plans.

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 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 Planning Priority L2.

PUBLIC DOMAIN & STREETScape IMPROVEMENTS

Council's *Contribution 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 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.

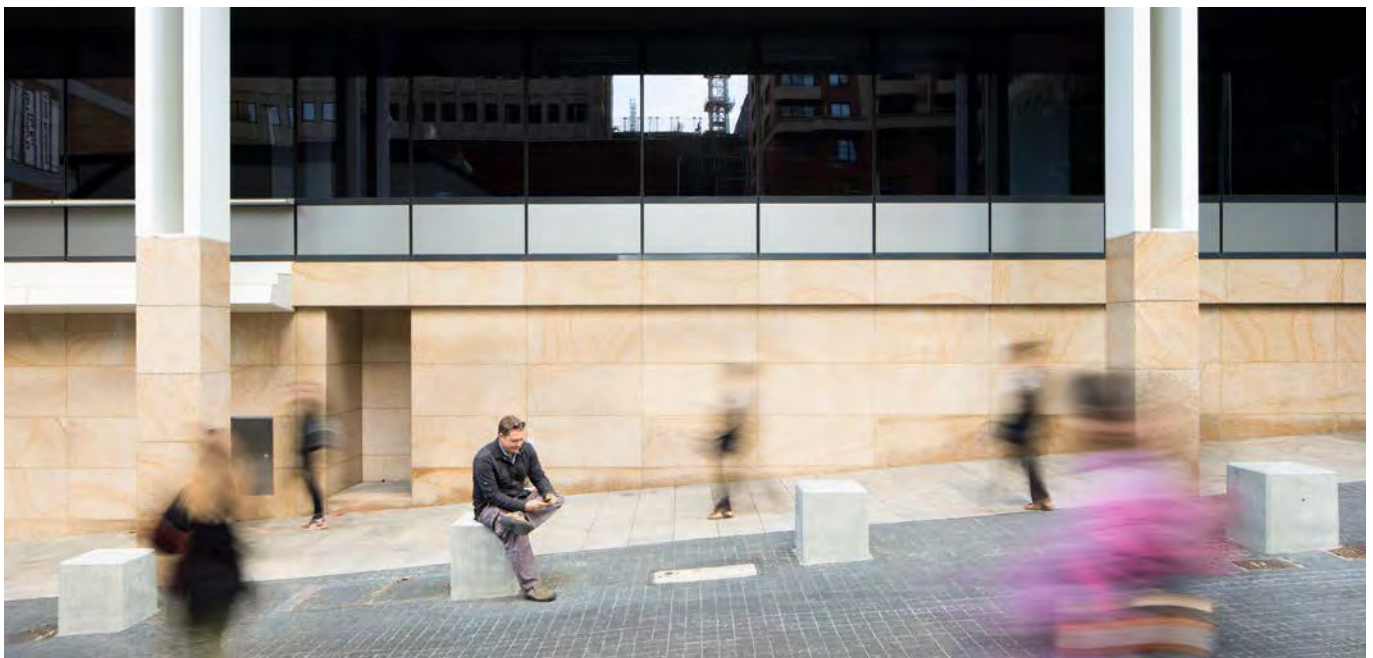
Council also continues to work on a number of major cycling projects to help make cycling a safe, enjoyable and convenient everyday transport option for residents, workers and visitors to North Sydney. These projects focus on the installation of fully separated cycleways and are guided by the *North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

Further details on Council's planning for transport are contained under 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	<p>LOCAL PLANNING PRIORITY I1 Align growth and development with infrastructure that supports the needs of the North Sydney community.</p> <hr/> <p>ACTIONS</p> <p>I1.1 – Continue to undertake asset condition surveys and review Council’s Asset Management Strategies and Plans. (short term)</p> <p>I1.2 – Continue to deliver Council’s rolling Delivery Program of capital works projects and services. (ongoing)</p> <p>I1.3 – Monitor housing growth to coordinate planning and the delivery of infrastructure through Local Infrastructure Contributions Plans and Voluntary Planning Agreements (VPAs). (ongoing)</p> <p>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)</p> <p>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)</p> <p>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)</p> <p>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)</p>

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.



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).

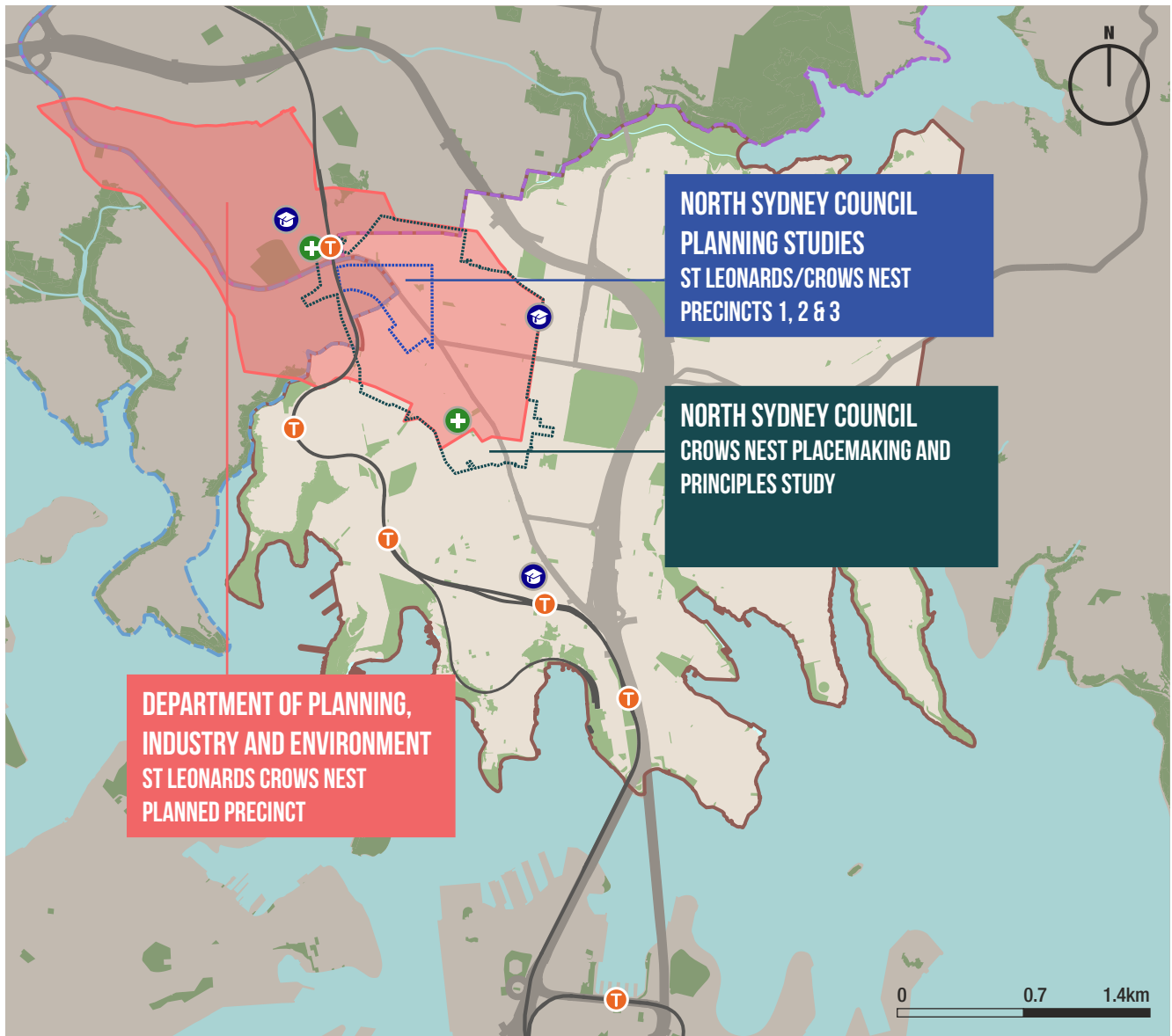
North Sydney Council is committed to working with the DPIE to resolve the issues raised in Council's submission on the *Draft 2036 Plan* and the proposed SIC levy, prior to its finalisation and implementation.

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

GREATER SYDNEY REGIONAL PLAN	OBJECTIVE 5 Benefits of growth realised by collaboration of governments, community and businesses.
NORTH DISTRICT PLAN	PLANNING PRIORITY N2 Working through collaboration.
NORTH SYDNEY LSPS	LOCAL PLANNING PRIORITY I2 Collaborate with State Government Agencies and the community to deliver new housing, jobs, infrastructure and great places.
	<p>ACTIONS</p> <p>I2.1 – 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. (short term)</p> <p>I2.2 – 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. (short – medium term)</p> <p>I2.3 – Advocate for the protection of open space in St Leonard’s Park and Cammeray Park. (short-medium term)</p> <p>I2.4 – Advocate for improved state infrastructure, including continued improved public transport on Spit Road/Military Road corridor to the Warringah Peninsula and Northern Beaches (ongoing)</p> <p>I2.5 – 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. (ongoing)</p> <p>I2.6 – 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. (short term)</p> <p>I2.7 – 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. (short term)</p> <p>I2.8 – 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. (medium - long term)</p>

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.²⁹ In 2016, the North Sydney LGA's estimated population was 72,150 residents.

There are currently 39,950 dwellings in the North Sydney LGA.³⁰ 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.³¹ 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 2036.³² 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 2036.³³

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).³⁴

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).³⁵ In this context, demand for rental properties is likely to remain high in North Sydney.

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

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

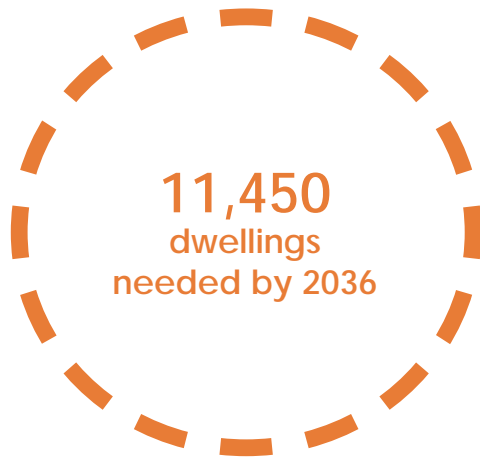
31 Department of Planning and Environment (DPE) Metropolitan Housing Monitor, 2018.

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

33 Ibid.

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

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



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

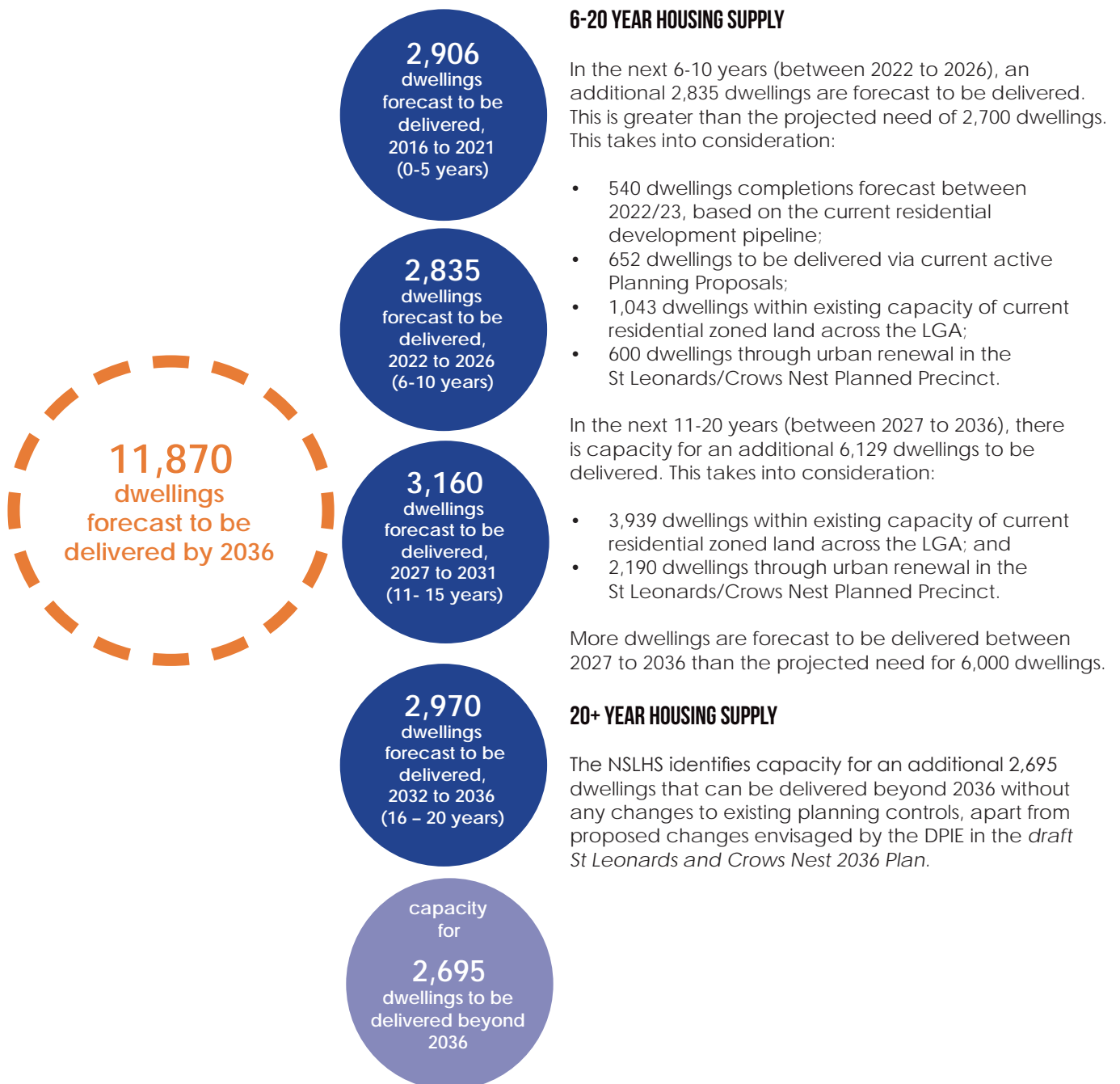


Figure 10: North Sydney LGA Forecast Housing Supply 2016–2036

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 conservations 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.

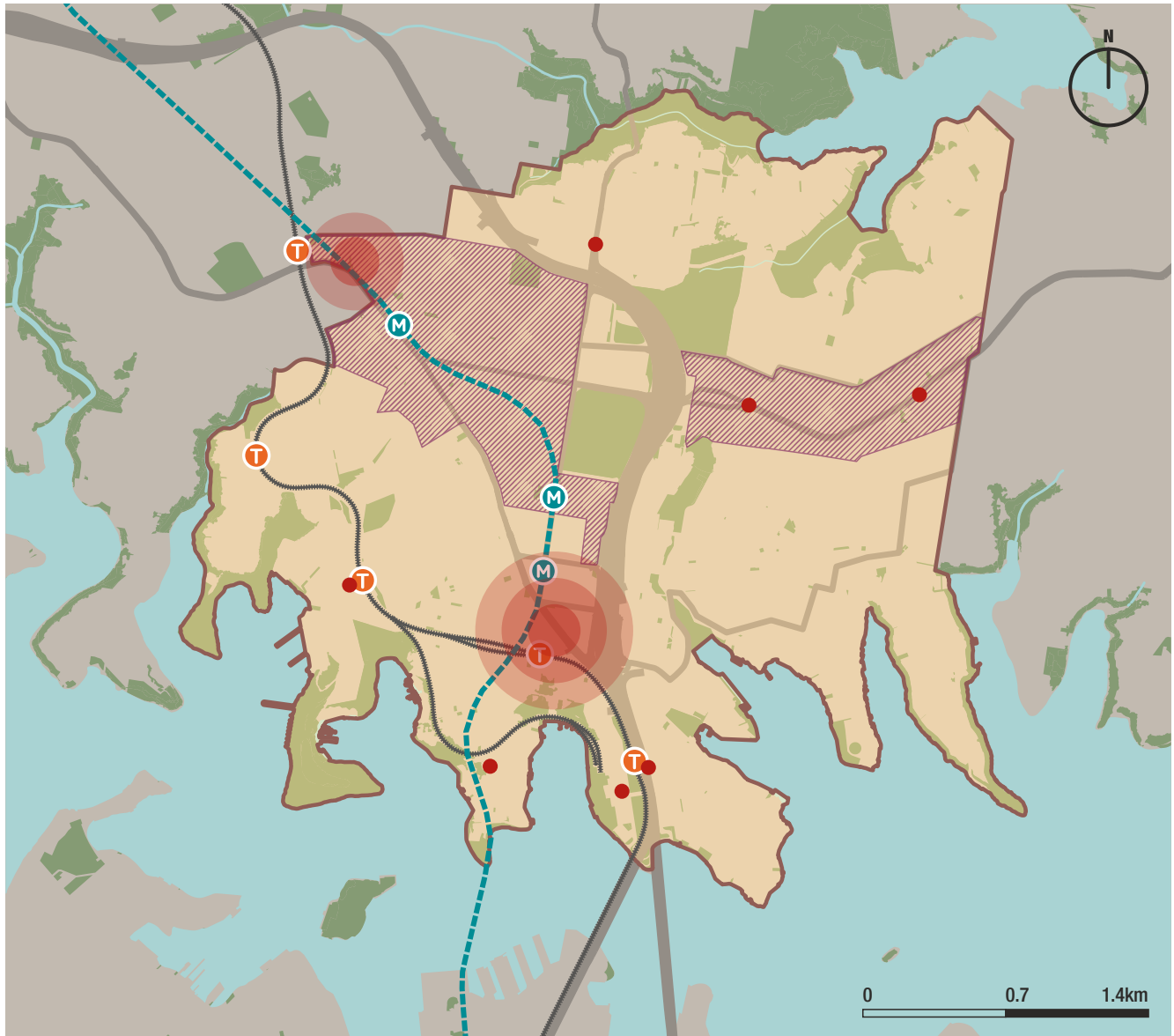
APPROACH 2 – DELIVERY OF HOUSING IN THE ST LEONARDS/CROWS NEST PLANNED PRECINCT

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 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.



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.³⁶

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.³⁷

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 532.³⁸ Social housing currently accounts for only 1.8% of dwellings in the North Sydney LGA, which is down from 2.0% in 2001.³⁹ By comparison, the average number of social housing dwellings in Greater Sydney is 5.5%.⁴⁰

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.³⁹

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 Affordable Housing Target 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.

GREATER SYDNEY REGIONAL PLAN	<p>OBJECTIVE 10 Greater housing supply.</p>
	<p>OBJECTIVE 11 Housing is more diverse and affordable.</p>
NORTH DISTRICT PLAN	<p>PLANNING PRIORITY N5 Providing housing supply, choice and affordability with access to jobs, services and public transport.</p>
NORTH SYDNEY LSPS	<p>LOCAL PLANNING PRIORITY L1 Diverse housing options that meet the needs of the North Sydney community.</p>
	<p>ACTIONS</p> <p>L1.1 – 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. (short-long term)</p> <p>L1.2 – 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. (short term)</p> <p>L1.3 – 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. (short term)</p> <p>L1.4 – 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. (short – medium term)</p> <p>L1.5 – 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. (ongoing)</p> <p>L1.6 – 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. (short term)</p> <p>L1.7 – Continue to implement <i>SEPP (Affordable Rental Housing) 2009</i> to deliver affordable rental housing. (ongoing)</p>

NORTH SYDNEY LSPS

- L1.8** – On confirmation of a consistent Affordable Housing Target 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.

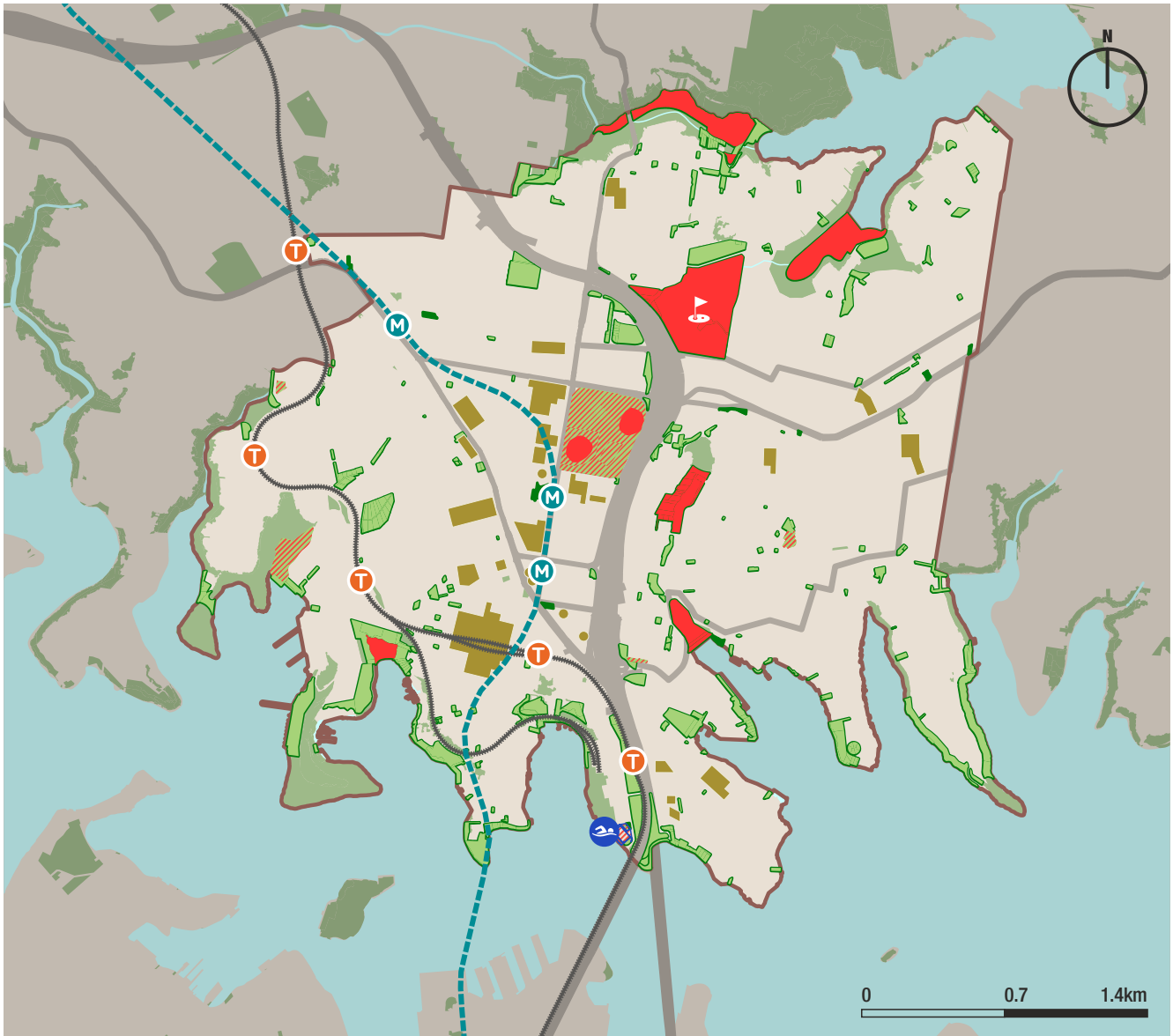
North Sydney Council is a member of the Northern Sydney Regional Organisation of Councils (NSROC), a voluntary partnership of seven local councils in the north district, to address regional issues, work co-operatively for the benefit of the region, and advocate on agreed regional positions and priorities.

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 Planning Priority I1.

MAP 5 — SPORT AND RECREATION FACILITIES



LEGEND

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

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:

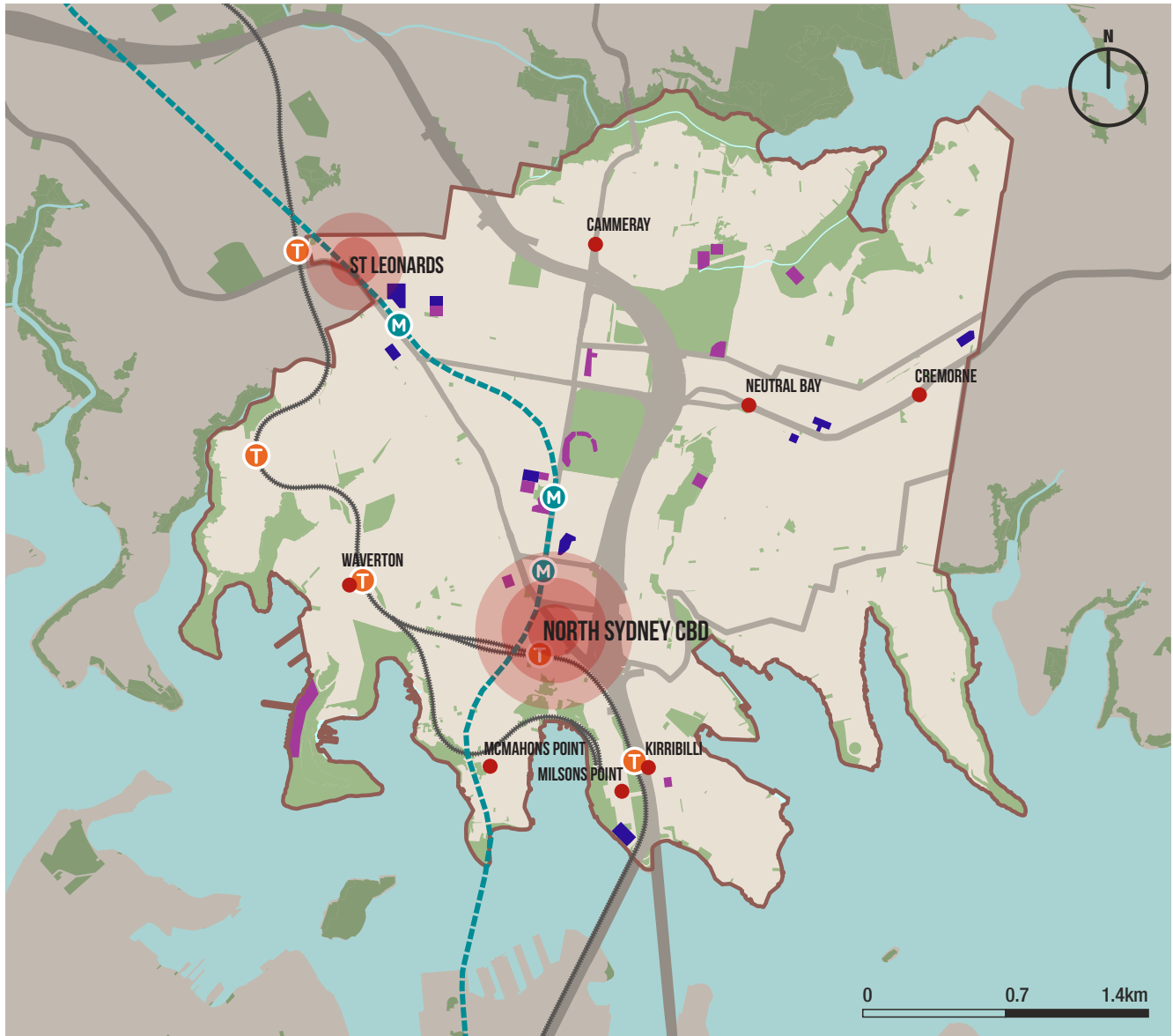
- There is currently an undersupply of Long Day Care for children under 2 years, particularly affordable Long Day Care services in suburban areas prioritising access for locals;
- There will be increased demand for childcare, particularly for children under 2 years of age, out of school hours services, 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 Planning Priority I1, 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.



GREATER SYDNEY REGIONAL PLAN	OBJECTIVE 6 Services and infrastructure meet communities' changing needs.
	OBJECTIVE 7 Communities are healthy, resilient and socially connected.
	OBJECTIVE 8 Greater Sydney's communities are culturally rich with diverse neighbourhoods.
	OBJECTIVE 9 Greater Sydney celebrates the arts and supports creative industries and innovation.
NORTH DISTRICT PLAN	PLANNING PRIORITY N3 Providing services and social infrastructure to meet people's changing needs.
	PLANNING PRIORITY N4 Fostering healthy, creative, culturally rich and socially connected communities.
NORTH SYDNEY LSPS	LOCAL PLANNING PRIORITY L2 Provide a range of community facilities and services to support a healthy, creative, diverse and socially connected North Sydney community.
	<p>ACTIONS</p> <p>L2.1 – 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. (short – medium term)</p> <p>L2.2 – Continue to liaise with government and non-government educational establishments regarding public access to recreation facilities outside school hours. (short term)</p> <p>L2.3 – 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. (ongoing)</p> <p>L2.4 – Liaise with sporting organisations to monitor, identify and implement initiatives to manage demand. (short – long term)</p> <p>L2.5 – 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. (ongoing)</p>

**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 Planning Priority L1), 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 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 Planning Priority P1.

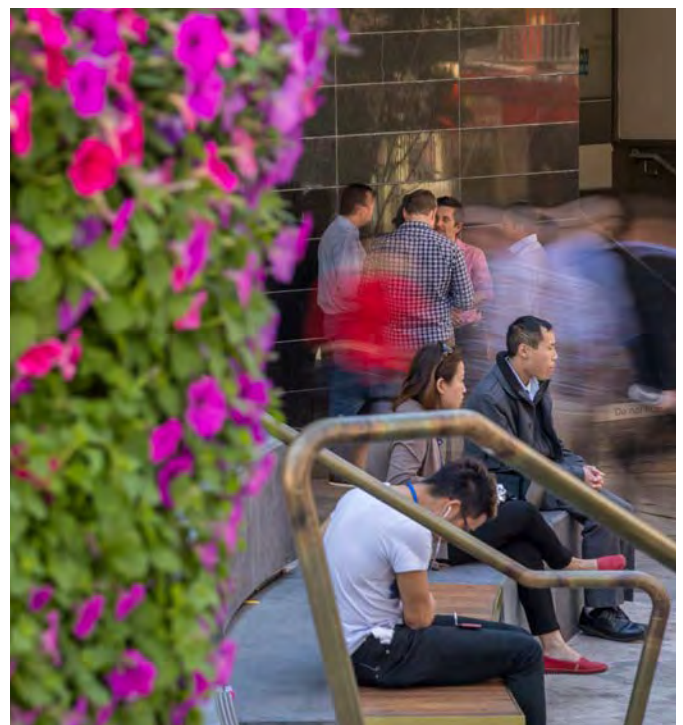
North Sydney Council is one of the first council's in NSW to designate an entire CBD a smoke-free area. This policy enhances the liveability of the North Sydney CBD and Council's commitment to improving the health and amenity of the community.

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 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 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.

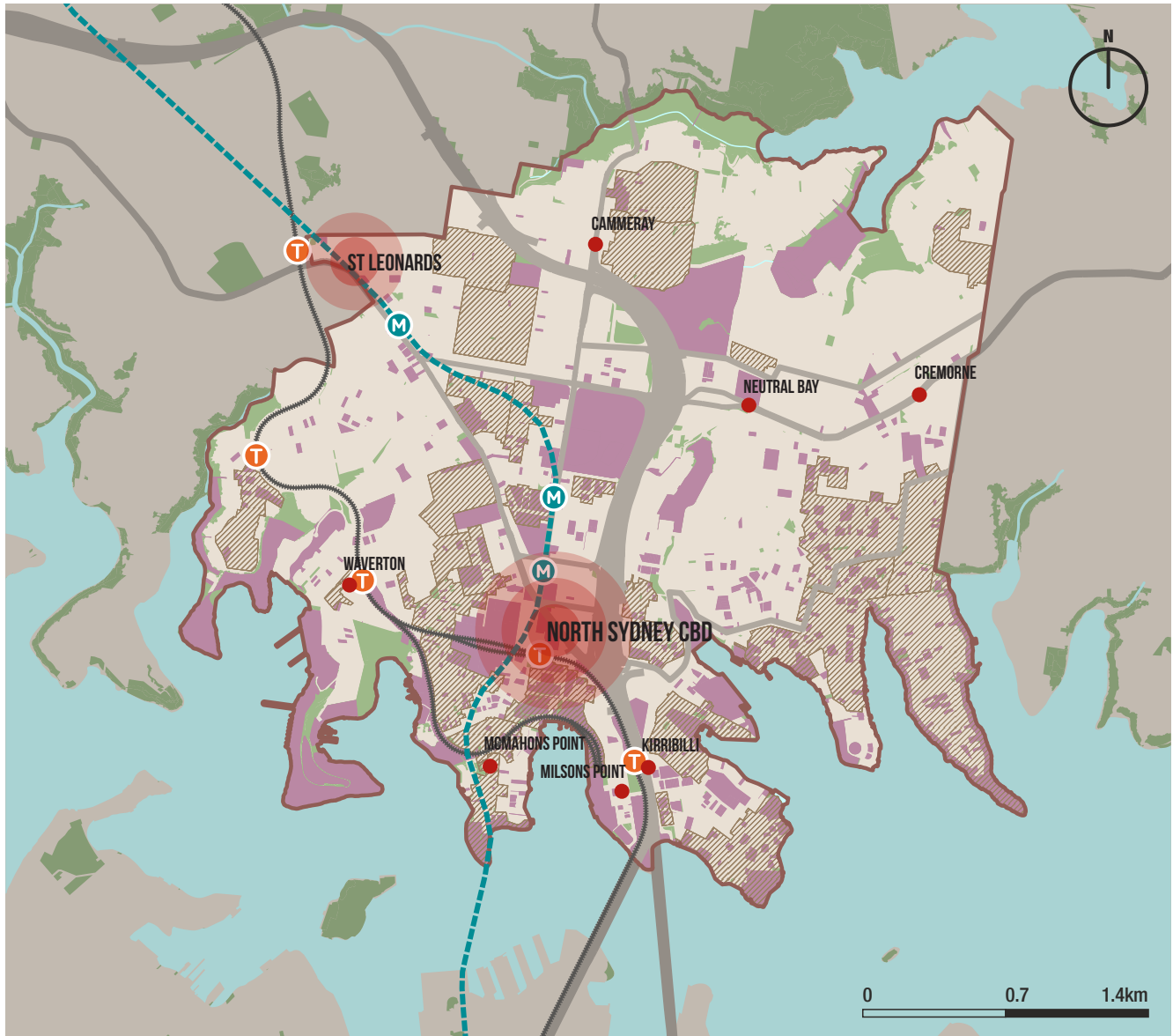
New development in identified growth areas will ideally respond to and respect the cultural values of North Sydney's heritage through sympathetic design, retention of appropriate settings such as landscaping, and appropriately scaled interfaces.

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**)

PRODUCTIVITY

OVERVIEW

Productivity 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 productivity identifies the role that connectivity, access to employment and diversity of industry play on the overall economic health of the District and the City. A well-connected Greater Sydney will contribute to productivity in an evolving employment and spatial landscape.

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

P1

Grow a stronger, more globally competitive North Sydney CBD.

P2

Develop innovative and diverse business clusters in St Leonards/Crows Nest.

P3

Enhance the commercial amenity and viability of North Sydney's local centres.

P4

Develop a smart, innovative and prosperous North Sydney economy.

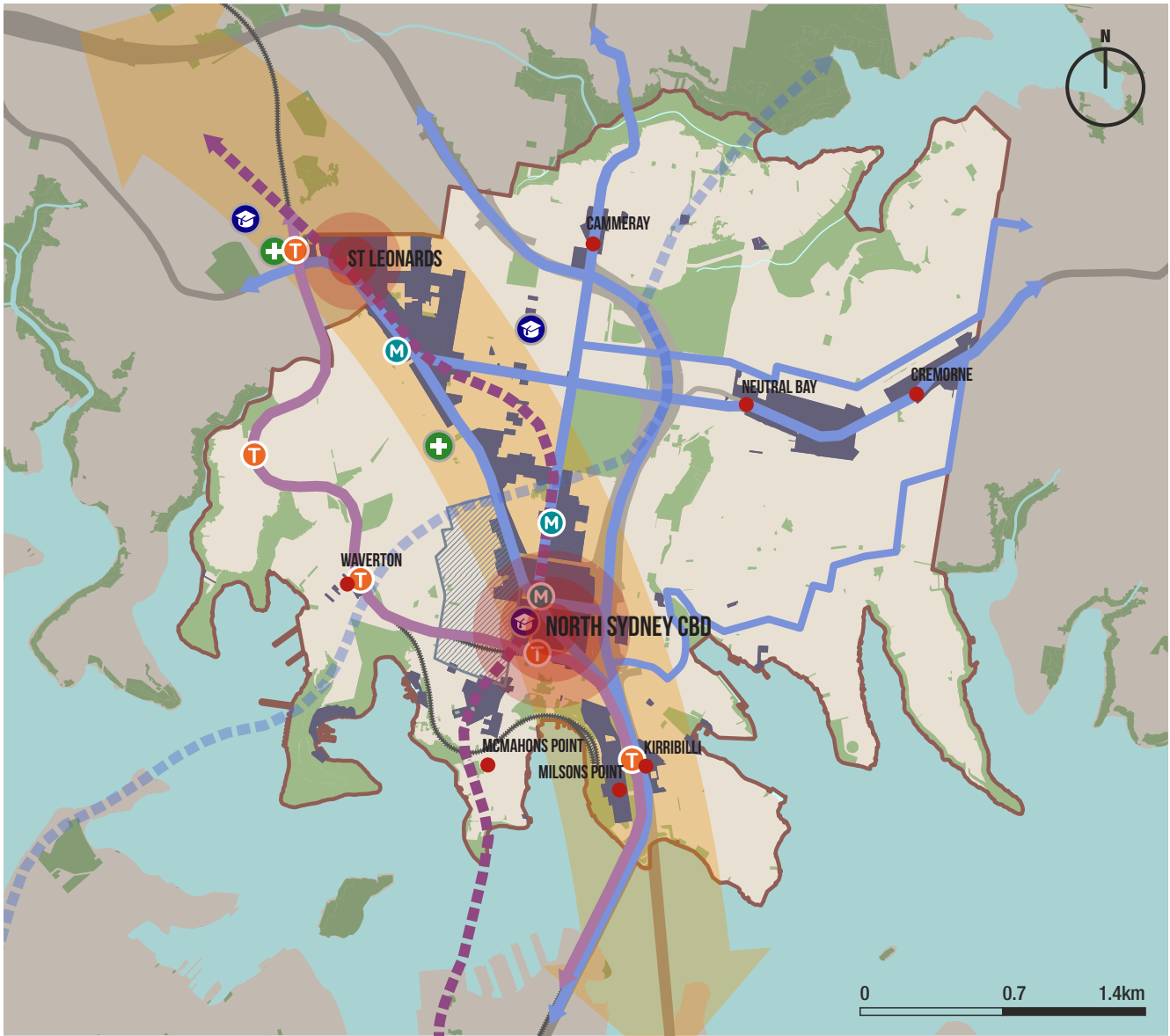
P5

Protect North Sydney's light industrial and working waterfront lands and evolving business and employment hubs.

P6

Support walkable centres and a connected and sustainable North Sydney.

MAP 8 — LOCAL ECONOMY AND EMPLOYMENT



LEGEND

- | | | | | |
|---------------|---------------------------|-------------------------------|--|---|
| LGA Boundary | Open Spaces | Metropolitan Centre | Education Precinct | City serving transport corridors (potential) [†] |
| Train Station | Waterways | Health and Education Precinct | Employment Lands: B3, B4, IN2, IN4, B1 zones | City Shaping Transport Corridors (existing) |
| Metro Station | Tertiary Education | Strategic Centre | City serving transport corridors (existing) | City Shaping Transport Corridors (future) |
| Train Line | Hospitals | Local Centre | | |
| Main Roads | Eastern Economic Corridor | | | |

NOTES:

[†] The Western Harbour Tunnel/Beaches Link was unfunded and had not received a business case approval at the time of preparation of the LSPS.

LOCAL PLANNING PRIORITY P1

GROW A STRONGER, MORE GLOBALLY COMPETITIVE NORTH SYDNEY CBD

LOCAL ECONOMY & EMPLOYMENT

RATIONALE

NORTH SYDNEY CBD

The North Sydney CBD is a thriving and attractive complementary office market to the Sydney CBD. For this reason, it is recognised under the Regional and District Plans as the northern component of the 'Harbour CBD.'

With a high concentration of multinational and national company headquarters, the Harbour CBD competes on an international stage and plays a fundamental role in metropolitan Sydney's standing as one of the 20 most advanced, globally connected and competitive cities in the world.⁴¹

In 2017, the North Sydney CBD was the 4th largest office market in Sydney, accommodating over 822,00 square metres of commercial office space and over 60,400 workers.⁴² With significant commercial, retail and education uses, the North Sydney CBD attracts workers and students from across metropolitan Sydney.

The North Sydney CBD is facing some significant challenges. Over the last decade, the competitiveness of the North Sydney CBD has declined with Macquarie Park replacing its status as the second largest office market in metropolitan Sydney.⁴³ The encroachment of residential development on commercial uses, the high proportion of B and C grade commercial office buildings, low pedestrian amenity due in part to the high levels of traffic in the CBD, and limited activity outside business hours present barriers to its ongoing competitiveness.

The revitalisation of the North Sydney CBD through more diverse night-time and weekend offerings and increased visitation to strengthen its position within the Harbour CBD is a key priority and has been the focus of extensive planning by Council through the *North Sydney Centre Review*.

EASTERN ECONOMIC CORRIDOR

The North Sydney CBD is also recognised as an integral component of the 'Eastern Economic Corridor' under the Regional and District Plans. This is Greater Sydney's most productive economic asset, covering Macquarie Park, Chatswood, St Leonards, the Harbour CBD, Green-Square/Mascot, Randwick and Sydney Airport.

The corridor supports highly productive sectors that interact both globally and nationally. It also supports economic activity that services (and is supported by) other economically important areas within the North Sydney LGA and the rest of the economic corridor.

Considering commercial market dynamics beyond North Sydney is critical to ensuring economic and employment growth in all centres. North Sydney Council will focus on advancing market and industry cluster relationships within its employment areas in collaboration with the City of Sydney, Mosman, Willoughby and Lane Cove Councils.

41 ARUP Pty Ltd, 2019, Draft City Economic Future Study 2019: Globalisation and World Cities Research Network (GaWC), 2018, The World According to GaWC.
42 Greater Sydney Commission (GSC), 2018, North District Plan.
43 SGS Economics & Planning, 2016, North Sydney Economic Development Strategy Report.

EMPLOYMENT GROWTH

The North Sydney CBD has a high concentration of industry and employment in the professional, scientific and technical services and finance and insurance services. These sectors have displayed positive growth in recent years, and along with achieving a high degree of specialisation, it is considered to be relatively well established as the North Sydney LGA's first and second largest industries of employment.⁴⁴

The *North District Plan* identifies an employment target of 15,600 – 21,100 additional jobs for the North Sydney CBD by 2036.

The North Sydney CBD will continue to perform a significant economic and employment role and its relationship to the southern CBD will be strengthened, chiefly with the implementation of Sydney Metro.

Council's *North Sydney CBD Land Use and Capacity Strategy (2017)*, identifies opportunities for commercial office growth which will be encouraged but carefully managed, and a balance will be struck between capacity for commercial growth and pedestrian and user amenity. Given the limited opportunities to expand laterally, this priority has been explored by a considered increase of building heights, whilst maintaining and where possible, improving solar amenity to important spaces and places and maximising solar access to adjoining residential zoned land.

The North Sydney CBD will retain its commercial core zoning to ensure that employment capacity is provided for residential development is restricted to its peripheral locations. This will ensure that North Sydney continues to deliver a place that is reflective of the highest order centre assigned under the regional and district plans.

NORTH SYDNEY CBD

15,600-21,000

JOBS BY 2036

Figure 11: North Sydney CBD jobs targets
Source: GSC, 2018, North District Plan.



Brett Whiteley Place, North Sydney CBD.

44 SGS Economics & Planning, 2016, North Sydney Economic Development Strategy Report.

ENHANCED PUBLIC DOMAIN & USER AMENITY

The arrival of Metro in 2024 provides a unique opportunity to achieve a step change in the accessibility, pedestrian comfort and amenity of the North Sydney CBD.

It is Council's aspiration that surface transport moving through the Centre with a destination elsewhere, be shifted to the periphery of the CBD to reclaim central parts of the city for people. This will reduce conflict between vehicles and pedestrians and contribute to the CBD having a strong pedestrian and universal access focus for movement which will add to its vibrance, attractiveness and comfort.

With a significant increase in the working population of North Sydney to 2036, facilitated by improved accessibility, there will be greater use and demand for public spaces and an increased need to reclaim public space for people.

Council's plans will facilitate this with a series of strategies aimed at providing new or embellished public spaces. These are underpinned by the *North Sydney CBD Transport Masterplan (2018)* which fundamentally seeks to reclaim the core of the city as safe, comfortable and high-quality pedestrian spaces and push regional through-traffic to its periphery.

The most transformative of these new spaces will be a new 6,000 square metre public plaza which has been identified in *North Sydney CBD Public Domain Strategy – Place Book (2018)* as 'Miller Street Plaza'. This vision can be realised by closing a section of Miller Street between Berry Street and the Pacific Highway. This is an ambitious plan but one that is necessary to provide for the growth and evolution of the city to provide it with a flat, sun-drenched central heart. Council will continue to collaborate with State authorities to capitalise on the place-making opportunities arising from Sydney Metro.

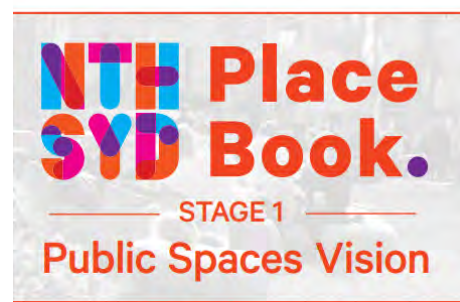
Travel demand modelling undertaken as part of Council's *North Sydney CBD Transport Masterplan (2018)*, suggests that the number of journeys by rail will increase as a result of Metro, from 47% in 2014 to 60% in 2036. This will be accompanied by corresponding falls in journeys by bus, from 12% in 2014 to 8% in 2036. Overall, 67% in walking, rail and Metro passenger journeys will improve as a result of the amenity benefits associated with the delivery of Miller Street Plaza.

A multi-criteria analysis of a number of identified options investigated as part of Council's *North Sydney CBD Transport Masterplan (2018)*, showed the Miller Street Plaza option to provide the greatest amenity benefits, which can be achieved while reducing congestion in the AM peak with minimal impacts on congestion in the PM peak.

Other key public domain projects include a new plaza outside the North Sydney Post Office, the transformation of Miller Street into a "civic spine" and redesigning intersections to improve the safety and amenity of North Sydney's streets. This strategy also shows what could be possible on the former tramway viaduct near Blue Street. A more aspirational longer term vision, is to create an area of open space and activity over the Warringah Freeway enabling the reconnection of the two halves of the LGA (refer to Figure 10).

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.

PLACEMAKING VISION NORTH SYDNEY CBD



North Sydney CBD
Public Domain Strategy
North Sydney Council
October 2018



LEGEND

-  Existing and proposed trees
-  Major new developments
-  New Metro (2024)
-  Ward St Masterplan
-  Activated laneways
-  Desired future laneway link
-  Open spaces
-  Road upgrades
-  Key heritage sites
-  Existing art site
-  Desired art site

Map 9: Overall placemaking vision for North Sydney CBD
Source: North Sydney CBD Public Domain Strategy Place Book (2018)

CENTRAL LANEWAYS NETWORK

A pedestrian laneway network focused on Denison and Mount Streets is currently being progressed by Council in collaboration with the owners of 1 Denison and 100 Mount Street and several surrounding development sites. This will provide a high amenity and engaging pedestrian environment that will better link the north and south of the CBD.

WARD STREET PRECINCT

It is also Council's aspiration that development within the Ward Street Precinct, which forms part of the northern end of the North Sydney CBD, will deliver a significant number jobs as well as much needed public domain/infrastructure improvements to enhance the attractiveness, appeal and general amenity of the CBD.

The *Ward Street Precinct Masterplan (2019)* will be refined with an implementation strategy to facilitate the redevelopment of the Council-owned Ward Street and Harnett Street car parks to deliver transformative public domain amenity and community use benefits including a knowledge hub, community hub, public square and commercial office space.

EDUCATION PRECINCT

The high student population and significant education role performed in the North Sydney CBD will be more acutely recognised and integrated into the CBD's function. In response to the significant levels of growth experienced within the Education Precinct, located on the western edge of the North Sydney CBD, Council has developed and is progressively implementing strategies through the *Education Precinct Public Domain Masterplan (2015)* to enhance the amenity, accessibility and education function of the Precinct.

18 HOUR ECONOMY

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 and opportunities.

Council will continue to encourage a range of entertainment, recreational, cultural and retail activities in the North Sydney CBD to activate its streets and public spaces and support the night-time economy's diversity and ability to grow. It will also continue to review its planning controls to provide for the contemporary requirements of late night trading and small bars.

COLLABORATION

The rapid pace of change in the North Sydney CBD is likely to continue well after the completion of the Metro in 2024. Council will continue its close collaboration with transport and government agencies to maximise the benefits that will be delivered by the introduction of Metro in 2024. It will also collaborate with the City of Sydney to better understand and support cluster and commercial market interdependencies between the North Sydney CBD and Sydney CBD.

GREATER SYDNEY REGIONAL PLAN	OBJECTIVE 15 The Eastern, GOP and Western economic corridors are better connected and more competitive.
	OBJECTIVE 18 Harbour CBD is stronger and more competitive
NORTH DISTRICT PLAN	PLANNING PRIORITY N7 Growing a stronger and more competitive Harbour CBD
NORTH SYDNEY LSPS	LOCAL PLANNING PRIORITY P1 Grow a stronger, more globally competitive North Sydney CBD
ACTIONS	
<p>P1.1 – Continue to implement the <i>North Sydney CBD Capacity and Land Use Strategy (2017)</i>, in collaboration with the DPIE, industry stakeholders and the community to:</p> <ul style="list-style-type: none"> • increase commercial floorspace capacity and employment growth for the North Sydney CBD; • deliver high quality commercial floorspace that caters to the needs of existing and emerging industries; • restrict residential development to the mixed-use periphery to preserve a critical mass of employment in the North Sydney CBD; • encourage a diverse mix of entertainment, recreation, retail and commercial uses that contribute to the North Sydney CBD’s diversity, amenity and commercial sustainability; and • ensure high-quality design that responds to context and enhances the amenity of the North Sydney CBD. (short -long term) 	
<p>P1.2 – Continue to collaborate with State transport authorities to capitalise on the place-making opportunities arising from Sydney Metro to create a more attractive, vibrant and prosperous North Sydney CBD. This includes pursuing transport outcomes, in line with the <i>North Sydney CBD Transport Masterplan (2018)</i>, that:</p> <ul style="list-style-type: none"> • prioritise the delivery of walking infrastructure; • minimise local traffic growth; • create slow speed traffic environments within the North Sydney CBD; • encourage regional through traffic to use alternative routes to by-pass the North Sydney CBD; and • deliver Miller Street Plaza. (short-medium term) 	

**NORTH SYDNEY
LSPS**

- P1.3** – Implement the *North Sydney CBD Public Domain Strategy*, *North Sydney CBD Laneways* and *Ward Street Precinct Masterplan* to ensure the delivery of high-quality, safe and attractive public spaces and provide for a greater range of activities to facilitate a more engaging and vibrant CBD. **(short – medium term)**
- P1.4** – Ensure the night-time economy’s diversity and ability to grow by refining planning controls to enable a range of entertainment, recreational, cultural and retail options in appropriate locations and allow for the contemporary requirements of late night retail trading and small bars to activate the North Sydney CBD’s streets and public spaces. **(short - medium term)**
- P1.5** – Investigate opportunities to better integrate the education sector into the North Sydney CBD. **(ongoing)**
- P1.6** – Collaborate with the City of Sydney to better understand and support cluster and commercial market interdependencies between North Sydney CBD and Sydney CBD. **(ongoing)**

LOCAL PLANNING PRIORITY P2

DEVELOP INNOVATIVE AND DIVERSE BUSINESS CLUSTERS IN ST LEONARDS/ CROWS NEST

RATIONALE

BACKGROUND

St Leonards is identified a 'Strategic Centre' and 'Health and Education Precinct' under the Regional and District Plans, due to the regionally significant economic and employment functions of the Royal North Shore Hospital and associated clusters of medical, research and education activities.

Despite its proximity to the Royal North Shore Hospital, health care accounts for only 2% of employment space in the St Leonards Commercial Centre.⁴⁵ Area specialisations include information media, telecommunications and professional services. These industries are set to experience some of the highest growth rates to 2031.⁴⁶ Consultation with the real estate sector reveals St Leonards currently attracts smaller businesses, looking for less than 100 square metres, with cheaper, short-term lease arrangements.

It is also worth noting the significant number of creative industry activities spread across the surrounding areas. Nearby Artarmon, with its light industrial urban fabric, contains a distinct film and television industry with affiliated media companies tightly clustered around the SBS TV and radio station. Another cluster of creative industries occurs nearby in the high-technology park of Gore Hill.

A target of between 6,900 (base) and 16,500 (high) new jobs is identified under the *North District Plan* for the St Leonards/ Crows Nest Planned Precinct.

This includes an additional:

- 900-1,840 new jobs for Artarmon area;
- 800-5,300 new jobs for Health and Education area;
- 2,620-4,470 new jobs for St Leonards area;
- 1,950-3,020 new jobs for Crows Nest area; and
- 700-1,440 new jobs for Mater Hospital area by 2036.

There is concern, however, 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 economy.

Commercial development has also been affected in recent years by broader trends in the office market including the general downturn in commercial property since the global financial crises and increasing attraction of the business park office centres offering larger floorplates, lower rents and car-based accessibility. Residential development has also had high appeal in recent years.

Notwithstanding, declining vacancy rates and indications that the appeal of suburban office markets will improve as capacity within the Sydney CBD is taken up support the importance of protecting and enhancing the employment functions of St Leonards/ Crows Nest.⁴⁷

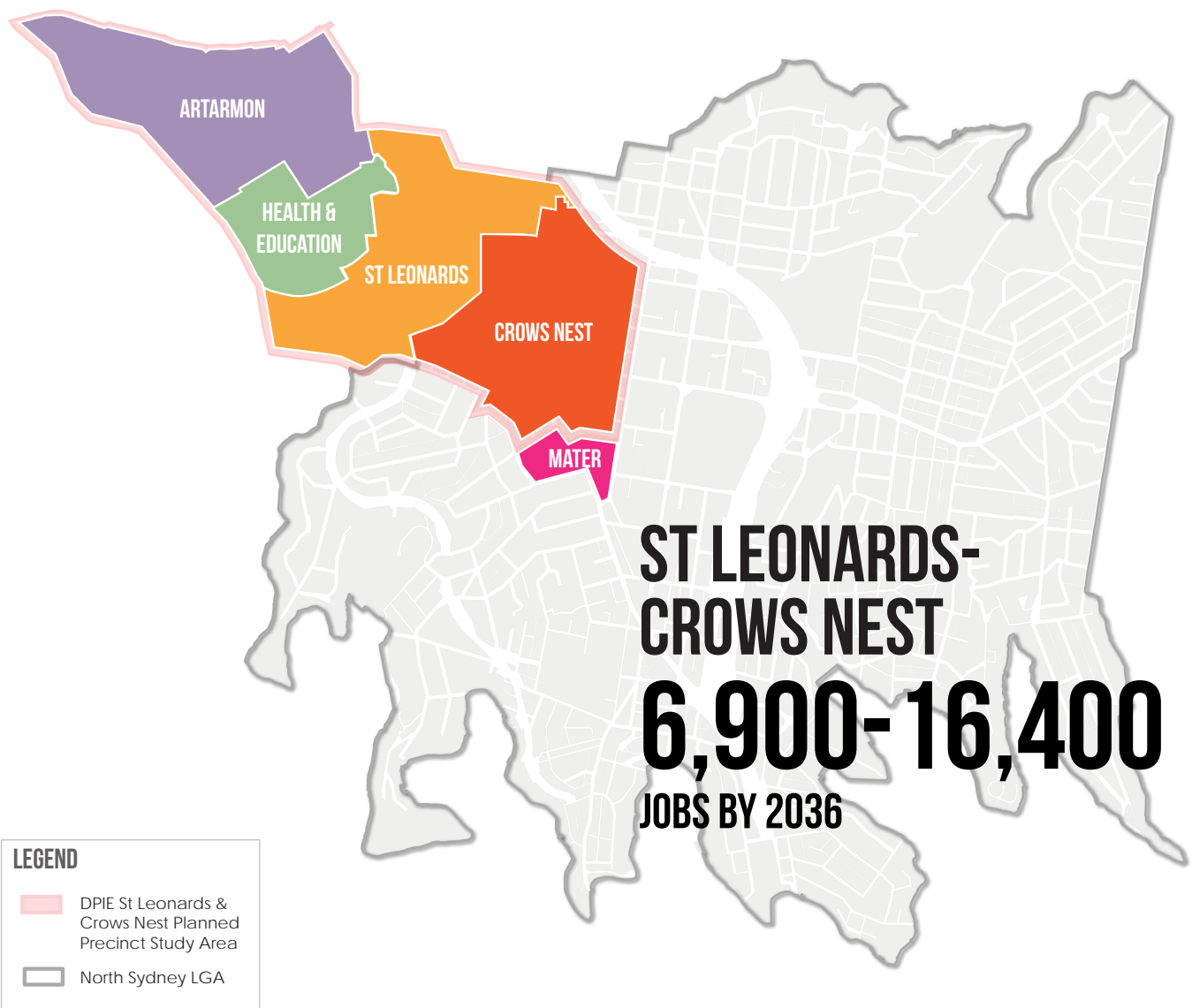
DRAFT ST LEONARDS & CROWS NEST 2036 PLAN

The DPIE's *Draft 2036 Plan* aims to deliver significant residential and employment growth in St Leonards/ Crows Nest to 2036, taking advantage of the NSW State Government's investment in the new Metro infrastructure for Sydney.

⁴⁵ SGS Economic & Planning, 2014, St Leonards/Crows Nest Market Feasibility Study.

⁴⁶ Ibid.

⁴⁷ Ibid.



Map 10: St Leonards & Crows Nest Planned Precinct – Jobs Targets
Source: DPIE, 2018, Draft St Leonards and Crows Nest 2036 Plan

The *Draft 2036 Plan* aims to revitalise St Leonards through a balance of commercial and residential development, the delivery of new 'A Grade' employment floorspace, lively and active streets, safe and interesting laneways, and sunny tree-lined public spaces. The village atmosphere of Crows Nest is proposed to be retained, with Willoughby Road continuing to be a vibrant high street and the adjacent heritage conservation areas protected. Employment uses in Crows Nest are mainly local retail shops, population serving businesses and smaller professional services businesses.

The industrial area of Artarmon, Crows Nest Village, the Royal North Shore Hospital and St Leonards commercial centre will continue to provide services and work opportunities, with a focus on growth in health and technology sectors.

As outlined under Planning Priority L2, Council will continue to seek opportunities to work with Lane Cove and Willoughby Councils and the DPIE to ensure the long term employment growth of the St Leonards/ Crows Nest Planned Precinct and associated jobs targets, as envisaged under the North District Plan, are achievable under the *Draft 2036 Plan*.



CROWS NEST PRINCIPLES & PLACEMAKING STUDY

The *Crows Nest Principles and Placemaking Study (2018)* was prepared to inform Council's input into the State Government's investigation and future plans for the area. Enhancing employment and activity is one of the key principles for growth identified in the Study. These include:

- a diverse, strong, sustainable and vibrant local economy;
- St Leonards Centre continues to develop as one of the major employment centres of the Sydney metropolitan area;
- Crows Nest Village consolidates its role as a retail and hospitality destination and enhances its commercial sector; and
- employment capacity and diversity meets the needs of future generations;

To achieve these principles, the Study proposes a suite of actions, these include:

- Protect existing commercial lands and encourage new commercial buildings;
- Encourage new commercial buildings around Crows Nest Metro;
- prioritise and achieve economic and employment sector growth in the mixed-use zones;
- encourage new buildings with a higher commercial mix along Willoughby Road and Alexander Street;
- Encourage businesses to operate into the evening including retail outlets, recreation providers, theatres, bars, music and comedy venues to enhance the night-time economy;
- Investigate the employment needs/opportunities of the health and education sectors around Fiveways and the Mater Hospital.

To date, Council has strongly advocated for the inclusion of affordable co-working spaces in major developments and Planning Proposals in St Leonards. This is consistent with Council's *St Leonards/Crows Nest Planning Study – Precincts 2 & 3 (2015)*. However, the proposal to introduce a Special Infrastructure Contribution (SIC), is likely to result in the removal of Council's ability to negotiate significant public benefits deemed necessary to support and attract knowledge sector businesses to the St Leonards office market.

GREATER SYDNEY REGIONAL PLAN	OBJECTIVE 21 Internationally competitive health, education, research and innovation precincts.
	OBJECTIVE 22 Investment and business activity in centres.
NORTH DISTRICT PLAN	PLANNING PRIORITY N8 Eastern Economic Corridor is better connected and more competitive.
	PLANNING PRIORITY N9 Growing and investing in health and education precincts.
	PLANNING PRIORITY N10 Growing investment, business opportunities and jobs in strategic centres.
NORTH SYDNEY LSPS	LOCAL PLANNING PRIORITY P2 Develop innovative and diverse business clusters in St Leonards/ Crows Nest.
	ACTIONS <p>P2.1 – Reach an agreement on the long-term role of St Leonards as a major employment centre and future planning framework for the centre with Willoughby and Lane Cove Councils and the DPIE. (short – medium term)</p> <p>P2.2 – Continue to work with the DPIE and other relevant State Government agencies to capitalise on the land use opportunities arising from Sydney Metro to strengthen the future productive role of St Leonards/ Crows Nest. (short – medium term)</p>

LOCAL PLANNING PRIORITY P3

ENHANCE THE COMMERCIAL AMENITY AND VIABILITY OF NORTH SYDNEY'S LOCAL CENTRES

RATIONALE

The Regional and District Plans recognise local centres have an important role in providing local employment, services and amenity, and that facilitating their growth alongside metropolitan and strategic centres will be important for long-term jobs growth and delivering a 30-minute city.

The *North District Plan (2018)* identifies Neutral Bay and Cremorne as 'local centres.' These smaller centres generate economic activity from the local resident population, and support local employment opportunities and retail needs. They also serve an important function in the North Sydney LGA economy, supporting smaller businesses alongside the larger commercial hubs.

In 2017, the Neutral Bay and Cremorne Military Road Corridor accommodated over 1,385 registered businesses and 5,405 jobs.⁴⁸ Between 2011-2016, employment growth along the corridor increased by 29%, compared to 10% across the North Sydney LGA.⁴⁹

Other local centres play an important economic and small business role, but have not been identified in the North District Plan. These include the neighbourhood centres of Cammeray, Kirribilli, Milsons Point, McMahon's Point and Waverton.

The commercial amenity and viability of the Neutral Bay and Cremorne local centres is critical to future investment and prosperity. A key component of the *Military Road Corridor Planning Study* has been an economic analysis regarding the current and potential future commercial office, retail and employment role of the corridor.

Preliminary findings of the economic analysis component of the Study has identified that:

- minimal increases in new office space, with more growth in the provision of mixed use developments comprising ground floor retail and residential above;
- existing planning controls will contribute to ongoing reductions in commercial floor space over time; and
- additional commercial floorspace will be required above existing supply, to meet forecast retail and office floorspace demand by 2036.

The Neutral Bay and Cremorne *Military Road Corridor Planning Study* will guide future development, establish appropriate built form controls that support the functions of the precinct, and identify public domain and other public benefits that improve the safety, amenity, services and overall appeal and commercial viability of the area. The Study will ensure growth is planned, well managed and results in a more attractive area for workers, residents, students, visitors and investors.

⁴⁸ Hill PDA, 2019, Military Road Corridor Economic Baseline Report & Stage 1 Economic Strategy.

⁴⁹ Ibid.

GREATER SYDNEY REGIONAL PLAN	OBJECTIVE 12 Great places that bring people together.
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 P3 Enhance the commercial amenity and viability of North Sydney’s local centres.
ACTIONS	
<p>P3.1 – Prepare, finalise and implement the <i>Military Road Corridor Planning Study (Stages 1 and 2)</i> to ensure future development supports the functions of the precinct, and identify public domain and other public benefits to improve the safety, amenity, services and overall appeal and commercial viability of the Neutral Bay and Cremorne local centres. (short – medium term)</p>	



Young Lane, Neutral Bay

LOCAL PLANNING PRIORITY P4

DEVELOP A SMART, INNOVATIVE & PROSPEROUS NORTH SYDNEY ECONOMY

RATIONALE

TOURISM & LOCAL VISITOR ECONOMY

Visitors make a significant contribution to the North Sydney local economy. Analysis of data from Tourism Research Australia over the past five years suggests that approximately 0.6 million visitors are attracted to the North Sydney LGA each year.⁵¹ Almost half of those visitors (43%) stayed overnight or longer, while 57% were day visitors. In 2016/17, visitors to North Sydney spent \$698 million on accommodation, hospitality, entertainment and leisure.⁵¹

Key findings from the *North Sydney Economic Development Strategy (2016)* and community engagement undertaken for the *North Sydney Community Strategic Plan 2018-2028*, identified that North Sydney's status as a tourist destination could be improved and its diversity of offerings expanded.

North Sydney has significant opportunities to capitalise on its proximity to Sydney CBD, its high amenity areas, Sydney Harbour foreshore access and views, and existing tourism infrastructure. This would increase visitation, diversify the local economy, and encourage further economic development throughout the LGA. Activation along the waterfront, the provision of new transport infrastructure (Sydney Metro) and emerging industry clusters, such as an arts sector in St Leonards/Crows Nest, provide opportunities to increase local economic activity and encourage greater visitation from day trips and overnight stays.

However, the North Sydney LGA currently has some weaknesses which inhibit further capitalisation of these strengths. These include the limited diversity of offerings in its centres, particularly the lack of economic activity after business hours, poor pedestrian access, public domain, and traffic congestion. These are addressed in further detail under Planning Priority P1, P2 and P3.

Public events also play a vital role in not only raising the profile of North Sydney for visitors but also activating public spaces, building social networks and creating

opportunities for local economic growth. North Sydney Council has a rich history of conducting, partnering and supporting events throughout the year, and has recently amended its regulatory framework to simplify the approvals process for conducting events in North Sydney.

Council has recently developed the *North Sydney Visitor Economy Strategy and Action Plan (2019)*. This provides a framework to guide the growth of a sustainable visitor economy in the North Sydney LGA. The Strategy seeks to:

- create a more clearly-defined identity or 'place brand' for the North Sydney LGA;
- increase promotion and marketing and attract the right market/audience; and
- create vibrant communities and world-class visitor experiences.

Key actions in the Strategy and three-year prioritised Action Plan include:

- create a destination identity for North Sydney and increase promotion and marketing;
- promote key heritage assets (eg. Luna Park, North Sydney Oval);
- support the establishment of a way marked walking track from Bondi to Manly Beach and promote North Sydney as a half way point;
- support the proposed Sydney Harbour Highline project;
- review the Waverton Peninsula Masterplan;
- maximise the visitor benefits of the North Sydney Olympic Pool complex redevelopment; and
- support the Sydney Harbour Federation Trust's vision for HMAS Platypus.

⁵⁰ Destination Marketing Shore (DMS), 2019, Draft North Sydney Visitor Economy Strategy.

⁵¹ Ibid.

A SMART & INNOVATIVE CITY

Embracing innovation and growing the local ecosystem of entrepreneurs and start-ups was identified as a new priority area within the *North Sydney Community Strategy Plan 2018-2028*.

The concept of a 'smart city' has been growing across the world over the last 15 years. It involves harnessing digital technology, utilising data and promoting innovation to create smarter and better ways of doing things.

Smart cities attract knowledge, creativity and investment helping to grow the economy. In an increasingly digital and technology driven age, cities need to look towards new approaches, innovative technologies and smart infrastructure to create an environment that supports both community and economic growth.

Recognising North Sydney is in the beginnings of its journey to becoming a smart city, Council has prepared the *North Sydney Smart City Strategy and Action Plan 2019-2022*. The strategy and action plan provides a framework to leverage North Sydney's strengths, address its weaknesses and increase North Sydney's smart city maturity. It is acknowledged, however, that smart city development is a long-term process that requires ongoing focus, effort and persistence.

Key priorities/objectives in the Draft Strategy and three-year prioritised Action Plan include:

Smart Travel

- improve transport understanding, experience and efficiency, and the take up-take of low emission transport options.

Smart Infrastructure

- enhance public places with smart technology;
- leverage digital technology to modernise; planning and building compliance processes.

Smart Economy

- increase local innovation capacity and activity (support local start-ups and co-working spaces);
- promote partnerships and build the digital/knowledge economy;
- develop North Sydney's night-time and visitor economies.

Smart Leadership

- improve Council's innovation capability and capacity to deliver smart city projects;
- use smart technology to improve Council services.

Smart Sustainability

- improve energy, water and waste management in North Sydney.

Smart community

- improve the community's digital literacy and participation in community programs.

In line with the *North Sydney Smart City Strategy and Action Plan 2019-2022*, Council will support the development of an innovative economy by:

- encouraging participation and collaboration between community, businesses, investors and other levels of government to maximise service transformation and smart technology opportunities and outcomes;
- supporting local innovation, create new digital assets and generate new revenue streams to benefit the North Sydney community;
- harnessing technology and data to promote sustainability – working towards economic, environmental and social outcomes;
- maintaining high standards of privacy in leveraging the value of data to ensure the safety and security of people and assets; and
- providing user-friendly solutions and build the community's digital capacity.



GREATER SYDNEY REGIONAL PLAN	OBJECTIVE 24 Economic sectors are targeted for success.
NORTH DISTRICT PLAN	PLANNING PRIORITY N13 Supporting growth of targeted industry sectors.
NORTH SYDNEY LSPS	LOCAL PLANNING PRIORITY P4 Develop a smart, innovative and prosperous North Sydney economy.
	ACTIONS
	P4.1 – Implement the <i>North Sydney Visitor Economy Strategy and Action Plan</i> to support the growth of a sustainable local visitor economy, maximising the economic benefits while managing the environmental and social impacts on the North Sydney LGA. (short – medium term)
	P4.2 – Implement the <i>North Sydney Smart City Strategy 2019-2022 and Action Plan</i> to increase North Sydney's smart city maturity. (short – medium term)

LOCAL PLANNING PRIORITY P5

PROTECT NORTH SYDNEY'S LIGHT INDUSTRIAL AND WORKING WATERFRONT LANDS AND EVOLVING BUSINESS AND EMPLOYMENT HUBS

RATIONALE

Industrial activity and urban services are important to the Greater Sydney economy, and the nature of this economic sector is continuing to change, with emerging technologies and new industries with different requirements.

Given the limited supply of industrial and urban services land in the North District, and the inability to increase this supply, it is important that these lands be safe-guarded and efficiently managed.

As reflected in the North Sydney LGA, industrial land is evolving from traditional industrial and manufacturing lands and freight and logistics hubs, into specialised employment lands. The Regional and District Plans recognise that these lands provide space for emerging future industries, and that achieving a mix of economic outcomes that support the city and population should be the primary objective.

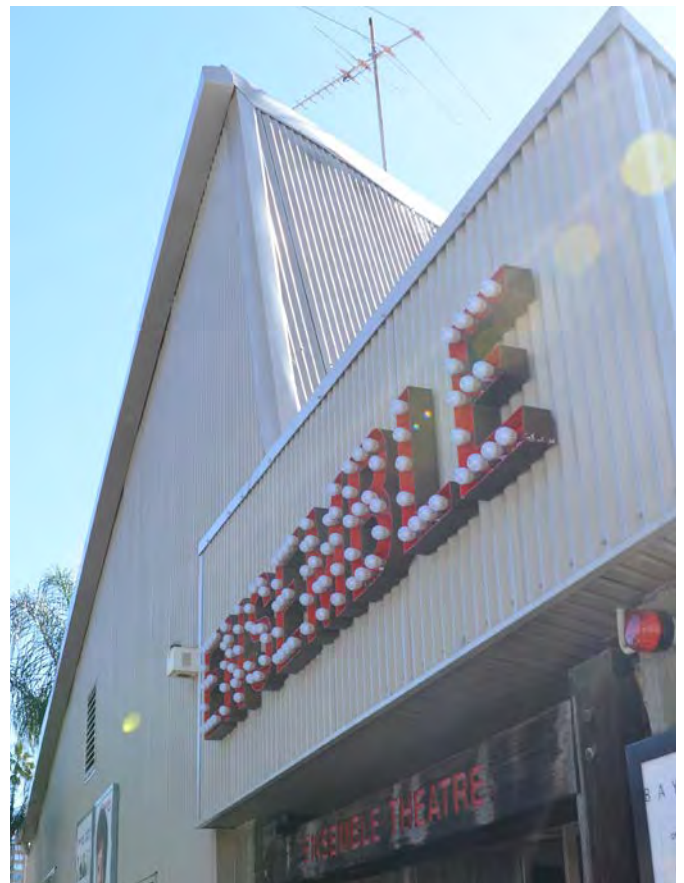
LIGHT INDUSTRIAL LANDS

The North Sydney LGA contains one small pocket of land zoned IN2 Light Industrial in McMahons Point, approximately 400m south-west of North Sydney Railway Station and CBD. This precinct has historically accommodated traditional urban services activities such as printing. In recent years, creative businesses in the media production and advertising industries have emerged but activity is somewhat constrained by the level of residential development within the zone.

WORKING WATERFRONT LANDS

The North Sydney LGA has several small pockets of land zoned IN4 Working Waterfront at Careening Cove, Kirribilli and Berrys Bay, Waverton. These lands are uniquely located along the Harbour waterfront and contain significant industrial and maritime heritage.

The function and future role of North Sydney's light industrial and working waterfront lands has been previously questioned and will be the subject of a strategic analysis in the short to medium term. Council will conduct an activity review to better understand the type and extent of floorspace and employment characteristic of these precincts.



Ensemble Theatre – Careening Cove, Kirribilli

GREATER SYDNEY REGIONAL PLAN	OBJECTIVE 23 Industrial and urban services land is planned, retained and managed.
NORTH DISTRICT PLAN	PLANNING PRIORITY N11 Retaining and managing industrial and urban services land
NORTH SYDNEY LSPS	LOCAL PLANNING PRIORITY P5 Protect North Sydney's light industrial and working waterfront lands and evolving business and employment hubs
	ACTIONS
	P5.1 – Review current activities in the IN2 Light Industrial and IN4 Working Waterfront zones to better understand their current and future industrial and employment potential. (short – medium term)
	P5.2 – Ensure all existing IN2 Light Industrial and IN4 Working Waterfront zones are safe-guarded from competing land use pressures, especially residential and mixed-use development, and retained exclusively for employment purposes. (ongoing)
	P5.3 – Ensure the important industrial and maritime heritage of North Sydney's IN4 Working Waterfront zones is protected. (ongoing)

LOCAL PLANNING PRIORITY P6

SUPPORT WALKABLE CENTRES AND A CONNECTED AND SUSTAINABLE NORTH SYDNEY

30-MINUTE CITY

RATIONALE

A 30-minute city, where people have access to jobs, services and public transport close to where they live, is a key long-term aspiration of the Regional Plan, *A Metropolis of Three Cities*. This means providing more housing, jobs, health and education facilities in metropolitan and strategic centres and enabling more people to have public transport access to their closest centre within 30 minutes.

LAND USE DENSITY & DIVERSITY AROUND CENTRES

The *North Sydney Transport Strategy (2017)* outlines the community's vision and priorities for transport in North Sydney. It identifies as one of its central aims, the importance of land use density and diversity within a walkable distance of commercial, mixed-use and neighbourhood centres that contain local shops and facilities and also offer access to high quality public transport services.

Providing higher land use and population densities in areas with good access to local shops, facilities and public transport provides support for existing businesses and the opportunity to increase the number and diversity of businesses in centres. It also supports the delivery of frequent, high quality public transport services, maximises the number of journeys made by walking, cycling and public transport and minimises the number and distance of vehicle based journeys.

The *North Sydney Local Housing Strategy (2019)* reinforces this action by identifying opportunities for commercial and residential growth where local living and transit oriented development outcomes can be best achieved. This minimises the number and distance of trips generated within a local area by increasing the take-up of walking, cycling and public transport; and reduces traffic generation in line with the *North Sydney Transport Strategy's* vision and priorities.

MODAL HIERARCHY & TRANSPORT IMPROVEMENTS

Council will continue to plan, prioritise, advocate and deliver transport outcomes that reflect the *North Sydney Transport Strategy's* vision and prioritise a modal hierarchy for North Sydney based on walking, cycling and public transport.

This requires identifying and prioritising improvements to walking and cycling infrastructure within the walking and cycling catchments of centres, that also provide access to high quality public transport. It also includes advocating for and delivering initiatives that improve public transport access to areas outside of these existing centres.

Council will work towards the delivery of inclusive streetscape design and slow speed vehicular traffic environments in commercial, mixed-use and neighbourhood centres and residential zones, which will encourage the sharing of local streets by all travel modes.

On classified state and regional roads outside of local centres, Council will advocate for the delivery of high-quality separated walking, cycling and public transport facilities to improve safety, amenity and usability. This general philosophy is shared with Transport for NSW.

FREIGHT, LOCAL DELIVERY & SERVICING

Ensuring suitable servicing and delivery facilities are provided in North Sydney's commercial, mixed-use and neighbourhood centres is important for supporting local business activity. Appropriate regional freight routes are also important for supporting wider economic activity. Ensuring these facilities are delivered to meet the requirements of businesses, while minimising their impact on the local road network, and the walking and cycling amenity of centres is a key priority.

NSDCP 2013 contains provisions to ensure adequate off-street loading, delivery and servicing facilities are provided in all commercial and industrial premises and larger residential developments, to minimise the impacts of these facilities on the safety and efficiency of the surrounding road system.

A key action of the *North Sydney Transport Strategy (2017)*, is the preparation of a *Local Deliveries and Freight Action Plan*, which will investigate, review and identify:

- area-based delivery infrastructure requirements;
- actions to encourage/require delivery tasks be completed outside peak pedestrian activity hours;
- actions that increase the competitiveness of rail freight;
- preferred freight, delivery and construction vehicle routes through North Sydney; and
- opportunities that minimise the impact of local deliveries and freight on North Sydney roads.

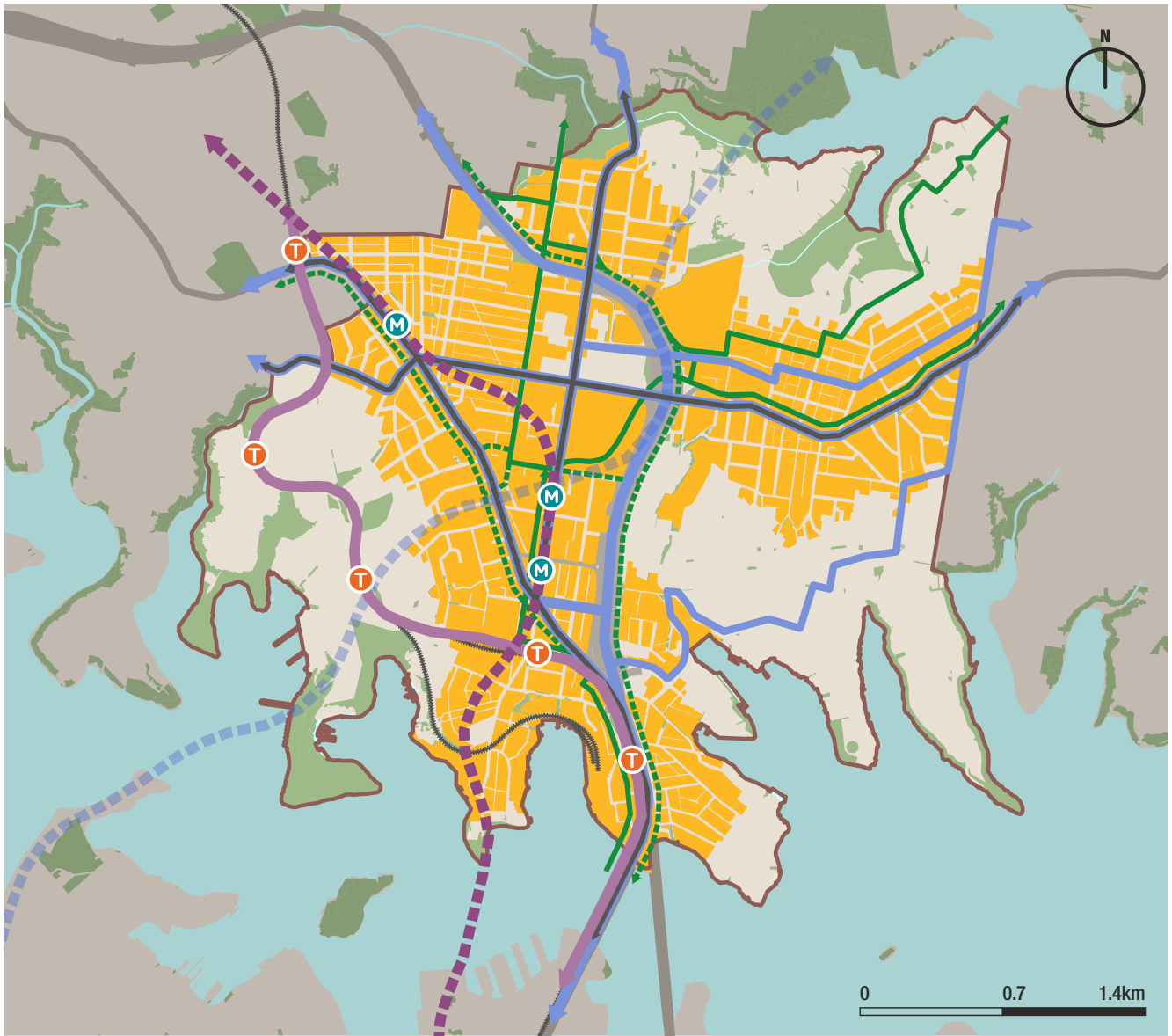
Council will continue to liaise and collaborate with the DPIE, GSC and State transport authorities to ensure the prioritisation of walking, cycling and public transport infrastructure within North Sydney whilst supporting North Sydney's role as an integral part of the internationally competitive Harbour CBD and Economic Corridor.

STRATEGY

In accordance with the *North Sydney Transport Strategy (2017)*, Council will support walkable centres and a connected and sustainable North Sydney by:

- Encourage and support land use density and diversity within a walkable distance of commercial, mixed-use and neighbourhood centres;
- Identify and prioritise improvements to walking and cycling infrastructure within the walking and cycling catchments of commercial, mixed-use and neighbourhood centres;
- advocate for deliver initiatives that improve public transport access to precincts located outside walkable catchments of high-quality public transport services; and
- Prepare a *Walking Action Plan, Public Transport and Advocacy Action Plan, Local Deliveries and Regional Freight Action Plan, and Parking and Traffic Action Plan*;
- Review the *North Sydney Integrated Cycling Strategy (2013)* in line with the directions of the *North Sydney Transport Strategy (2017)* and *North Sydney CBD Transport Masterplan (2019)*.

MAP 11 – TRANSPORT NETWORK



LEGEND

- | | | | | |
|---------------|---------------------------------------|-------------|------------------------|-----------------------------------|
| LGA Boundary | Train Line | Open Spaces | City-shaping | City-serving |
| Train Station | Main Roads | Waterways | Rail (existing) | Bus/traffic (existing) |
| Metro Station | Centre Serving/Local Living Catchment | | Rail (future) | Bus/traffic (future) ^t |
| | | | Bus/traffic (existing) | Cycling (future) |
| | | | Cycling (existing) | |

NOTES:

City-shaping corridors – major trunk road and public transport corridors providing higher speed and volume connections between our cities and centres that shape locational decisions of residents and businesses.

City-serving corridors – higher density corridors within 10km of metropolitan centres providing high frequency access to metropolitan cities/centres with more frequent stopping patterns.

Centre-serving/Local living catchment – walking and cycling catchment to nearest high amenity centre with transport node.

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

MAP 12 – FREIGHT AND LOCAL SERVICING NETWORK

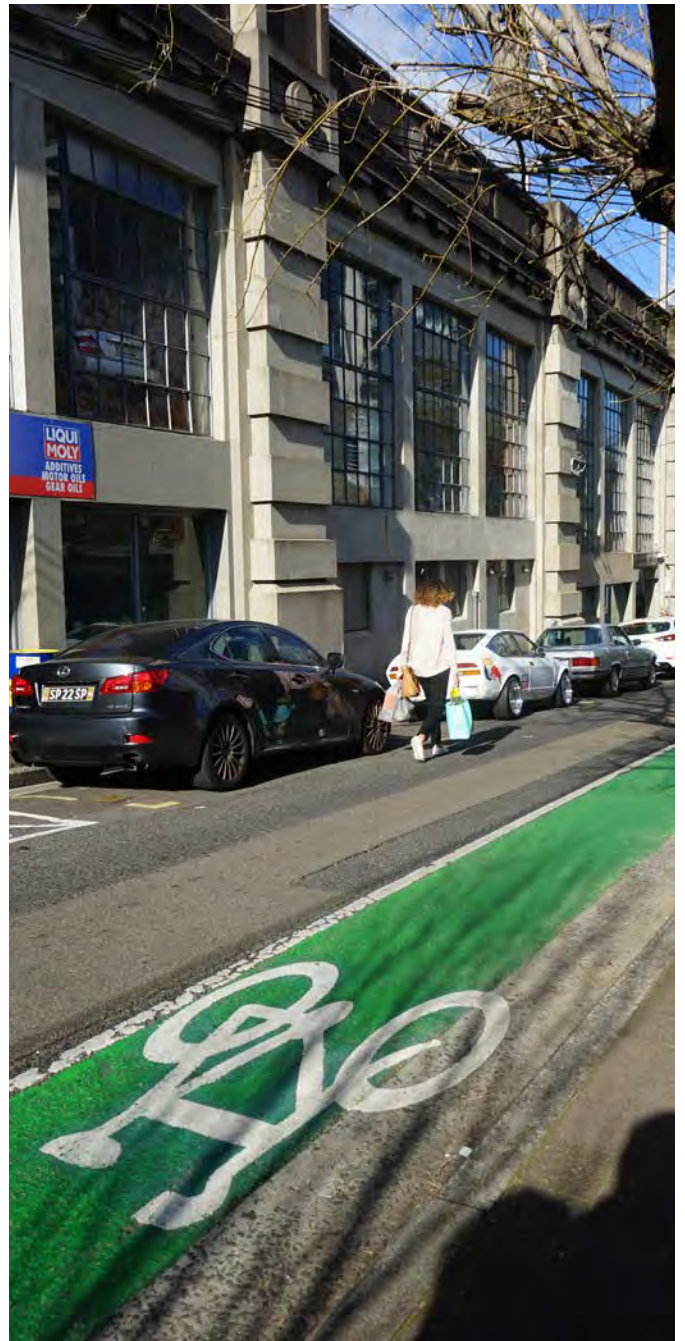


LEGEND

- | | | | |
|---------------|-------------|-------------------------------|-------------------------------------|
| LGA Boundary | Metro line | Metropolitan Centre | Freight Route (existing) |
| Train Station | Main Roads | Health and Education Precinct | Freight Route (future) [†] |
| Metro Station | Open Spaces | Strategic Centre | Local Servicing Route |
| Train Line | Waterways | Local/Neighbourhood Centre | |

NOTES:

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



GREATER SYDNEY REGIONAL PLAN	OBJECTIVE 14 A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities.
	OBJECTIVE 16 Freight and logistics networks are competitive and efficient.
	OBJECTIVE 17 Regional connectivity is enhanced.
NORTH DISTRICT PLAN	PLANNING PRIORITY N12 Delivering integrated land use and transport planning and a 30-minute city.
	PLANNING PRIORITY N14 Leveraging inter-regional transport connections
NORTH SYDNEY LSPS	LOCAL PLANNING PRIORITY P6 Walkable centres and a connected and sustainable North Sydney.
	<p>ACTIONS</p> <p>P6.1 – Implement the <i>North Sydney Transport Strategy (2017)</i> to deliver the community's vision for transport in North Sydney. (short-medium term)</p> <p>This includes:</p> <ul style="list-style-type: none"> • prepare a <i>Walking Action Plan, Public Transport and Advocacy Action Plan, Local Deliveries and Regional Freight Action Plan, Parking and Traffic Action Plan</i>; and • review the <i>North Sydney Integrated Cycling Strategy (2013)</i> in line with the directions of the <i>North Sydney Transport Strategy (2017)</i> and the <i>North Sydney CBD Transport Masterplan (2019)</i>.

SUSTAINABILITY

OVERVIEW

Sustainability is one of four inter-related themes that frame the planning priorities and actions of North Sydney Council's Local Strategic Planning Statement (LSPS). These themes are introduced in the Greater Sydney Commission's North District Plan in which North Sydney is located.

The theme of Sustainability deals with challenges surrounding the impact human activity has on its natural environment. Identified District wide priorities such as improving water quality, protecting bushland, increasing tree canopy and reducing emissions and waste can be achieved by actions and behaviours at a local level.

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

S1

Protect and enhance North Sydney's natural environment and biodiversity.

S2

Provide a high quality, well-connected and integrated urban greenspace system.

S3

Reduce greenhouse gas emissions, energy, water and waste.

S4

Increase North Sydney's resilience against natural and urban hazards.

LOCAL PLANNING PRIORITY S1

PROTECT AND ENHANCE NORTH SYDNEY'S NATURAL ENVIRONMENT AND BIODIVERSITY

URBAN GREENSPACE SYSTEM

RATIONALE

BUSHLAND & BIODIVERSITY

North Sydney's landscape has changed dramatically, since the Guringai Tribe and Cammerayal Clan cared for and sustained these lands. Today, North Sydney's environment is highly developed and urban with almost all original vegetation and other natural features removed or modified. This has greatly reduced urban bushland, biodiversity and canopy cover and so their protection and enhancement is important for North Sydney's resilience.

The North Sydney LGA has approximately 49 hectares of urban bushland the majority of which is on public land. This represents less than 5% of the LGA's total land area.

North Sydney's remnant bushland is generally restricted to the Sydney Harbour and Middle Harbour foreshores. These areas generally comprise narrow strips bordering urban development, with some significantly larger areas of bushland at Balls Head, Berry Island Reserve and Tunks Park.

In 2010, a comprehensive Natural Area Survey identified:

- 12 distinct native vegetation communities and 347 native plant species;
- 2 biodiversity hotspots; and
- 190 native terrestrial vertebrate species, including 4 frog species, 20 reptile species, 148 bird species and 18 mammal species.

The Survey also identified:

- 3 of the 12 distinct native vegetation communities in North Sydney are listed as endangered ecological communities in NSW;
- 2 of the 347 recorded plant species are nationally threatened, and a further 39 plant species are listed as significant at the Sydney Metropolitan Catchment Authority regional level; and
- 18 threatened species under Commonwealth or NSW Legislation.

Like other urban bushland areas, North Sydney's bushland has been impacted by a variety of land uses over time and continues to be subject to a variety of pressures and impacts from both within and outside the bushland reserve system. These include: clearing of vegetation, fragmentation of bushland areas, siltation of creeks, introduction of exotic species/weeds, new artificial stormwater lines, dumping, pets and feral animals, leaking sewer infrastructure, tree vandalism and recreational pursuits.

The majority of North Sydney's bushland is zoned *E2-Environmental Conservation* and is protected from inappropriate development. These lands are further protected through various provisions within NSDCP 2013. Section 15 to Part B, relates to development on land located near bushland (land identified within the bushland buffer zone) and covers issues relating to building design and siting, landscaping and stormwater management, cultural resources, threatened species and wetland areas.

Habitat connectivity is essential for the long-term conservation of a diverse range of species and ecological communities. Council has identified the general location of its biodiversity corridors. Whilst this generally corresponds with Council's bushland buffer zone, a review of NSDCP 2013 is required to ensure biodiversity corridors are protected through the development process.

Over the past 25 years, Council has increasingly recognised its responsibility in managing bushland and in recent years has funded effective regeneration work and supported a large and enthusiastic volunteer workforce.

Council's Bushland Management Program provides a structured framework within which to integrate the community in the management of bushlands. Works undertaken are guided by adopted *Bushland*

Rehabilitation Plans and Plans of Management and range from bushland rehabilitation, stormwater management, Bushcare volunteer support, Biodiversity education, walking track upgrades, and the Bushcare Community Nursery. The volunteer bush regeneration program is integrated with works of Council staff, contractors and other community groups.

Council recognises the importance of volunteers, and is committed to the long-term support of its Bushcare program. There are currently 12 Bushcare groups active in North Sydney that operate a range of programs including 'Wildlife Watch,' 'Adopt-a-Plot' and 'Native Havens.' As a result of these efforts, previously degraded areas have been rehabilitated to native bushland and the overall quality of bushland in North Sydney has improved significantly. However more work is still required to overcome decades of neglect, and the ongoing impacts of urbanisation.

To support resilient urban ecosystems, North Sydney Council will:

- continue to rehabilitate degraded bushland areas;
- maintain and enhance diversity of species, habitats and ecosystem functions;
- conserve all regionally significant and threatened flora and fauna species;
- protect and increase canopy cover;
- create and manage green corridors – extend the bushland network and improve connections between bushland reserves;
- minimise impacts of adjacent development on bushland.
- protect and conserve sites and items of Aboriginal and European heritage significance;
- provide opportunities for passive recreation pursuits while minimising environmental impacts;
- raise community awareness and provide opportunities for the community to be involved in the protection, management and rehabilitation of bushland.



North Sydney Bushcare Nursery

WATERWAYS & FORESHORES

The North Sydney LGA is bound to the south by the Sydney Harbour foreshore. This waterway provides significant cultural and recreational opportunities for North Sydney, which are to be protected and enhanced. While the harbour foreshore is iconic, its ecological function has been compromised over the years, as the majority of the foreshore environment has been highly modified.

Much of the Sydney harbour foreshore is managed by the NSW Government through a range of Plans, including:

- *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*, which applies to the entire North Sydney LGA;
- *Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005*; and *State Environmental Planning Policy (Coastal Management) 2018*, which applies to land within the LGA at the foreshore's interface.

These plans aim to ensure that the catchment, foreshores, waterways and islands of Sydney Harbour are recognised, protected and enhanced as an outstanding natural asset and as a public asset of national and heritage significance.

The NSLEP 2013 seeks to reinforce the aims of the *SREP (Sydney Harbour Catchment) 2005*, through the aims of the LEP, encouraging the implementation of recreational buffer areas between urban development and the foreshore and minimising any increases in density adjacent to foreshores through appropriate zoning. It also significantly limits the extent of the development on lands which directly adjoin the foreshore.

WATER QUALITY

The North Sydney LGA contains 18 separate catchments and 1231 sub-catchments that ultimately all drain into Sydney Harbour. Stormwater run-off collects litter and sediments from public and private land and carries it to the waterways, impacting waterway health. However, retrofitting stormwater infrastructure to better manage stormwater runoff from increased urbanisation is challenging and extremely costly.

New development provides opportunities to implement Water Sensitive Urban Design (WSUD) infrastructure. WSUD helps to reduce the impact of urban development and improve the health of waterways by reducing stormwater runoff and removing sediment and pollutants before they reach the city's waterways and foreshore. Systems such as raingardens, swales and wetlands have multiple benefits in addition to reducing land and water pollution.

Council has updated its planning controls and adopted higher standards to improve stormwater quality and reduce off-site stormwater run-off. NSDCP 2013 requires on-site stormwater detention for larger-scale commercial and mixed-use developments to reduce the amount and speed of post-development run-off. It also contains provisions encouraging the uptake of 'green roofs' as a means of improving stormwater flows and quality. Council will continue to investigate opportunities to implement WSUD on public and private land.

Through initiatives such as the Tunks Park sedimentation basin and fishway bypass channel project, Council has reduced sediments from entering Willoughby Bay and helped improve the water quality of Middle Harbour. The vegetation lined bypass channel has also enabled the movement of native fish and species.

North Sydney Council has also implemented the 'Living Seawalls' Project, in collaboration with Sydney-based universities. This includes the installation of 'habitat tiles' at Sawmillers Reserve and Bradfield Park, which will help improve water quality and enhance biodiversity with increased habitat.

COASTAL MANAGEMENT

Some lands within the North Sydney LGA are identified as being within the 'coastal zone.' These are environmentally sensitive coastal areas identified under the *Coastal Management Act 2016*.

Council is currently working with the Sydney Coastal Councils Group to develop appropriate coastal management practices on a catchment wide scale. This is with the view to addressing coastal hazards, including sea level rise and coastal inundation, through a Coastal Management Program (CMP) in line with the NSW Coastal Management Framework. This would be undertaken in collaboration with the NSW Government.

It is anticipated that the recommendations and actions of any CMP will be implemented through amendments to Council's planning controls.

WATER BASED RECREATION

Approximately 60% of North Sydney's harbour foreshore land comprises public reserves and parklands, many of which contain a range of facilities and amenities that facilitate water-based recreation. These include wharfs, beaches, rock platforms, foreshore paths, harbour pools, boat ramps, trailer parking and dinghy storage.

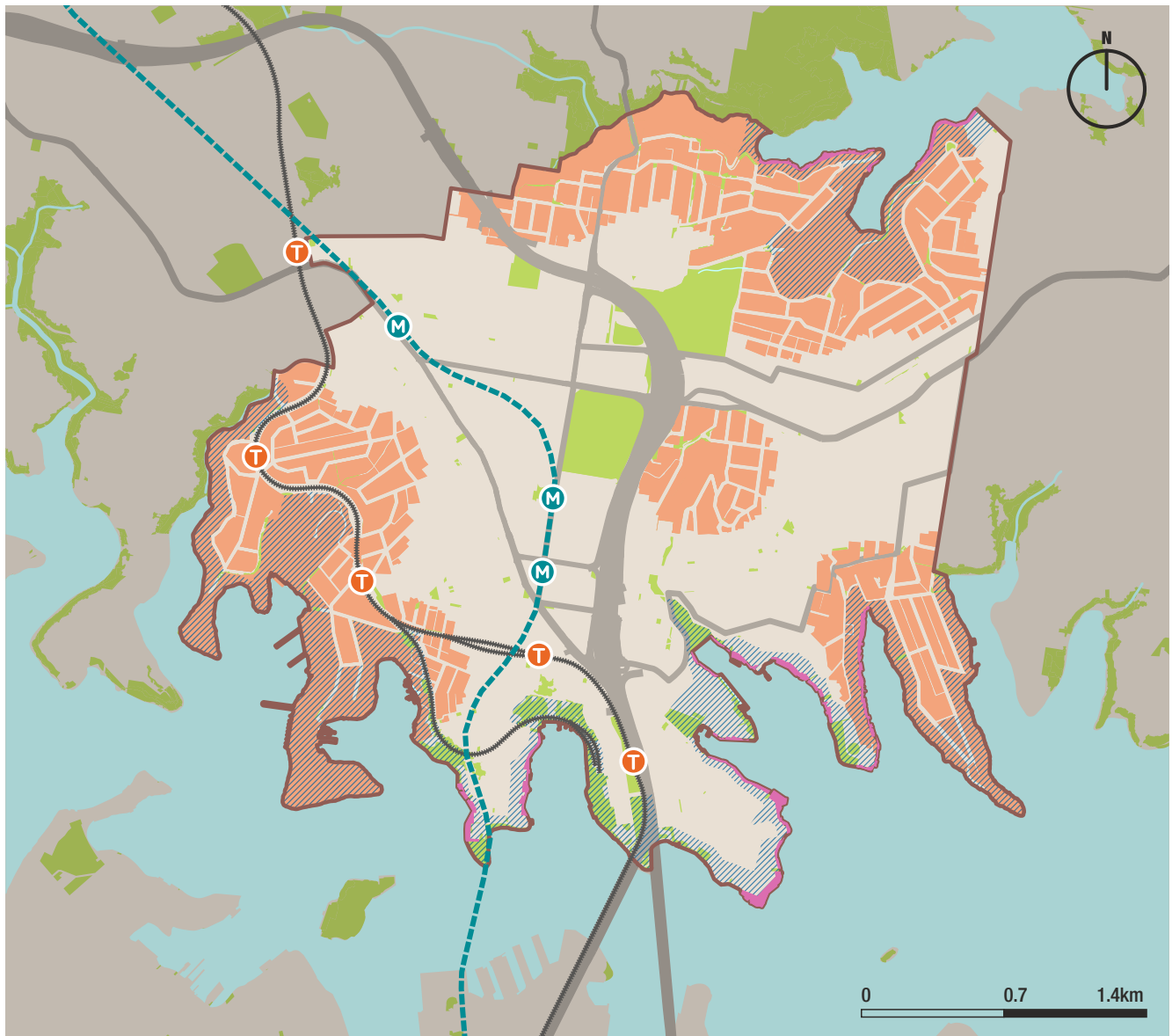
Improving access to harbour foreshore areas and providing opportunities for a range of water-based recreational activities such as kayaking, boating and fishing, while protecting the environmental values of the harbour foreshore has been the focus of Council's work.

The *North Sydney Recreation Needs Study (2015)* was undertaken to ensure the development, management and improvement of recreation facilities respond to existing and future anticipated needs. While Council's Open Space Plans of Management, and more specialised strategies such as the *North Sydney Small Water Craft Storage Strategy (2018)*, ensure the effective and equitable management of Council's and ultimately



Balls Head Reserve, Waverton

MAP 13 – ECOLOGICAL GRID



LEGEND

- | | | | | |
|---------------|------------|-------------|--|--|
| LGA Boundary | Metro line | Open Spaces | Bushland Reserves | Foreshore Building line |
| Train Station | Main Roads | Waterways | Bushland Buffer Zone/
Biodiversity Corridor | Coastal Zone
(Environmentally Sensitive Area) |
| Metro Station | | | | |
| Train Line | | | | |

GREATER SYDNEY REGIONAL PLAN	OBJECTIVE 25 The coast and waterways are protected and healthier.
	OBJECTIVE 27 Biodiversity is protected, urban bushland and remnant vegetation is enhanced.
NORTH DISTRICT PLAN	PLANNING PRIORITY 15 Protecting and improving the health and enjoyment of Sydney Harbour and the District's waterways.
	PLANNING PRIORITY 16 Protecting and enhancing bushland and biodiversity.
NORTH SYDNEY LSPS	LOCAL PLANNING PRIORITY S1 Protect and enhance North Sydney's natural environment and biodiversity.
	<p>ACTIONS</p> <p>S1.1 – Continue to implement Council's Bushland Management Program guided by adopted Bushland Plans of Management, Rehabilitation Plans and Recovery Plans to protect and enhance the health of North Sydney's urban bushland and biodiversity. (short – medium term)</p> <p>S1.2 – Review NSDCP 2013 to ensure identified biodiversity corridors in North Sydney are protected through the development process. (short – medium term)</p> <p>S1.3 – Investigate opportunities to implement Water Sensitive Urban Design (WSUD) on public and private land to reduce stormwater runoff and water pollution and improve the health of waterways. (medium term)</p> <p>S1.4 – Continue to liaise with adjoining Councils and relevant authorities to adopt a total catchment management approach to manage urban runoff using WSUD principles. (ongoing)</p> <p>S1.5 – Continue to collaborate with the Sydney Coastal Councils Group and NSW Government to develop appropriate coastal management practices on a catchment wide scale through a <i>Coastal Management Program (CMP)</i>, and incorporate the recommendations and actions of any CMP into NSLEP 2013 and NSDCP 2013 where relevant. (short – medium term)</p> <p>S1.6 – Continue to develop/review/implement Council's Open Space Strategies and Plans of Management to improve access to the harbour foreshore and provide a range of passive and active recreational activities while protecting the environmental values of the harbour foreshore area. (ongoing)</p>

LOCAL PLANNING PRIORITY S2

PROVIDE A HIGH QUALITY, WELL-CONNECTED AND INTEGRATED URBAN GREENSPACE SYSTEM

RATIONALE

OPEN SPACE NETWORK

One of the most acute areas of need in the North Sydney LGA is increased provision and access of open space. The relatively uneven distribution of parks and reserves in North Sydney means there is a more acute need for open space for passive and active recreational opportunities in some parts of the LGA more than others.

As outlined under Planning Priority I1 and L2, Council will continue to investigate opportunities for expanded public open space throughout the LGA, particularly in high priority areas where there is high population density and a lack of reasonably sized, quality open space within walking distance (400m) of an area.

Generally speaking, the areas with the highest population densities in the North Sydney LGA are the areas with the lowest provision of open space. This can be seen in areas adjacent to the Pacific Highway and Military Road, particularly in the St Leonards/Crows Nest, Victoria Cross and Neutral Bay commercial areas, as well as in the high population density areas of Neutral Bay/Cremorne, in St Leonards/Crows Nest and parts of Kirribilli.

It is likely that this problem in distribution will be compounded in the future, as the areas where increases in population density are anticipated (and being planned for) are those areas that are already deficient in open space provision.

In many parts of the LGA there is a severe undersupply of active open space in the form of playing fields. For example, Wollstonecraft and Cremorne, south of Military Road. In this context, the importance of preserving all current open space is critical, as is the need to expand and provide new open space to meet the demand in certain areas.

The challenges associated with acquiring significant areas of land for the provision of new open space, as well as the consideration of alternative options to address these shortages, is outlined under Planning Priority I1 and L2.

The *North Sydney Open Space Provision Strategy (2009)*, establishes a set of principles to help guide decision making in relation to the expansion of open space in the North Sydney LGA. The Strategy identifies a number of opportunities for the provision of new open space. These opportunities range from those likely to be achieved in the short to medium term, to more aspirational and visionary strategies including the creation of continuous foreshore access (a long-term objective relying on the redevelopment of individual foreshore sites).

Identified opportunities/strategies for the provision of new open space include:

- acquisition of remaining local open space reservations;
- lease various sites from the State Rail Authority;
- request to obtain all exiting shunting yard land in Lavender Bay for public open space known to State Rail; and
- maintain a watching brief on the strategic acquisition of land parcels to advance the establishment of a continuous recreational trails network.

Given the creation of major new open spaces is unlikely due to the high values and costs of land in North Sydney, Council has focused on the creation of links between its major foreshore parks and reserves. In addition, Council actively seeks opportunities to improve the quality of existing open space to maximise carrying capacity.

Achieving continuous foreshore access has been long-term Council objective. The *North Sydney Foreshore Access Strategy (2007)* establishes a long-term vision for improved foreshore access and identifies missing links and opportunities to extend access through the redevelopment of sites. This includes creating continuous regional recreation trails along the foreshore between North Sydney and adjoining Council areas for walking trails, harbour viewing and nature appreciation.

Identified opportunities for improved open space and foreshore access include:

- Hume Street Park;
- Gore Cove;
- Waverton Peninsula Parklands;
- Balls Head Reserve;
- Berrys Bay (Quarantine Station site, Noakes Boatyard, Sawmillers Reserve to Blues Point);
- Lavender Bay (disused rail land/Sydney Harbour Highline);
- Kirribilli Point;
- Neutral Bay (HMAS Platypus site*, Customs Marine Headquarters, Captain Cook Cruises);
- Middle Harbour – Willoughby and Long Bay (intertidal access and access connections into Quakers Hay Bay in Mosman LGA).

To achieve this, Council will continue to:

- liaise with relevant Federal and State Government agencies and private landowners to monitor the ongoing status and potential for improved public open space and foreshore access opportunities as identified in the *North Sydney Foreshore Access Strategy (2007)*;
- investigate the potential incorporation of mechanisms within Council's planning policies to facilitate future foreshore access to important missing links such as land dedication, rights of way, easements etc;
- continue to liaise with the Sydney Harbour Federation Trust regarding the redevelopment and management of HMAS Playtpus site;
- liaise with Mosman Council regarding potential for future access connections into Mosman; and
- Identify views and vistas to be conserved and integrate conservation views to relevant planning controls.

* The potential of the HMAS Platypus site at Neutral Bay to be transformed into a public park with buildings adapted for a range of new uses has been identified under the North District Plan as a Green Grid Priority Project.

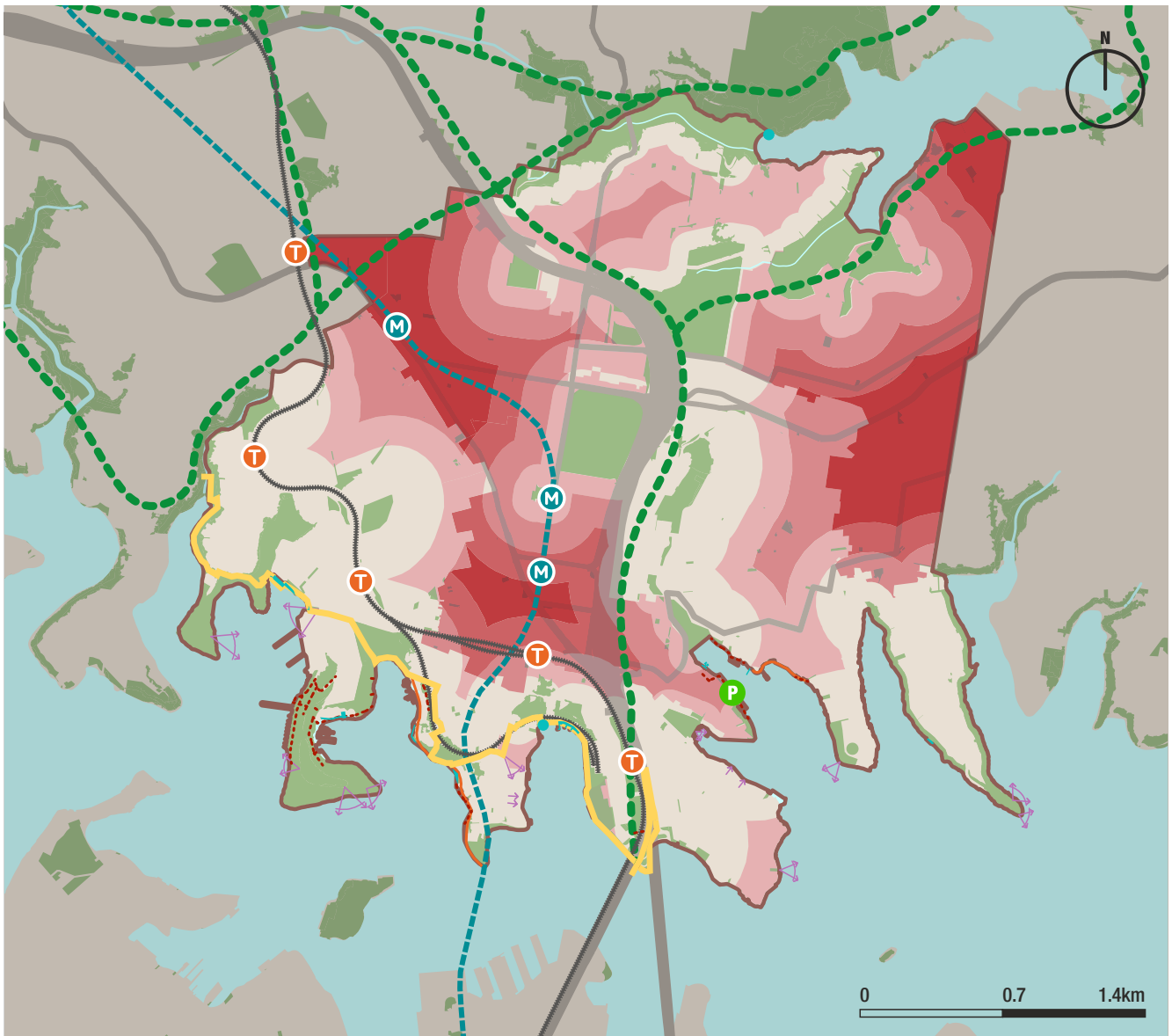


Bradfield Park, Milsons Point



Kesterton Park, Neutral Bay

MAP 14 – OPEN SPACE NETWORK



LEGEND

- LGA Boundary
- T Train Station
- M Metro Station
- Train Line

- Metro line
- Main Roads
- Waterways
- Park or reserve of reasonable size and good quality

Sites identified for future open space

- Creation of a foreshore link is desirable
- Boat Ramp
- Harbour Circle Walk
- Desired Foreshore Access
- P Green Grid Priority Project
- Other Green Grid Opportunities
- Views and Vistas

High priority areas for open space

- High priority area 1
- High priority area 2
- High priority area 3
- High priority area 4

Priority Area	Level of planned population growth	Proximity to high quality open space
Priority 1	High	>400m
Priority 2	High – Medium	250-400m >400m
Priority 3	Medium – Low	250-400m >400m
Priority 4	Low – No growth	250-400m >400m

SCENIC & CULTURAL LANDSCAPES

North Sydney is well known for its excellent viewing points of Sydney Harbour. The LGA is connected visually, and through transport links, to the Sydney Harbour. The Sydney Harbour bridge is visible from numerous public places throughout the LGA, whether glimpsed from a distance or more powerfully dominating the immediate scene.

Visual connections to Sydney Harbour, the Harbour Bridge and the Opera House are crucial to North Sydney's sense of place and the cultural experience of living and working in North Sydney.

An important function of North Sydney's foreshore parks and reserves is as viewing points. Council's Plans of Management seek to ensure that all new works in foreshore parks and reserves take into consideration the potential impacts on views out of and into the parks.

NSLEP 2013 contains extensive E2-Environmental Conservation and RE1-Public Recreation zones throughout the foreshores including Cremorne Point, Berrys Bay, Balls Head and Blues Point Reserve which preserve views and qualities associated with Sydney Harbour and its inlets.

NSDCP 2013 also seeks to ensure the preservation of views and vistas that contribute to the scenic and cultural landscape of North Sydney. These include the preservation of views and vistas from public places to iconic as well as locally significant landmarks.



Lavender Bay

CANOPY COVER

Vegetation and tree canopy cover are important to climate change adaptation and provide vast liveability benefits. It reduces the urban heat island effect, cleans air and water and assists with effective stormwater management. The liveability benefits include improved amenity and wellbeing, while trees and greening can also improve property values.

It is noted that the GSC's target of 40% canopy cover under the North District Plan is based on the internationally recommended canopy cover target for our climatic zone. However, the North District Plan does not further differentiate this by specific land-use targets.

Council's *Urban Forest Strategy (2019)* sets an averaged target of 34.5% across the entire LGA, in line with international standards and based on prevailing land uses including:

- 15% canopy cover in CBDs (B3 Commercial Core and B4 Mixed Use zones)
- 25% canopy cover in urban residential zones (R3 Medium Density and R4 High Density zones)
- 50% canopy cover in suburban residential zones (R2 Low Density zone).

In 2008, tree canopy cover in the LGA peaked at 33.9% of the total area of public and private land. This declined to 28.5% in 2017. The greatest area of canopy loss since 2008 has been over private, suburban land. In suburban areas canopy cover is at risk due to the pressure for urban consolidation. The increase in dual or multiple occupancy dwellings and reduction in block sizes, contribute to urban heat islands and reduce the previously available backyard space for canopy trees. Locations that traditionally accommodated large trees such as school grounds, are also under immense pressure to expand.

While canopy has remained relatively stable in the heavily built up CBD zone, there has been a loss of canopy over roads due to major infrastructure projects such as the B-Line, Sydney Metro and Powerline clearances conducted by Ausgrid. This loss is of particular concern as roads are major contributors to urban heat and major contributors to pollution.

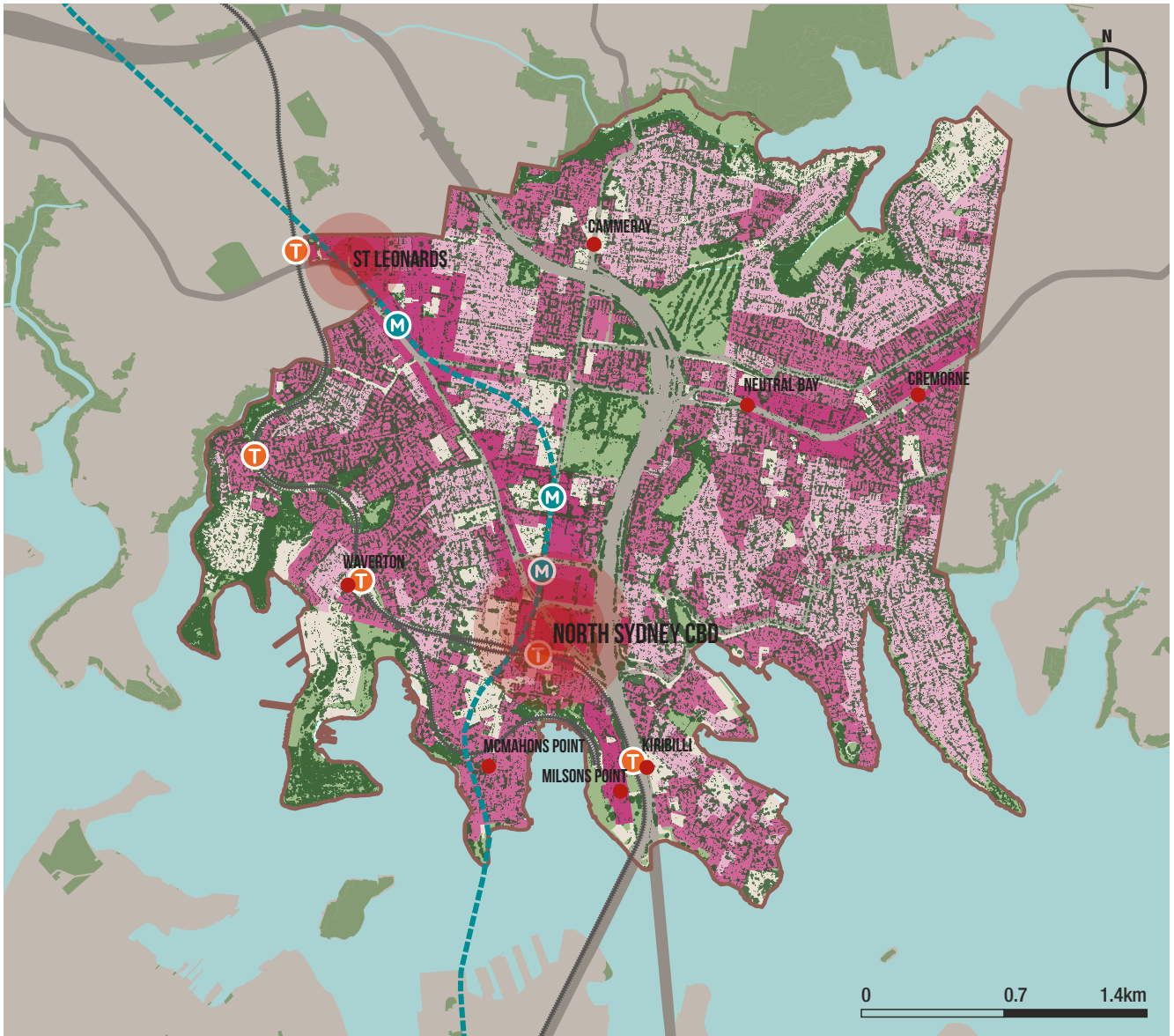
Other potential threats include State government legislation such as the SEPP (Infrastructure) 2007 and SEPP (Vegetation in Non-Rural Areas) 2017, which allow infrastructure construction, maintenance and expansion with limited input from councils or the community in relation to tree protection.

To achieve the 34.5% urban forest canopy goal and address emerging tree canopy cover issues, Council's *Urban Forest Strategy (2019)* identifies prioritised actions. Key actions include:

- a comprehensive review of Council's existing Tree and Vegetation Management policies;
- review of planning controls to protect vegetation;
- develop and implement an Urban Forest incentives program;
- implement education programs to increase community awareness of urban forest values;
- manage all trees on public land in accordance with Council's Open Space Plans of Management or other Strategic Plans; and
- review in-house procedures relating to Council projects that may impact on Public urban forest.

Council continues to investigate opportunities to expand existing green-links and create green corridors through community-based 'greening' programs such as 'Streets Alive,' 'Native Haven.' It has also supported the establishment of community gardens in Forsyth Park, Milson Park and ANZAC Park.

MAP 15 – URBAN TREE CANOPY COVER



LEGEND

- LGA Boundary
- Train Station
- Metro Station
- Train Line

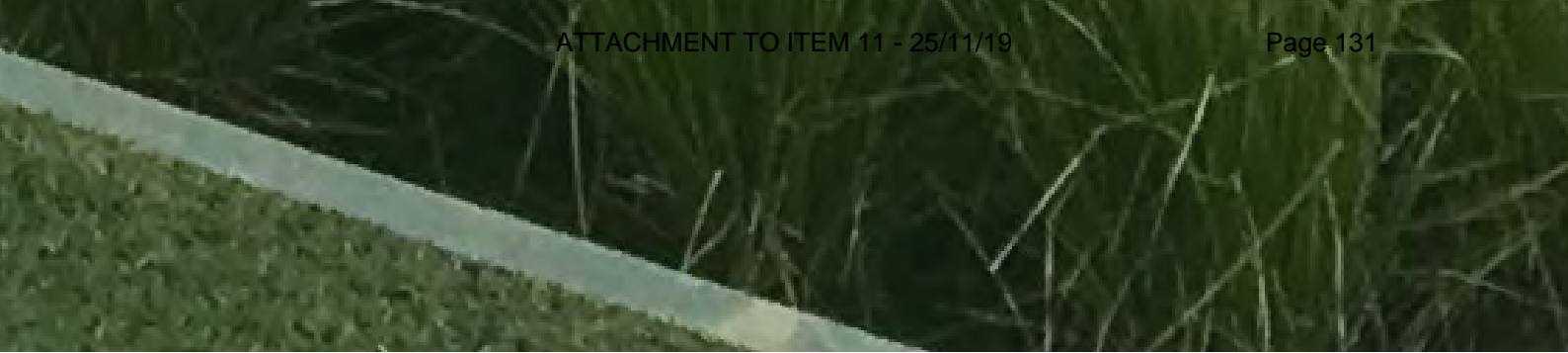
- Metro line
- Main Roads
- Open Spaces
- Waterways

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

Tree Canopy Cover 2017

Vegetation Cover (by land use zone)

- CBDs (B3, B4 zones) – 14.2% canopy cover
- Urban zones (R3, R4 zones) – 33% canopy cover
- Suburban zones (R2) – 26.9% canopy cover



Anderson Park, Neutral Bay



Primrose Park, Cremorne



Tunks Park, Cammeray



Milson Park, Kirribilli

GREATER SYDNEY REGIONAL PLAN	OBJECTIVE 28 Scenic and cultural landscapes are protected.
	OBJECTIVE 30 Urban tree canopy cover is increased.
	OBJECTIVE 31 Public open space is accessible, protected and enhanced.
	OBJECTIVE 32 The Green Grid links parks, open spaces, bushland and walking and cycling paths.
NORTH DISTRICT PLAN	PLANNING PRIORITY N17 Protecting and enhancing scenic and cultural landscapes
	PLANNING PRIORITY N19 Increasing urban tree canopy cover and delivering Green Grid connections.
	PLANNING PRIORITY N20 Delivering high quality open space.
NORTH SYDNEY LSPS	LOCAL PLANNING PRIORITY S2 A high quality, well-connected and integrated urban greenspace system.
	ACTIONS
	S2.1 – Continue to investigate opportunities for the provision of new open space in line with the principles for expansion outlined in Council's <i>Open Space Provision Strategy (2009)</i> , giving priority to sites with the highest potential to meet the open space and recreation needs of both the anticipated and existing population. (ongoing)
	S2.2 – Continue to liaise with relevant Federal and State government agencies and neighbouring Councils for opportunities to create links between major foreshore parks and reserves and improve foreshore access in line with Council's <i>Foreshore Access Strategy (2007)</i> , Open Space Plans of Management and Open Space Masterplans (ongoing)
	S2.3 – Continue to prepare precinct-based planning studies that identify opportunities for provision of new and embellished public open space, particularly in high priority/high growth areas (ongoing) .
	S2.4 – Implement the <i>North Sydney Urban Forest Strategy (2019)</i> to ensure no net loss of tree canopy cover and that canopy cover meets identified targets in the defined land use and land tenure zones. (ongoing)
	S2.5 – Continue to advocate for the protection/increase of tree canopy cover (urban forest) across all local and state government projects. (ongoing)
S2.6 – Collaborate with the NSW Government and others to review State Government Policies to enhance the protection of tree canopy cover (urban forest). (short-medium term)	

LOCAL PLANNING PRIORITY S3

REDUCE GREENHOUSE GAS EMISSIONS, ENERGY, WATER AND WASTE

GREENHOUSE GAS EMISSIONS, ENERGY, WATER & WASTE

RATIONALE

ENERGY – COMMUNITY EMISSION REDUCTION TARGETS

Energy use in buildings makes the largest contribution to North Sydney's greenhouse gas emissions. Commercial office buildings and apartment buildings contribute to 59% of emissions that result from energy used in buildings (refer to Figure 13).

North Sydney Council is committed to a community greenhouse gas emissions reduction target of 15% by 2020 from 1996 baseline levels. In 2016-17, the North Sydney community achieved the 2020 greenhouse gas reduction target. The reduction is largely attributed to improved energy efficiency measures across the LGA such as upgraded buildings, businesses and residents switching to LED lighting, improved new building design, more efficient appliances, as well as a reduction in the greenhouse gas intensity of grid-supplied electricity. Council is currently reviewing its community emissions targets to 2030.

Through a range of sustainability program initiatives Council has supported local residents, schools and businesses to reduce their energy consumption. Initiatives include 'Harvest Collective,' 'Futureproof Apartments' program, 'Green Schools Grants,' 'CitySwitch Green Office Program,' 'Environmental Upgrade Agreement,' and 'Better Business Partnership' program, which supports over 150 small-to-medium size businesses adopt more sustainable practices and reduce energy, water and waste consumption.

In 2018, Council commissioned a feasibility study to reduce greenhouse gas emissions in North Sydney. The study revealed that further reductions in greenhouse gas emissions would be met from higher levels of renewable energy purchasing, widespread uptake of rooftop solar photovoltaic (PV) panels and an accelerated LED lighting program.

While the interest in renewable energy solution is high, the high proportion of strata homes and renting households in North Sydney are significant barriers to the uptake of renewable energy. Regulatory barriers at policy and energy market levels also make opportunities such as peer-to-peer trading and solar in strata buildings challenging to implement and requiring further resolution.

North Sydney Council uses its planning framework to reduce greenhouse emissions from buildings. However, the energy requirements for residential and commercial buildings under State BASIX legislation and the National Construction Code are considered too low. While NSDCP 2013 requires developments that are not subject to BASIX to incorporate measures to reduce their resource use, the levers available to local governments to impose or incentivise higher energy standards in new developments and support the transition to high performing energy buildings is limited. Council will continue to advocate for and support a State level review and strengthening of BASIX and NABERS requirements to keep pace with technology.

NSLEP 2013 also seeks to minimise resource consumption by concentrating increased density around transport nodes and transport corridors, with reduced on-site parking requirements to ensure the effective take-up of walking, cycling and public transport use (refer to Planning Priority P6). The implementation of integrated transport and planning outcomes is being actively pursued through Council's Planning Studies.

As identified in the *North Sydney Council Greenhouse Action and Water Management Plan 2015-2020*, to drive further reductions in community greenhouse gas emissions, Council will continue to:

- investigate flexible financing and funding options (including government grants/ rebates) that will incentivise to the Community to support the uptake of renewable energy generation;
- provide the Environmental Upgrade Agreement (EUA) program targeting the commercial buildings sector;
- identify business educational programs and incentives to reduce energy consumption;
- facilitate forums and educational programs and incentives to increase awareness and uptake of sustainability initiatives to reduce energy consumption;
- investigate opportunities to create a 'Green Precinct' within the municipality; and
- implement the North Sydney Transport Strategy; and
- advocate for and support a State level review of and strengthening of BASIX and NABERS requirements.

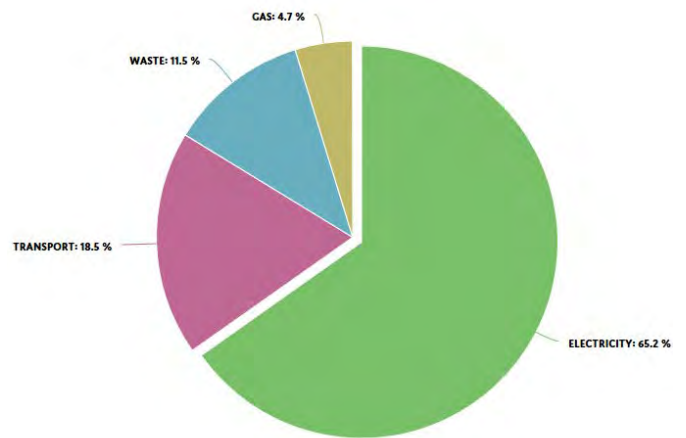


Figure 12: North Sydney LGA – Emissions by source for 2016/17. Source: Resilient Sydney Platform – www.resilientsydney.com.au

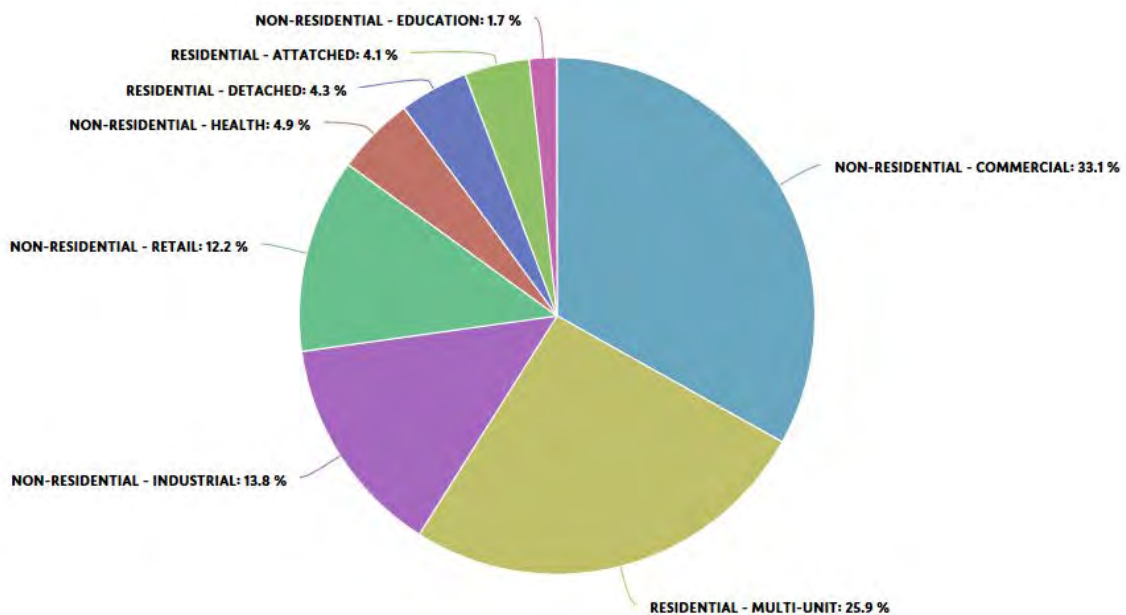


Figure 13: North Sydney LGA – Energy use by sector for 2016/17. Source: Resilient Sydney Platform – www.resilientsydney.com.au

ENERGY – COUNCIL EMISSION REDUCTION TARGETS

North Sydney Council is committed to a 50% reduction in greenhouse gas emissions to 2020 from 1996 baseline level across all its assets and operations. This reduction will come from the implementation of demand management programs and abatement activities such as increased transport fuel efficiencies, gas and electricity savings, and renewable energy (29%); and the ongoing purchasing of carbon offsets (41%).

Council has made great progress towards its goals for operational improvements. This has been aided by a raft of State and Federal legislation, programs and other external drivers including the Renewable Energy Target (RET), carbon pricing and State based abatement schemes and reductions in the price of 'cleaner' technologies. However, some of these are changing, such as the repeal of the carbon pricing mechanism and review of the RET by the Federal Government.

With the assistance of funding from State and Federal grant programs, as well as funds generated from Council's environmental levy, Council has implemented a number of sustainability projects. These include a cogeneration system at North Sydney Olympic Pool, solar PV and energy efficient upgrades across most Council buildings and facilities, and the purchasing of 50% renewable energy from 'GreenPower' for street lighting and main energy using facilities.

Council is currently reviewing its operational greenhouse gas emissions targets with the aim to become carbon neutral by 2030.

WATER – COMMUNITY REDUCTION TARGETS

The *North Sydney Council Greenhouse Action and Water Management Plan 2015-2020*, identifies the North Sydney community has the potential to reduce its water consumption by 10% from 2001/02 levels by 2020.

The residential sector (apartments, detached and semi-detached houses) contributes to 73.2% of North Sydney's water consumption (refer to Figure 14).

Current water reduction projections indicate that the North Sydney community is on track to achieve its 2020 water reduction targets however, population increases mean that by 2030 consumption will again be above the target level at a 7% reduction from 2001/02 baseline. Council is currently reviewing its water reduction targets to 2030.

The progress made to date in reducing community water consumption has been mostly through Council's own efforts and commitment, but aided with a raft of State and Federal legislation, programs and other external drivers including State imposed water restrictions and rising water prices.

Identified community water savings opportunities under Council's *Greenhouse Action and Water Management Plan 2015-2020*, include:

- water audit and retrofit projects at older apartment buildings; and
- behavioural change projects for households to reduce water use.

Council will continue to undertake various educational programs and other sustainability initiatives to increase awareness of water resource consumption.

As outlined previously, Council uses its planning framework to reduce water consumption from buildings. However, the targets imposed under State BASIX legislation for water consumption are low. While NSDCP 2013 requires developments that are not subject to BASIX to incorporate measures to reduce water use, the levers available to local governments to impose or incentivise higher water savings standards in new developments is limited. Council will continue to advocate for and support a State level review and strengthening of BASIX requirements to keep pace with technology.

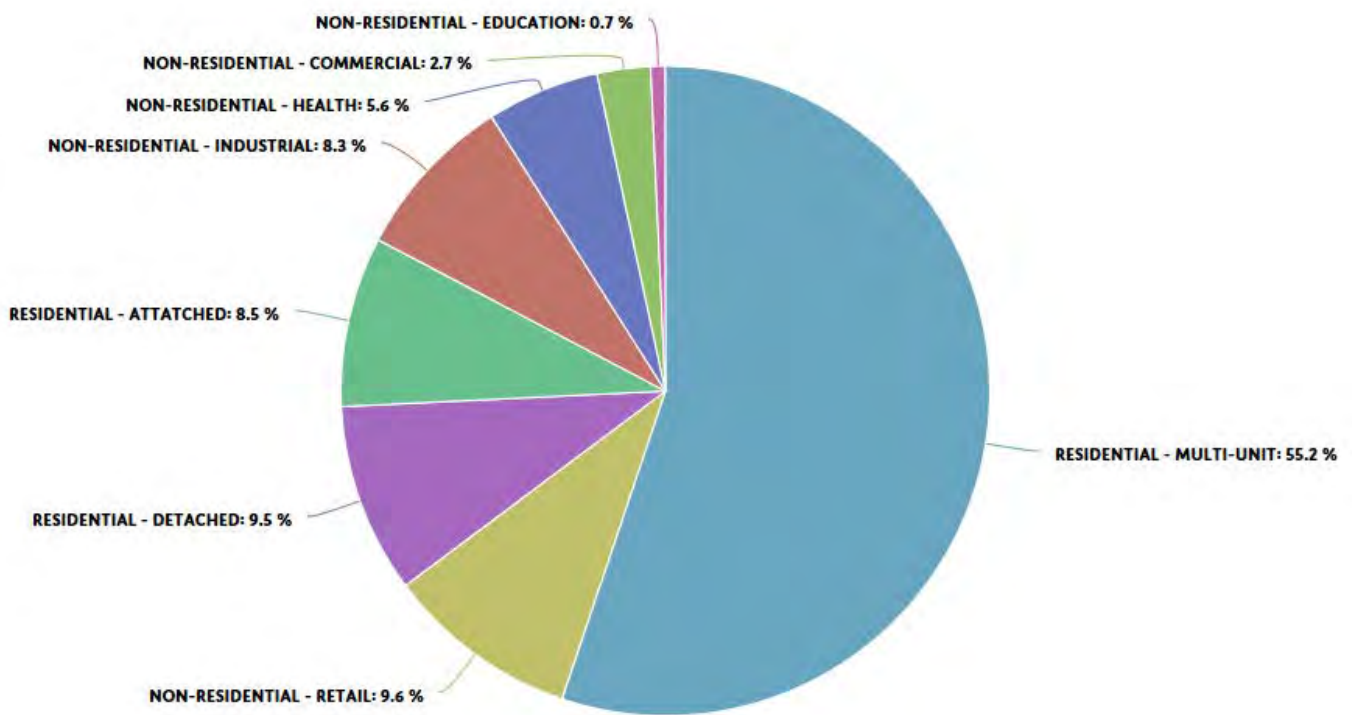


Figure 14: North Sydney LGA -Water use by sector for 2016/17.
 Source: Resilient Sydney Platform – www.resilientsydney.com.au

WATER – COUNCIL REDUCTION TARGETS

North Sydney Council is committed to achieving 50% savings in water use from the 2001/02 baseline levels across all its assets and operations. Parks and reserves are the largest water consumer for Council.

Council has undertaken a number of sustainability initiatives and projects to achieve water reductions. These include:

- installation of underground rainwater tanks across most of its facilities; and
- significant investment in the Cammeray Stormwater Re-use Project which harvests, filters and treats up to 90,000kL of stormwater every year from an urban catchment for irrigation of high profile sporting and recreational facilities, including North Sydney Oval, Cammeray Golf Course, St Leonards Park, Tunks Park, Primrose Park and Forsyth Park.

The NSW Government's proposed Western Harbour Tunnel/Beaches Link project, identifies the Cammeray dam to be removed with no plans for its relocation. This would significantly impact Council's ability to achieve its water reduction goals, especially in a drought.

To support further water reductions, Council will:

- monitor and manage water use across its assets and operations;
- identify and investigate further opportunities to use alternative water sources;
- investigate further potential water capture/re-use opportunities;
- conduct regular irrigation audits; and
- continue to review/upgrade amenities in parks and reserves; and
- advocate for the protection of the Cammeray dam to ensure Council continues to achieve its water reduction goals.



Coal Loader Centre for Sustainability, Waverton

WASTE MANAGEMENT

In North Sydney, waste is generated by residents, businesses and events, as well as during the course of demolition and construction of buildings and infrastructure. Waste contributes to approximately 11.5% of North Sydney's greenhouse gas emissions (refer to Figure 12).

North Sydney Council has traditionally adopted a sustainable approach to the way domestic waste is managed and diverted from landfill, and has strived to achieve the NSW Environmental Protection Authority's (EPA) landfill diversion targets which is currently, 70% diversion by 2021/2022.

Until recently, approximately 60% of the North Sydney LGA's residential putrescible waste stream was re-directed away from landfill through an alternative waste treatment facility sited at Eastern Creek. This waste processing option enabled Council to meet the EPA's landfill diversion rates.

However, a recent decision from the EPA to severely limit the destination outputs from the alternative waste treatment facility at Eastern Creek, means that much of the waste from red-lidded bins will be confined to landfill. This will significantly affect Council's ability to meet the EPA's landfill diversion targets moving forward.

In 2018/19, a total 6,013 tonnes of comingled recycling waste was collected; 3,813 tonnes of garden organics was collected and processed into compost; and 17 tonnes of metal were recycled. Approximately 35% of total general waste and clean up was recycled. While a large proportion of waste is being redirected for recycling purposes, the amount of average waste generated per person is increasing.

Similar to other metropolitan councils, North Sydney Council relies upon commercial waste and recycling infrastructure providers to dispose of, process and recycle community waste and recycling. Some of the challenges faced by North Sydney Council include:

- limited commercial waste processing facilities/ infrastructure to divert waste from landfill; and
- limited commercial competition in waste processing to incentivise innovative options for better environmental outcomes and increasing gate fees;

The growing number of medium and high density developments also creates the need for more aggregation points and transfer stations for the smaller trucks required to service these types of developments.

Planning can support targets by influencing the design and construction of buildings and requiring space be allocated for storage and separation of waste and recycling to maximise resource recovery. Section 19 to Part B of NSDCP 2013 provides contains provisions to encourage the minimisation of waste being sent to landfill and ensuring sufficient on-site storage and collection facilities are provided.

While Council can encourage waste minimisation, and ensure its waste and recycling services continue to support the community in their desire to live more sustainably, the key challenge is ensuring the provision of adequate and sizable waste infrastructure (such as landfills, better waste processing options, more domestic recycling facilities, etc).

There are some industrial areas across the Northern Sydney Region that could potentially be suitable for waste facilities in the future such as an Energy from Waste facility or transfer stations. Council will continue to seek opportunities to work with the NSW Government to develop policy that will provide increased certainty to the industry that waste processing infrastructure is being considered on a regional and state wide basis, and delivered in appropriate locations.

Council supports the continued collaboration between Federal and State Government and the commercial waste industry to implement product stewardship schemes to manage problem wastes such as mattresses, paint, oils and tyres.

North Sydney Council has formed an alliance with other regional councils (through NSROC) to incentivise the private industry in investing in innovative and sustainable waste/recycling processing options. This work is critical and ongoing.

Notwithstanding the challenges, Council will continue to work towards reducing the amount of waste going to landfill by:

- providing weekly recycling and waste pick-ups and fortnightly green waste pick-ups;
- continuing to co-ordinate the Artarmon community recycling facility on behalf of 5 other councils, which offers a free drop off facility to recycle problem waste items such as paints, batteries and e-waste;
- providing weekly free waste minimisation/re-use seminar sessions to the residential community (worm farming, composting, pickling, recycling, clothes swaps etc);
- providing waste minimisation programs to small and medium size businesses and commercial tenants via the 'Better Business Partnership' and 'Cityswitch' programs; and
- implementing internal Council waste minimisation policies such as banning single use plastics, sustainable public events and purchasing.

Council will also seek to:

- investigate alternative options for North Sydney residential putrescible waste (red-lidded waste bin outputs) with Alternative Waste Technology (AWT) providers;
- investigate opportunities to encourage the source separation of waste through NSW Government grant funded programs; and
- Work with the NSW Government on the development of a 20-Year Waste Strategy to develop a long-term vision and roadmap for waste and resource recovery in NSW, including the development of new and enhanced policies and programs, and a framework for the delivery of an integrated state infrastructure network.



CLIMATE EMERGENCY DECLARATION

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. North Sydney Council, has agreed to join the City of Sydney, which has called upon the State and Federal Governments to respond to the climate emergency through a range of measures including reintroducing a price on carbon.

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, there are opportunities to accelerate this progress. However, an all of government approach is required to achieve meaningful district and regional outcomes.

GREATER SYDNEY REGIONAL PLAN	OBJECTIVE 33 A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change.
	OBJECTIVE 34 Energy and water flows are captured, used and re-used.
	OBJECTIVE 35 More waste is re-used and recycled to support the development of a circular economy.
NORTH DISTRICT PLAN	PLANNING PRIORITY 21 Reducing carbon emissions and managing energy, water and waste efficiently.
NORTH SYDNEY LSPS	LOCAL PLANNING PRIORITY S3 Reduce greenhouse gas emissions, energy, water and waste.
	ACTIONS
	<p>S3.1 – Continue to review/implement the <i>North Sydney Council Greenhouse Action and Water Management Plan</i>, to drive further improvements in commercial and residential building performance and establish a pathway to achieving net zero greenhouse gas emissions across both the community and Council's assets and operations by 2050 in line with the North District Plan. (ongoing)</p> <p>S3.2 – Advocate that the NSW and Federal governments respond to the climate emergency through a range of measures, including higher BASIX targets and reintroducing a price on carbon, to incentivise higher resource use standards and support the transition to high performing energy buildings. (ongoing)</p> <p>S3.3 – Advocate for the protection of the Cammeray dam to ensure Council continues to achieve its water reduction goals. (Short-medium term)</p> <p>S3.4 – Ensure Council's waste and recycling services continue to support the community in their desire to live more sustainably. (ongoing)</p> <p>S3.5 – Continue to collaborate with Northern Regional Councils (NSROC) to incentivise the private commercial industry in investing in innovative and sustainable waste/recycling processing options. (ongoing)</p> <p>S3.6 – Work with the NSW Government on the development of a long-term vision and strategy for waste and resource recovery in NSW, including the development of new or enhanced policies and programs, and a framework for the delivery of an integrated state infrastructure network to ensure waste processing is being considered and delivered in appropriate locations (short-medium term).</p> <p>S3.7 – Advocate for the Commonwealth and NSW Government to continue to work with the commercial waste industry to implement product stewardship schemes to manage problem wastes such as mattresses, paint, oils and tyres. (ongoing)</p>

LOCAL PLANNING PRIORITY S4

INCREASE NORTH SYDNEY'S RESILIENCE AGAINST NATURAL AND URBAN HAZARDS

URBAN & NATURAL HAZARDS

RATIONALE

Heatwaves, storms, drought, flooding and bushfire are natural hazards that can impact the wellbeing of the community, the natural environment and the operation of infrastructure. Climate change can exacerbate these natural hazards. The wellbeing of the community can also be affected by urban hazards such as air pollution and soil contamination. These natural and urban hazards need to be managed to improve North Sydney's resilience and protect liveability and productivity.

NATURAL HAZARDS

EXTREME HEAT & URBAN HEAT ISLAND EFFECT

Sydney is expected to experience an increase in all temperature variables (i.e. average, maximum and minimum for the near future (to 2030) and an even greater increase in the far future (to 2070).⁵² With increased temperatures, the instances of heatwaves will increase, with the days becoming frequently hotter and for longer periods. Impacts will be exacerbated in parts of the city that currently experience the urban heat island effect.

The urban heat island effect is 'localised warming due to the increase in large amounts of paved and dark coloured surfaces like roads, roofs and car parks as a result of urban development. The sun's heat is absorbed, not reflected, and causes the surface and ambient temperatures to rise' (Greening Australia). Changes in land-use has the potential to double the temperature increases caused by climate change in urban environments.⁵³

Map 14 illustrates the effects of urbanisation on land surface temperatures across the North Sydney LGA for the Summer of 2015-16, with highly urbanised areas generally 3-9 degrees warmer than vegetated areas along the harbour foreshore.

Strategies to reduce urban heat island effect include:

- increase vegetation and tree canopy cover;
- reduce energy use;
- increase take-up of active and public transport;
- retain water in the landscape by increasing pervious surfaces;
- install vegetated stormwater management systems; and
- use light-coloured, reflective or 'cool' roof materials.

NSDCP 2013 contains provisions to ensure adequate provision of landscaped areas on sites. Further details on Council's planning for increased canopy cover, reduced energy use and increased active/public transport use are contained under Local Planning Priorities S2, S3 and P6.

Council will consider vulnerability to heat within future Council programs and planning controls, including:

- consideration of heat in the design and development of Council assets, open space and facilities;
- investigate verge plantings (green infrastructure) in priority heat areas to provide water retention opportunities, shade and cooling.
- investigate the use of development controls in NSDCP 2013 to address urban heating (including reflectivity of building roofs, increase use and protection of green infrastructure).

⁵² Office of Environment & Heritage, 2019, New South Wales Climate Change Snapshot.

⁵³ Department of Planning, Industry and Environment (DPIE), 2015-2016, Adapt NSW – Urban Heat <<https://climatechange.environment.nsw.gov.au/Impacts-of-climate-change/Heat/Urban-heat>> accessed November 2019.

FLOODING

Changes in rainfall patterns have the potential for widespread impacts. Seasonal shifts in rainfall can impact native species reproductive cycles and agricultural productivity, while rainfall changes are also associated with changes in the extremes, such as floods and droughts.⁵⁴

The North Sydney LGA is highly urbanised with limited natural creeks or open surface water bodies to accommodate stormwater. Generally, stormwater from frequent minor rainfall events is managed by conventional pits and pipe systems. However, in less frequent major rainfall events, excess stormwater travels along low-lying areas and ultimately drains into Sydney Harbour.

In 2014, North Sydney Council commenced a comprehensive investigation into flooding with the view to effectively managing flood risks and increasing flood awareness in the community.

Council has completed the *North Sydney LGA Wide Flood Study (2017)*, which comprises the first stage of identifying flood prone land in accordance with the *NSW State Government's Floodplain Development Manual 2006*. The 2017 Flood Study investigates the effects of overland flow of stormwater towards the harbour as well as areas normally associated with flooding where the water level in a creek, river or harbour rises.

The next step in the process is to undertake a Floodplain Risk Management Study and Plan to determine the floodplain management measures necessary to mitigate flood risk to property owners and occupiers. This study is currently underway and due for completion in mid 2020. It will likely include the setting of Flood Planning Levels and flood-related development controls which will be incorporated into NSLEP 2013 and NSDCP 2013.

COASTAL INUNDATION

As outlined under Local Planning Priority S1, some lands within the North Sydney LGA are identified as being within the 'coastal zone'. These are environmentally sensitive coastal areas identified under the *Coastal Management Act 2016*. An objective of the *Coastal Management Act 2016* is to mitigate current and future risks from coastal hazards (which include coastal inundation), taking into account the effects of climate change.

North Sydney's low-lying areas are potentially at risk of coastal inundation, with the risk increasing under climate change scenarios.

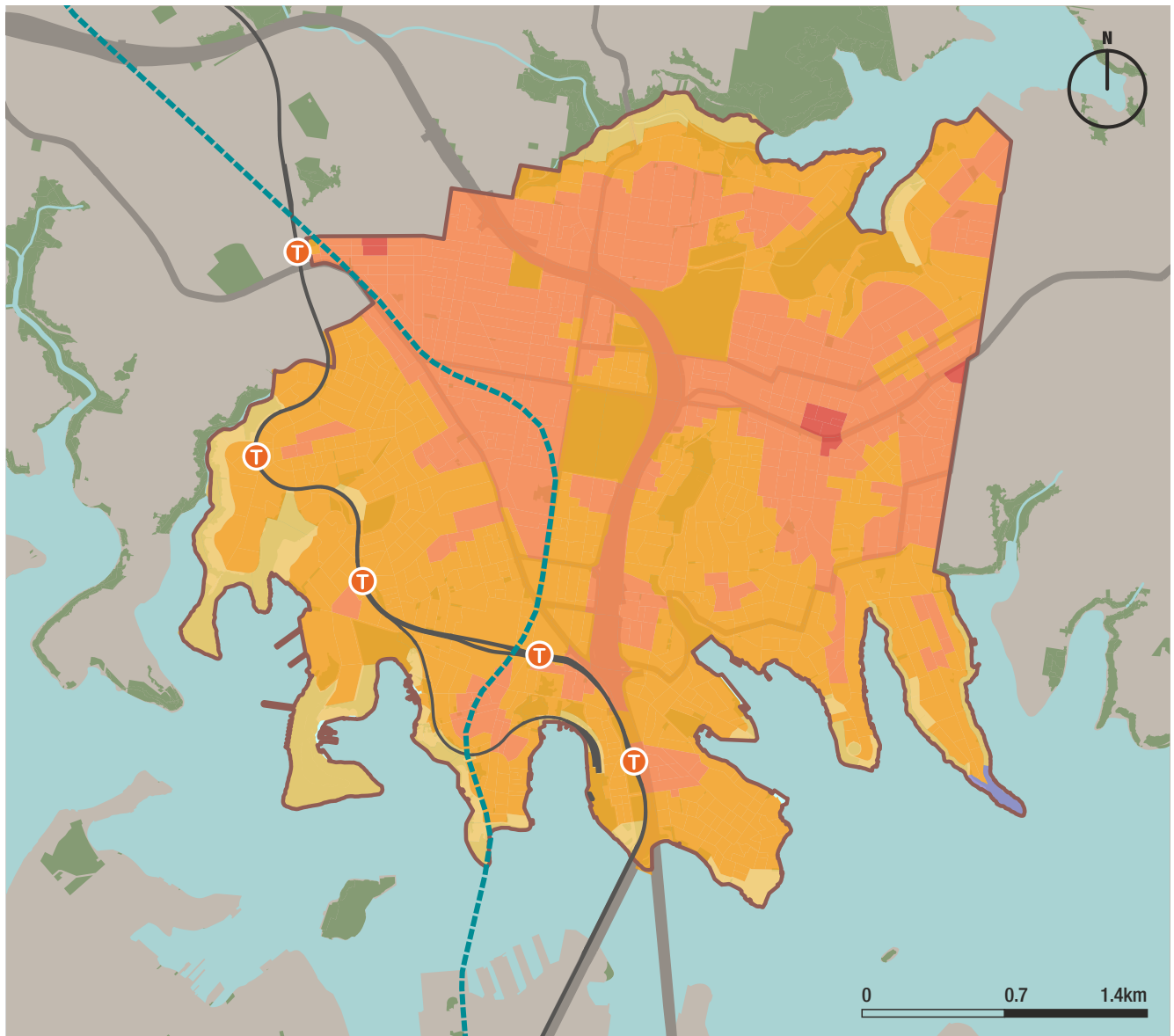
Currently, NSDCP 2013 contains provisions that require the consideration of any potential increases in sea level rise. This is to ensure that any new development does not place its occupants at unnecessary risk.

Council is currently working with the Sydney Coastal Councils Group to discuss appropriate coastal management practices on a catchment wide scale. This is with the view to addressing coastal hazards, including sea level rise and coastal inundation, through a Coastal Management Program (CMP) in line with the NSW Coastal Management Framework. This would be undertaken in collaboration with the NSW Government.

It is anticipated that the recommendations and actions of the any CMP will be implemented through amendments to Council's planning controls.

⁵⁴ Department of Planning, Industry and Environment (DPIE), 2019, Adapt NSW – Urban Heat <<https://climatechange.environment.nsw.gov.au/Impacts-of-climate-change/Heat/Urban-heat>>

MAP 16 – URBAN HEAT ISLAND EFFECT



LEGEND

- | | | | | |
|---------------|------------|-------------|-----------------------|-----------------------|
| LGA Boundary | Train Line | Open Spaces | Urban Heat Map | |
| Train Station | Metro line | Waterways | Cooler than baseline | 6 - 9 degrees warmer |
| Metro Station | Main Roads | | 0 - 3 degrees warmer | Warmer than 9 degrees |
| | | | 3 - 6 degrees warmer | |

SOURCE:
<https://datasets.seed.nsw.gov.au/dataset/nsw-urban-heat-island-to-modified-mesh-block-2016>

ACID SULFATE SOILS

Acid sulfate soils are found in every coastal estuary in NSW. They are formed through natural processes and are generally overlain by other soils. If left undisturbed, acid sulfate soils do not present any risk. However, disturbance of these soils by excavation or drainage can have significant environmental impacts.

Historically, Council had identified the location of acid sulfate soils under the former NSLEP 2001. During the preparation of NSLEP 2013, the DPIE recommended that Council remove provisions relating to acid sulfate soils, due to the majority of land which had been identified as containing acid sulfate soils predominantly comprised disturbed lands (primarily through the reclamation of foreshore land) and was not supported by a comprehensive study to determine the likely extent of acid sulfate soils in the indicated locations.

Notwithstanding their removal from the LEP, there is still the opportunity to address such issues through section 79C of the EP&A Act when determining a development application. This should not present a risk issue, given the majority of land that had been originally identified to be affected by acid sulfate soils under NSLEP 2001 being in Council ownership or care.

BUSHFIRE

Increases in average and severe fire weather are projected to occur in NSW, particularly in summer and spring.⁵⁵ Small portions of the North Sydney LGA are identified as containing bushfire prone land. These are concentrated at Balls Head Reserve, Berry Island Reserve, Gore Cove Reserve, Smoothery Park and the southern and western parts of Tunks Park.

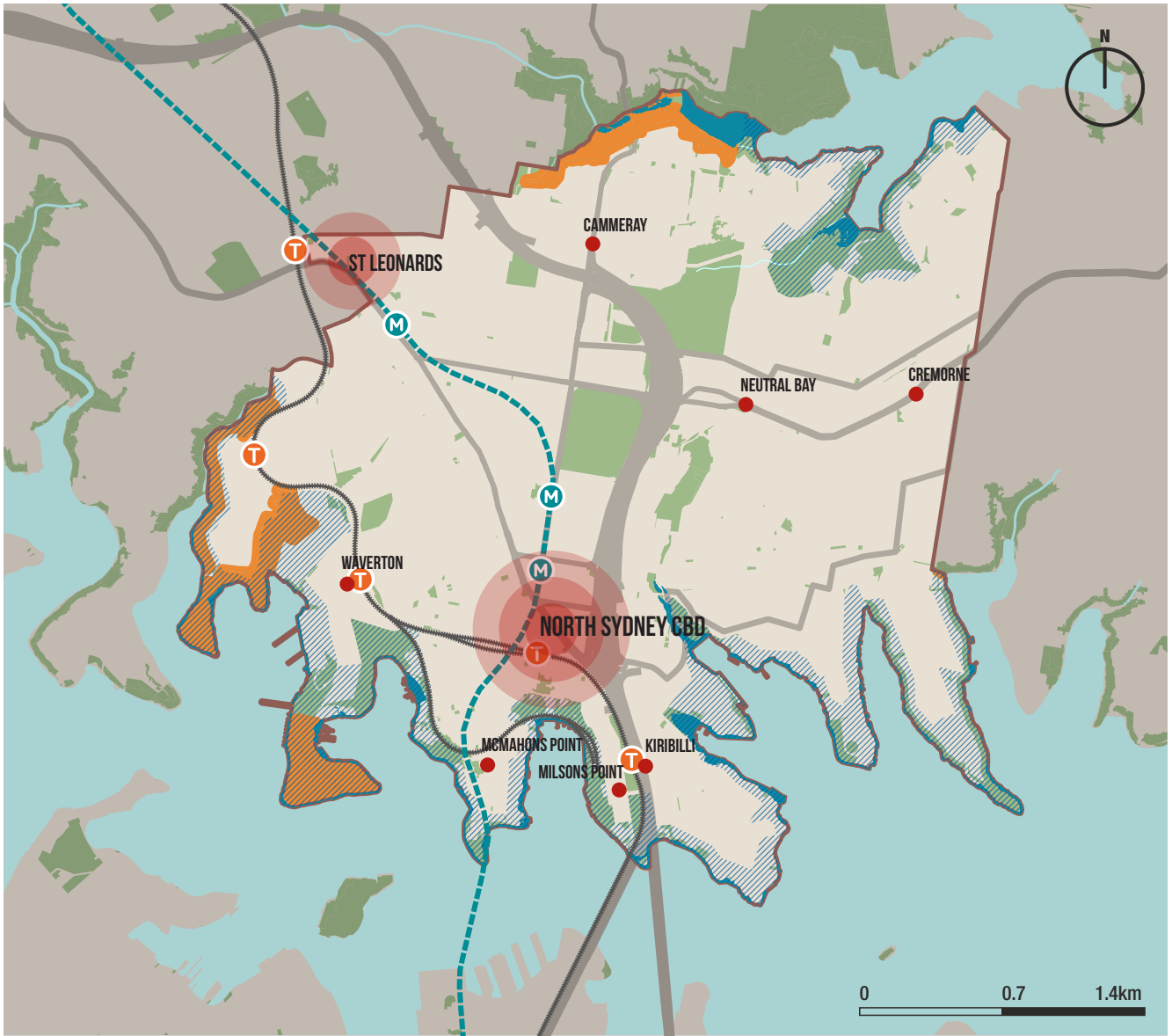
While the risk of wildfire damaging property or threatening life is relatively low in North Sydney, hazard reduction activities including modifying vegetation structure, creating fire management access zones, manual fuel reduction, pile burning and broad area burning are carried out as and when necessary.

Council, in cooperation with the NSW Fire & Rescue and the Manly-Mosman-North Sydney Bushfire Management Committee, implements controlled hazard reduction burns in relevant bushland reserves in North Sydney. The burns are approved under the region's annual Bushfire Hazard Reduction Program. Future burns in Council's bushland areas will be in accordance with *Council's Bushland Rehabilitation Plans*.

NSLEP 2013 also seeks to minimise the risk to people and property from bushfire by minimising any increases in density on land identified as bushfire prone land, which is consistent with the NSW Rural Fire Services' *Planning for Bushfire Protection Guidelines* and requirements of the EP&A Act 1979. NSDCP 2013 further reinforces the need to consider potential bushfire impacts. It requires development on bushfire prone land to consider the relevant requirements of the Rural Fire Services' *Planning for Bushfire Protection Guidelines*.

⁵⁵ Office of Environment & Heritage, 2019, New South Wales Climate Change Snapshot.

MAP 17 – URBAN AND NATURAL HAZARDS



LEGEND

- | | | | |
|---------------|-------------|-------------------------------|---|
| LGA Boundary | Metro line | Metropolitan Centre | Bushfire Prone |
| Train Station | Main Roads | Health and Education Precinct | Coastal Inundation |
| Metro Station | Open Spaces | Strategic Centre | Coastal Zone (Environmentally Sensitive Area) |
| Train Line | Waterways | Local/Neighbourhood Centre | |

URBAN HAZARDS

SOIL CONTAMINATION

Council has records of land within the North Sydney LGA which have had previous potentially contaminating activities. These records are based on a comprehensive survey undertaken by Council in 1999, which has subsequently been monitored and updated.

Council also maintains records of significantly contaminated land as recorded by the NSW EPA under its obligations under the *Contaminated Lands Management Act 1997* and any subsequent remediation works undertaken to determine the level of risk posed to future use and development.

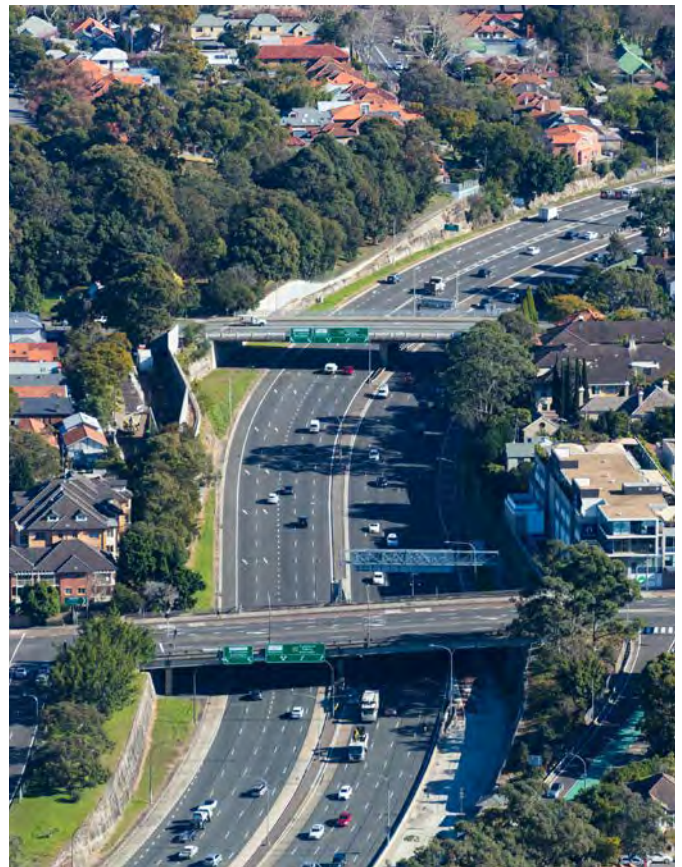
Historically, North Sydney's foreshore areas were generally susceptible to high levels of contamination due to the level of industrial activity associated with ship building and gas works, as well as areas of land historically zoned for industrial activities.

Currently *SEPP No. 55 (Remediation of Land)* provides the basis for consideration of contamination associated with current or former land uses. Additional provisions are also contained within NSDCP 2013 (section 14 to Part B), which require the consideration of contamination at the development application stage. In addition, the NSDCP 2013 contains provisions relating to the handling and management of hazardous materials such as asbestos.

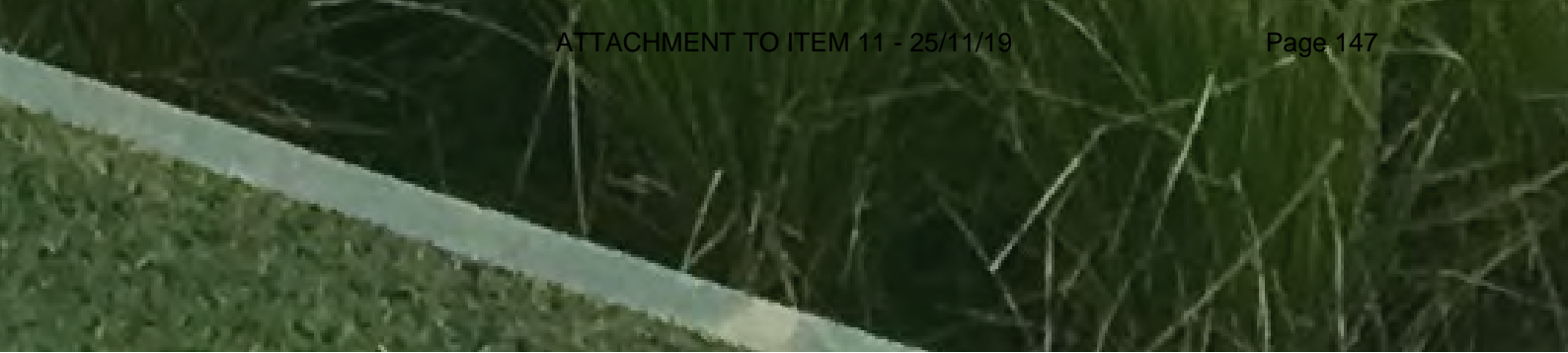
AIR POLLUTION

The health of the community is impacted by air pollution caused by vehicles and smoke from bushfires and domestic solid fuel combustion appliances, such as wood heaters and open fireplaces.

All burning (including burning of vegetation and domestic waste) is prohibited in North Sydney LGA, except with approval. Council approval is also required for the installation or replacement of a wood heater or open fireplace in North Sydney. This is to ensure all heaters comply with the relevant Australian and New Zealand standards (AS/NZS).



Warringah Freeway, Cammeray



GREATER SYDNEY REGIONAL PLAN	OBJECTIVE 36 People and places adapt to climate change and future shocks and stresses.
	OBJECTIVE 37 Exposure to natural and urban hazards is reduced.
	OBJECTIVE 38 Heatwaves and extreme heat are managed.
NORTH DISTRICT PLAN	PLANNING PRIORITY N22 Adapting to the impacts of urban and natural hazards and climate change.
NORTH SYDNEY LSPS	LOCAL PLANNING PRIORITY S4 Increase North Sydney's resilience against natural and urban hazards.
	ACTIONS
	S4.1 – Consider vulnerability to heat within future Council programs and planning controls to minimise urban heating. (ongoing)
	S4.2 – Prepare a Floodplain Risk Management Study and Plan to determine floodplain management measures necessary to mitigate flood risks to property owners and occupiers and incorporate measures into NSLEP 2013 and NSDCP 2013 where relevant. (short - medium term)
	S4.3 – Continue to work with the NSW Fire & Rescue and the Manly-Mosman-North Sydney Bushfire Management Committee to implement controlled hazard reduction activities to minimise the risk of bushfire. (ongoing)
	S4.4 – Continue to monitor, maintain and update contamination records on a site-by-site basis. (ongoing)
	S4.5 – Continue to pursue appropriate enforcement actions for unauthorised burning and any excessive smoke generated by wood heaters or open fireplaces. (ongoing)

IMPLEMENTATION & MONITORING





LSPS IMPLEMENTATION & MONITORING FRAMEWORK

The North Sydney LSPS sets out the long term land use vision for the North Sydney LGA over a 20 year period and the planning priorities and actions required to achieve that vision.

LSPS IMPLEMENTATION

The actions contained within the North Sydney LSPS have been assigned an indicative delivery timeframe, to allow for ongoing monitoring of the North Sydney LSPS implementation and to assist with future planning:

- short term – 2 years
- Medium term – 3 to 5 years
- Long term – 10+ years
- Ongoing

In order to realise the land use vision for North Sydney, a number of amendments to Council's plans and policies will be required. The North Sydney LSPS, and other associated strategies such as the *North Sydney Local Housing Strategy (2019)* will guide the update of NSLEP 2013 and NSDCP 2013 in order to 'give effect to' the GSC's regional and district plans.

ALIGNMENT WITH CSP

The *North Sydney Community Strategic Plan (CSP) 2018-2028* identifies the main priorities and aspirations of the community having regard to economic, social, environmental and governance matters. These aspirations are then reflected in Council's suite of strategic plans (land use strategies and plans, economic development strategies, cultural plans), which are translated into specific actions in Council's four-year Delivery Program and annual Operational Plan. Land use priorities identified through this process are proposed to be expressed in the LSPS and implemented through NSLEP 2013, NSDCP 2013 and other mechanisms.






Council will work to ensure the ongoing alignment between the North Sydney LSPS and the CSP (as well as the associated Delivery Program and long-term Resourcing Strategy). The next review of the CSP is to

be conducted within nine months of the next term of Council (i.e. by 30 June 2021), with the election scheduled for September 2020. The EP&A Regulations require the LSPS be reviewed every 7 years. In light of this being the first LSPS, Council endeavours to review this document in line with the next review of the CSP, to evaluate the effectiveness of the LSPS' implementation and monitoring framework.

LSPS MONITORING & REPORTING

North Sydney Council will report annually on the implementation of the planning priorities and actions identified in the LSPS. Given the areas of commonality this could be done as part of Council's corporate reporting under the Integrated Planning and Report (IP&R) Framework of the *Local Government Act 1993*, and consider the inclusion of key projects into Council's four-year Delivery Program and annual Operational Plan.

Monitoring of the actions within the LSPS will be via traffic light reporting on an annual basis. This will determine if the actions to deliver the long-term vision of the LSPS have been successful or if they need to be reviewed. North Sydney Council has also drafted a series of potential indicators to show progress towards achieving the vision outlined in the LSPS.

TRAFFIC LIGHT	DESCRIPTION
	90%+ of scheduled actions are on track.
	75-90% of scheduled actions are on track.
	Implementation less than 50-75% of scheduled requirement.
	Completed.
	Not yet scheduled to commence.



PROGRESS INDICATORS

INFRASTRUCTURE & COLLABORATION

- Percentage of residents and businesses satisfied with the condition, cleanliness and maintenance of local roads, drainage, pedestrian footpaths and cycle paths.

LIVEABILITY

- Net increase in dwellings in North Sydney LGA;
- Net increase in dwelling types (including social, boarding and seniors housing);
- Percentage of users satisfied with Council's recreation facilities;
- Percentage of residents satisfied with the range of arts and cultural experiences in North Sydney;
- Ratio childcare places to resident population between 0-5 years;
- Ratio of aged care places per 1,000 older residents;
- Homeless count;
- Percentage of residents satisfied with look and amenity of North Sydney;
- Number of historical (Aboriginal and European) sites, items and records.

PRODUCTIVITY

- Gross Regional Product growth in North Sydney;
- Net growth of commercial floor space in North Sydney CBD and LGA wide;
- Investment in North Sydney;
- Number of businesses by industry;
- Percentage of residents and businesses satisfied with look and amenity of the public domain;
- Number of events held in North Sydney;
- Economic contribution of major events held in North Sydney;
- Number of visitors (international and domestic);
- Number of new small business start-ups;
- Percentage of residents and workers walking, cycling and taking public transport to work;
- Number of registered cars in North Sydney;
- Number of registered care share scheme memberships in North Sydney;

SUSTAINABILITY

- Condition of bushland;
- Percentage compliance with ANSECC guidelines for water quality at Council's water quality monitoring sites;
- Proportion of North Sydney with tree canopy cover;
- Percentage of dwellings within walking distance of open space;
- Percentage of residents satisfied with maintenance of parks and reserves;
- Number of participants in Council supported sustainability programs;
- Percentage reduction in greenhouse gas emissions generated by community and Council compared to 2016/17 levels;
- Percentage reduction in water use by community and Council compared to 2016/17 levels;
- Percentage of residential recyclables collected compared to 2016/17 levels;
- Percentage increase in residential waste diverted from landfill compared to 2016/17 levels.

APPENDIX



COUNCIL'S POLICIES, PLANS AND STUDIES

Crows Nest Placemaking and Principles Study (2016)
 Draft North Sydney Local Housing Strategy (2019)
 Draft North Sydney Visitor Economy Strategy (2019)
 Education Precinct Planning Study (2013)
 Education Precinct Public Domain Masterplan (2014)
 Middle Harbour catchment – Bushland Rehabilitation Plan
 Middle Harbour catchment – Fauna Rehabilitation Plan
 North Sydney Affordable Housing Strategy (2015)
 North Sydney Arts and Cultural Strategic Plan 2015-2017 (2015)
 North Sydney Street Tree Strategy (2016)
 North Sydney Bushland Plan of Management
 North Sydney CBD Land Use and Capacity Strategy (2017)
 North Sydney CBD Central Laneways Concept Plan (2018)
 North Sydney CBD Transport Strategy (2018)
 North Sydney CBD Public Domain Strategy 'Place Book' – Stage 1 (2019)
 North Sydney Community Uses on Council Land Study (2015)
 North Sydney Community Strategic Plan 2018-2028
 North Sydney Delivery Program 2018/19-2020/21
 North Sydney Development Control Plan 2013
 North Sydney Ecologically Sustainable Development Best Practice Project (2013)
 North Sydney Economic Development Strategy (2016)
 North Sydney Family and Children Services Strategy 2018-2024 (2018)
 North Sydney Foreshore Access Strategy (2007)
 North Sydney Foreshore Parks & Reserves Plan of Management
 North Sydney Greenhouse Action and Water Management Plan 2015-2020 (2014)
 North Sydney Integrated Cycling Strategy (2014)
 North Sydney Integrated Traffic and Parking Strategy (2015)
 North Sydney LGA Wide Flood Study (2017)
 North Sydney Local Environmental Plan 2013 North Sydney Neighbourhood Parks Plan of Management
 North Sydney Open Space Provision Strategy (2011)
 North Sydney Operational Plan 2018/19
 North Sydney Playgrounds Plan of Management
 North Sydney Recreation Needs Study (2015)
 North Sydney Residential Development Strategy (2009)
 North Sydney Resourcing Strategy 2018-2028
 North Sydney Section 94 Contributions Plan (2013)
 North Sydney Small Water-Craft Storage Strategy (2018)
 North Sydney Smart City Strategy (2019)
 North Sydney Sportsgrounds Plan of Management
 North Sydney Transport Strategy (2016)
 North Sydney Urban Forest Strategy (2019)
 Port Jackson catchment – Bushland Rehabilitation Plan
 Port Jackson catchment - Fauna Rehabilitation Plan
 Sydney Metro Planning Study (2016)
 St Leonards/ Crows Nest Planning Study Precinct 1 (2012)
 St Leonards/Crows Nest Planning Study Precincts 2 & 3 (2015)
 Ward Street Precinct Masterplan (2019)

OTHER POLICIES AND PLANS

A Metropolis of Three Cities (2018)
 Draft St Leonards and Crows Nest 2036 Plan (2018)
 Future Transport Strategy 2056 (2018)
 State Environmental Planning Policy 70 (Affordable Housing Revised Schemes) 2019
 State Environmental Planning Policy (Affordable Rental Housing) 2009
 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
 State Environmental Planning Policy (Infrastructure) 2007
 Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005
 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
 The North District Plan (2018)

LEGISLATION

Coastal Management Act 2016
 Environmental Planning and Assessment Act 1979 Heritage Act 1977
 Local Government Act 1993
 National Parks and Wildlife Act 1974
 NSW Aboriginal Land Rights Act 1983
 Threatened Species Conservation Act 1995

NORTH SYDNEY LSPS & CSP ALIGNMENT

**NORTH SYDNEY COMMUNITY STRATEGIC PLAN (CSP)
2018-2028**

NORTH SYDNEY LOCAL STRATEGIC STATEMENT (LSPS)

DIRECTIONS		INFRASTRUCTURE & COLLABORATION		LIVEABILITY		
		I1 - Provide infrastructure & assets that support growth & change	I2 - Collaborate with State Government Agencies & the community to deliver new housing, jobs, infrastructure and great places	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 healthy, creative, diverse and socially connected North Sydney community	L3 - Create great places that recognise & support North Sydney's district local character & heritage
OUR LIVING ENVIRONMENT	1.1 - Protect & enhance natural environment & biodiversity					
	1.2 - North Sydney is sustainable & resilient					
	1.3 - Quality urban greenspaces					
	1.4 - Public open space & recreational facilities & services meet community needs	■			■	
OUR BUILT ENVIRONMENT	2.1 - Infrastructure & assets meet community needs	■	■		■	
	2.2 - Vibrant centres, public domain & streetscapes					■
	2.3 - Sustainable transport is encouraged		■			
	2.4 - Improved traffic & parking management		■			
OUR FUTURE PLANNING	3.1 - Prosperous & vibrant economy					
	3.2 - North Sydney CBD is one of NSW's pre-eminant commercial centres					
	3.3 - North Sydney is smart & innovative					
	3.4 - North Sydney is distinctive with a sense of place & quality design		■			■
	3.5 - North Sydney is regulatory compliant					
OUR SOCIAL VITALITY	4.1 - North Sydney is connected, inclusive, healthy & safe				■	
	4.2 - North Sydney is creative & home to popular events				■	
	4.3 - North Sydney supports lifelong learning				■	
	4.4 - North Sydney's history is preserved & recognised					■

Figure 16: North Sydney LSPS & CSP alignment table.

PRODUCTIVITY						SUSTAINABILITY		
P1 - Grow a stronger, more globally competitive North Sydney CBD	P2 - Develop innovative & diverse business clusters in St Leonards/ Crows Nest	P3 - Enhance the commercial amenity & viability of North Sydney's local centres	P4 - Develop a smart & innovative North Sydney economy	P5 - Protect North Sydney's light industrial & working waterfront lands & evolving business & employment hubs	P6- Support walkable centres & a connected, vibrant & sustainable North Sydney	S1 - Protect & enhance North Sydney's natural environment & biodiversity	S2 - Reduce greenhouse gas emissions, energy, water & waste	S3 - Increase North Sydney's resilience against natural & urban hazards
						■	■	■
					■			■
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■		■						
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			■					



**Attachment 2 – Local Strategic Planning Statement - Summary of public submissions received during public exhibition period
(4 July 2019 – 15 August 2019)**

The following criteria are used to analyse all submissions received, and to determine whether or not the LSPS would be amended:

1. The Local Strategic Planning Statement **would be** amended if issues raised in the submission:
 - a provided additional information of relevance.
 - b indicated or clarified a change in government legislation, Council’s commitment or management policy.
 - c proposed strategies that would better achieve or assist with Council’s objectives.
 - d was an alternate viewpoint received on the topic and is considered a better option than that proposed in the LSPS or;
 - e indicated omissions, inaccuracies or a lack of clarity.

2. The Local Strategic Planning Statement **would not be** amended if the issues raised in the submission:
 - a addressed issues beyond the scope of the LSPS.
 - b was already in the LSPS or will be considered during the development of a subordinate plan (prepared by Council).
 - c offered an open statement, or no change was sought.
 - d clearly supported the LSPS.
 - e was an alternate viewpoint received on the topic but the recommendation of the LSPS was still considered the best option.
 - f was based on incorrect information.
 - g contributed options that are not possible (generally due to some aspect of existing legislation or government policy) or; involved details that are not appropriate or necessary for inclusion in a document aimed at providing a strategic community direction over the long term.

	Submission	Key Points/Themes	Response	Change to LSPS (Y/N)	Criteria
1.	Developer	<p>MRC and Neutral Bay Town Centre</p> <p>The submission supported the MRC Planning Study, and commended Council's desire to work with the private sector to deliver public benefits through leveraging land uplift. They supported the precinct level approach to planning and the action to avoid 'ad-hoc' planning proposals in the LSPS. The submission recommended that the LSPS could be strengthened by:</p> <ul style="list-style-type: none"> • Encouraging minimum commercial development density requirements in mixed-use centres such as Neutral Bay • Taking a more flexible approach to heritage by considering contemporary additions and adaptive re-use of heritage items • Placing further emphasis on connectivity between places by improving pedestrian links and vehicular access <p>Housing Targets</p> <p>The submission was critical of the dwelling forecast put forward in the LSPS and LHS, claiming that it overstates the capacity of existing controls. They criticised the use of approval rather than completion data and for the limited recognition of site constraints in the forecast. They also recommended the LSPS identify Neutral Bay as a suitable area to deliver additional housing.</p>	<p>Stage One of MRC Planning Study is currently underway, which will identify possible improvements to the public domain and commercial viability of the Neutral bay Town Centre. The Cremorne Town Centre will be considered in Stage Two. This study will develop a vision and structure plan for Military Road, Neutral Bay and Cremorne along with a set of principles to guide future development.</p> <p>Housing supply will be monitored annually and there will be a review of the evidence base within 5 years. This will determine whether existing controls are delivering the number of dwellings projected in the forecast. The MRC Planning Study is currently underway and will develop a framework to guide future development in Neutral Bay Centre.</p>	N	2b
2	Australian Slacklining Association	<p>The association aims to preserve access to areas where slacklining can occur and to work with Council to develop an operating policy for the sport.</p> <p>Open space and outdoor recreation</p> <p>The association broadly needs open space which supports a range of active and passive recreational uses. The association also wishes to ensure that open spaces in North Sydney can accommodate slacklining as part of their programming. The association's key recommendation for the LSPS is to include a priority to support a</p>	<p>Noted. The LSPS recognises the acute need for open space throughout the LGA and the demands on existing open spaces. As stated in action L2.1, Council will investigate ways to improve the balance between active and passive recreational</p>	N	2b

		variety of recreational uses in existing and future open spaces, which reflect the diverse needs of the community.	needs as part of its review of its Plans of Management.		
3	Resident	<p>Land Use and Open Space They expressed concerns that land use decisions were failing to address the priorities of the community. They pointed to a shortage of educational, community, aged-care and medical facilities in the LGA and a surplus of high-rise residential construction. The submission wanted increases in open space and enhanced public amenity.</p> <p>Building Heights and Density Building heights were also a key concern, especially in relation to high-rise residential towers. They suggested that smaller increases in height over a wider area, rather than taller towers, would deliver additional dwellings without compromising amenity.</p> <p>St Leonards/Crows Nest This submission raised concerns over the scale of Metro OSD and the potential for it to compromise the ‘village atmosphere’ of the neighbourhood. They were concerned that the scheme would not deliver sufficient jobs to support Crows Nest as a Health and Education Precinct. They also expressed a strong need for open space in the area, identifying the Hume Street Park upgrade as a key priority. The submission stated that commercial, health and education uses should be favoured in St Leonards over high-rise residential development.</p>	<p>Noted. The LSPS recognises the acute need for open space throughout the LGA. The central challenge is that increasing recreational space can only be explored as funding becomes available. To this end Council is reviewing its local infrastructure contributions scheme.</p> <p>Noted. The LSPS seeks to ensure that any future redevelopment is compatible with the existing character of low-density residential areas. The LSPS identifies specific areas where density and height increases may be more appropriate. Any change will be informed by strong, place-based strategic planning to ensure that greater densities and heights are supported by appropriate transport infrastructure, open space and minimise detrimental impacts on local amenity.</p> <p>It is clear from Council’s previous planning work that the vibrancy and ‘village-like’ atmosphere of Crows Nest is highly valued by the local community. The LSPS identifies the need to collaborate with DPIE to refine overshadowing and built form controls in a finalised <i>St Leonards and Crows Nest 2036 Plan</i> in order to protect this atmosphere.</p>	N	2b/e
4.	Bay Precinct Committee	<p>General No specific comments made/objections raised.</p>	Noted.	N	2c
5.	Landowners	<p>Site Renewal – Alfred Street Precinct This submission argued that the LSPS overlooked the development potential for the ‘Alfred Street Precinct’ site. It is argued that the site has potential to accommodate a mix of residential and small-scale commercial uses such as creative industries, start-ups and co-working. The submission argued that the site’s ‘cut off’ position from the North Sydney CBD and its proximity to transport services</p>	Noted. The LSPS is a high level strategic document which sets out the vision and priorities for the whole LGA. Evaluating the potential for specific site renewal is therefore beyond the scope of the document. The LSPS reiterates Council’s commitment to a holistic, place-based approach to renewal informed by planning studies. These	N	2a/b/e

		<p>enable it to support a different array of commercial uses at lower cost than the CBD itself.</p> <p>Housing Targets This submission criticised the LSPS for overestimating the number of dwellings current planning controls are able to deliver in the housing forecast. It is claimed that this was due to the forecast relying on approval rather than completion data and failing to recognise site constraints, which limit ‘take-up’ capacity throughout the LGA.</p> <p>Planning Proposals This submission also criticised action L1.3, expressing support of ‘proponent lead planning proposals’ which are consistent with precinct-wide planning. The submission argued that the LSPS should be amended to better reflect the potential of the site to contribute toward the employment and housing priorities.</p>	<p>studies will develop a framework to guide future development in selected areas of the LGA.</p> <p>Housing supply will be monitored annually and there will be a review of the evidence base within 5 years. This will determine whether existing controls are delivering the number of dwellings projected in the forecast.</p> <p>The intention of action L1.3 is to ensure that development which seeks to vary the current controls aligns with Council’s strategic objectives. Council does not intend to prevent planning proposals altogether but to ensure that they occur in a co-ordinated way and not on a site-by-site basis.</p>		
6.	Brightmore Precinct Committee	<p>The submission supported the prioritisation of commercial and employment land uses in the North Sydney CBD, preservation of existing low-density zones, strengthening Council’s involvement in affordable housing and the improvement of the Neutral Bay and Cremorne Town Centres.</p> <p>Building Heights and Density The submission was concerned with building heights and density throughout the LGA and particularly along Military Road. The committee stated that increasing density may reduce amenity, put strains on recreation facilities, and be incompatible with objectives related to liveability and sustainability.</p>	<p>Noted.</p> <p>Noted. The LSPS aims to ensure that future development is compatible with the existing character of the North Sydney LGA. Several specific areas have been identified as suitable for increases in density and building heights, but these changes will be informed by strong, place-based strategic planning to ensure they are supported by appropriate solar access and built form controls as well as transport infrastructure and open space.</p>	N	2d/e
7.	Cancer Council NSW	<p>Public Health and Planning – Shade The Cancer Council NSW seeks to include shade as a planning priority in the LSPS as a way of reducing UV exposure and delivering associated public health benefits. They support actions on urban tree canopy preservation and the development of green corridors in the LSPS. The submission suggested provisions to ensure that shade for UV-protection and its benefits are fully incorporated into the LSPS. These included designing ‘healthy’ places as a planning priority, providing well-designed shade in public and private development as an objective and several</p>	<p>Noted. The LSPS identifies enhancing tree canopy cover as a key priority for the LGA and notes the existing target for 34.5 % coverage across the LGA. Council will also pursue opportunities to further develop green corridors between parks, reserves and bushland, which will enhance natural shade throughout North Sydney.</p>	N	2b

		<p>potential actions such as: reviewing Council's the Development Control Plan, updating Engineering Design specifications and prioritising the provision of well-designed shade in new and upgraded public spaces.</p> <p>The submission also included '<i>Guidelines to Shade: A practical guide for shade development in NSW</i>' produced by the Cancer Council NSW. These guidelines aim to assist Council in understanding the public health issues associated with UV radiation and the benefits of shade.</p>			
8.	Cancer Institute NSW	<p>Public Health and Planning – Shade</p> <p>The Institute commended Council for the inclusion of 'delivery of a high quality, well-connected and integrated green space system' (S2) and 'enhancing tree canopy cover and green connections' (S3) as planning priorities. The Institute's recommendations echoed those put forward by the Cancer Council NSW in their submission and included the same sample text. The Institute recommended that Council include all, or part, of the text under the themes of 'Liveability' or 'Sustainability' in the LSPS.</p>	Noted. The LSPS identifies enhancing tree canopy cover as a key priority for the LGA and notes the existing target for 34.5 % coverage across the LGA. Council will also pursue opportunities to further develop green corridors between parks, reserves and bushland, which will enhance natural shade throughout North Sydney.	N	2b
9.	Catholic Archdiocese of Sydney	<p>Site Renewal – Mackenzie Street</p> <p>This submission was concerned with the redevelopment of landholdings at the southern edge of the North Sydney CBD on Mackenzie Street. The submission aimed to demonstrate that renewal of the site aligned with the planning priorities and objectives of the LSPS and LHS. It is claimed that renewal of the site would facilitate:</p> <ul style="list-style-type: none"> • Enhanced connectivity between the CBD and Lavender Bay; • Diverse housing in a highly accessible location along the CBD's periphery; • Employment opportunities and a mix of commercial uses; and • Improvements to open space and public domain in accordance with the recommendations of the <i>PDS</i>. <p>A desire was expressed that the LSPS acknowledge the site's development potential or at least 'not hinder' the further investigation of the site's potential renewal.</p> 	Noted. The LSPS is a high level strategic document which sets out the vision and priorities for the whole LGA. Evaluating the potential for specific site renewal is therefore beyond the scope of the document. The LSPS reiterates Council's commitment to a holistic, place-based approach to renewal informed by planning studies. These studies will develop a framework to guide future development in selected areas of the LGA. It is the proponent's responsibility to ensure that any proposal aligns with Council's strategic planning framework.	N	2a

10.	Developer	<p>North Sydney CBD</p> <p>The submission supported Council’s vision for the North Sydney CBD as an ‘18-hour economy’ with a more active and enjoyable public domain. They also supported the detailed planning of the CBD’s pedestrian network and additional public spaces. This submission raised two concerns:</p> <ul style="list-style-type: none"> • Ensuring that vehicle access arrangements were carefully considered in any future public domain upgrades, particularly on Denison Street • That future open spaces and public domain upgrades, like the potential new square on the north side of Berry Street identified in the <i>PDS</i>, should not compromise the capacity of sites to deliver additional employment floorspace. 	<p>Noted.</p> <p>Noted. The delivery of commercial floorspace is a key priority for the continued competitiveness of the North Sydney CBD. Public domain upgrades are also essential, in order to improve the vibrancy and amenity of the CBD and accommodate the expected growth in North Sydney’s working population. In carrying out these upgrades Council will endeavour to strike an appropriate balance between commercial growth and pedestrian safety and amenity.</p>	N	2b/d
11.	Community Housing Industry Association NSW (CHIA)	<p>Affordable Housing</p> <p>The CHIA submission focused on the economic and social value of affordable rental housing and highlights the need for affordable rental housing across the Greater Sydney Area. The submission identifies opportunities for local government to support the delivery of affordable rental housing. CHIA identifies current community housing providers and the number of properties they manage within the LGA.</p> <p>CHIA recommends that the North Sydney LSPS be strengthened by explicitly identifying affordable rental housing as a strategic priority and acknowledging its social and economic benefits. They also recommend that the LSPS identify possible planning mechanisms to deliver affordable housing. They also advise that the LSPS should identify opportunities to work in partnership with existing community housing providers, state government and federal government to deliver affordable housing.</p>	<p>Noted. The LSPS identifies updating the background report on Affordable Housing in North Sydney and investigating an Affordable Housing Contributions Scheme as next steps towards addressing housing issues in the LGA. More specific local targets will be investigated once the GSC and DPIE have finalised a consistent Affordable Rental Housing Target.</p>	N	2b
12	Residents	<p>Building Heights and Density</p> <p>The concerns raised in this submission centre on building heights and bulk within the LGA, especially around the St Leonards and Crows Nest area. This submission is concerned with amenity and ‘human scale’ of neighbourhoods within the LGA and is highly critical of the high-rise forms of development which have occurred around St Leonards, claiming that they are visually intrusive and have large overshadowing impacts. The submission points out that</p>	<p>It is clear from Council’s previous planning work that the vibrancy and ‘village-like’ atmosphere of Crows Nest is highly valued by the local community. The LSPS identifies the need to collaborate with DPIE to refine overshadowing and built form controls in a finalised <i>St Leonards and</i></p>	N	2b

		<p>Council is already on track to meet its five-year housing targets under existing planning controls, and that if further alteration of controls is required it should be met by mid-rise developments to preserve residential amenity.</p> <p>Affordable Housing</p> <p>They are also concerned that new development caters to speculative, foreign investment markets and lacks affordable housing components leading to poor outcomes for the local community.</p>	<p><i>Crows Nest 2036 Plan</i> in order to protect this atmosphere.</p> <p>Council has prepared and exhibited its draft LHS, which provides a comprehensive evidence base and next steps for addressing housing issues in the LGA.</p>		
13.	Create NSW	<p>Creativity and Cultural Objectives</p> <p>Create NSW recommends that the LSPS could address the deficit of artist making spaces as part of North Sydney's social infrastructure. They also recommend expanding Council's public art strategy to the health and education precinct in St Leonard's and Crows Nest, to capitalise on the health and wellbeing benefits of public art in hospital precincts. They also ask Council to consider the role of public art and cultural infrastructure in improving the vibrancy, safety and social connections within communities.</p> <p>Create NSW commend Council for demonstrating a clear understanding of the value of arts and culture to a robust visitor and night-time economy and suggest that Council contact Create NSW and Studio A in the development of the <i>Visitor Economy Strategy</i>. They encourage Council to go further in addressing Aboriginal Heritage in the LSPS. They recommend engaging with the relevant Aboriginal Land Council and including a priority which recognises and celebrates the place of Aboriginal culture within the contemporary cultural landscape.</p>	<p>Noted. The St Leonards / Crows Nest Planned Precinct is a state-led planning initiative led by DPIE. As identified in the LSPS Council will continue to advocate for public domain improvements, particularly around the Crows Nest Metro site.</p>	N	2b
14.	Residents	<p>This submission commended the LSPS for including existing Council strategies and meeting the demands of the GSC, and praised Council's strategic and long-term approach to planning.</p> <p>Role of GSC and State government</p> <p>This submission raised concerns about the role of State Government in relation to local planning in North Sydney, particularly in the St Leonards/Crows Nest precinct. They were</p>	<p>The LSPS is informed by State-wide planning policies and the GSC's <i>Metropolis of Three Cities</i> and <i>North District Plan</i> and must address the targets and priorities these plans contain. The LSPS also brings together and builds on Council's own planning work and outlines how higher level</p>	N	2b/f

		<p>particularly concerned over potential conflict between State government and Council and the redirecting of funding for local infrastructure out of the LGA through SICs.</p> <p>Implementation and Monitoring This submission raised concerns over a lack of monitoring of policies and strategies by the GSC and State government. They expressed a need for a clear implementation and monitoring framework.</p> <p>Corrections This submission raised questions over the consistency of maps between the LSPS, LHS and precinct committee meetings, specifically for the St Leonards/Crows Nest Precinct. Some maps labelled the area around Mater Hospital whilst others did not.</p>	<p>strategic planning will result in change at the local level.</p> <p>Noted. The implementation and monitoring framework is currently being developed by Council in consultation with the GSC and state planning authorities.</p> <p>Noted. Council's previous planning studies included the area around Mater hospital. The area is outside of the state significant precinct boundary yet features on some plans due to its proximity to the precinct.</p>		
15.	Department of Defence	<p>HMAS Waterhen The key concern for the Department of Defence is the long-term viability of the HMAS Waterhen naval base on Balls Head Bay. Their submission raised concerns over the potential encroachment of Defence sites by incompatible surrounding land uses and reiterated the need for an appropriate buffer between the HMAS Waterhen facilities and the surrounding neighbourhood. This is to ensure that Defence operations are not impeded, and that the amenity of surrounding residential neighbourhoods is not impacted in any way. The key land use considerations for the HMAS Waterhen facility were protection from trespass, surveillance, noise and vibration-sensitive land uses, electromagnetic radiation, flooding and impeded access to shared resources such as road networks. They maintained that the current adjacent land uses (Coal Loader to the south and established low to medium residential uses to the north and east) provided an appropriate buffer.</p> <p>The Department of Defence noted that the LSPS identifies the delivery of high quality connected open space and improved foreshore access as key planning priorities. However, their submission made clear that the Department would not support or consider the availability of the HMAS Waterhen site for public</p>	<p>Noted. The LSPS does not propose any changes to the planning controls in the vicinity of HMAS Waterhen. Council recognises the role of HMAS Waterhen as a continuing naval facility and understands the need for appropriate surrounding uses to act as a buffer between the site and surrounding areas.</p> <p>Noted.</p>	N	2b

		open space access, as it is an enduring defence facility. Their submission raised no concerns in relation to the HMAS Platypus site.			
16.	Development and Transactions (DPIE)	<p>St Leonards/Crows Nest</p> <p>This submission was made in relation to land within the boundary of the Royal North Shore Hospital, which is outside of the North Sydney LGA but in the St Leonards/Crows Nest Precinct. The submission offered 'in principle' support for two planning priorities:</p> <ul style="list-style-type: none"> • P2 <i>Providing opportunities for long-term employment growth in St Leonards/Crows Nest across a range of sectors;</i> and • I2.1 <i>Continue to collaborate with the GSC, DPE, Willoughby and Lane Cove Councils and other relevant State authorities on the future of St Leonards/Crows Nest</i> <p>They highlighted the need for collaboration in ensuring successful land use planning outcomes and were supportive of the collaborative approach put forward by Council in the LSPS.</p>	Noted. Taking a collaborative approach to housing, jobs and infrastructure in the St Leonards/Crows Nest precinct is a key priority of the LSPS. While the <i>2036 Plan</i> has adopted much of Council's own planning work, Council still has several concerns which need to be addressed prior to the finalisation of the plan.	N	2d
17.	Edward Precinct Committee	<p>Building Heights and Density</p> <p>The submission expressed concerns over the amount of high-rise and high-density housing development occurring within the LGA. They maintained that the LSPS should ensure that characteristic, low density housing should be protected. They also expressed concerns over the amount of open space being provided in conjunction with increases in housing density.</p> <p>Implementation and Monitoring</p> <p>The submission expressed concerns over the lack of implementation and monitoring policies in the LSPS.</p>	<p>One of the objectives of the LSPS is to ensure that future development is compatible with the existing character of low-density residential areas. Change will be informed by strong, place-based strategic planning and supported by appropriate transport infrastructure, open space and amenity improvements.</p> <p>The implementation and monitoring framework is currently being developed by Council in consultation with the GSC and state planning authorities.</p>	N	2b
18.	Environmental Protection Authority (EPA) NSW	<p>Air Quality and Noise Pollution</p> <p>The EPA submission is concerned with minimising new emission sources and avoiding the co-location of sensitive developments (residential, childcare and aged care) with high air and noise polluting land uses, such as transport corridors and industry. There are opportunities within the LSPS to identify noise management approaches which improve local amenity, particularly in areas where commercial and residential uses are in close proximity. They</p>	Noted. Unauthorised domestic burning is identified in the LSPS as a major cause of air pollution in the North Sydney LGA. Council will continue to pursue appropriate enforcement actions to minimise the generation of this type of air pollution.	N	2b

		<p>suggest that the LSPS identify external and internal noise goals where there is potential conflict between infrastructure and industry and noise-sensitive developments and Council review development controls to ensure best practice building design, appropriate spatial separation, siting and construction, and the use of effective mitigation techniques.</p> <p>Water Quality The EPA suggests that action S5.2 be expanded to include <i>‘increasing permeability both in the public and private domains through development controls and public domain improvements where appropriate’</i>. They also recommend that Council’s work on expanding urban tree canopy cover, identified in the LSPS, address the benefits to water quality which can be provided through green infrastructure.</p> <p>Waste and Resource Recovery The EPA suggest that the actions in the LSPS which support waste management be strengthened. In particular they suggest that the LSPS include specific actions related to key waste streams, consider circular economy outcomes, reuse and repair centres, food donation and organic waste management infrastructure.</p> <p>Contaminated Land Management As a minimum the EPA recommends that the LSPS include an action to consider contaminated land in all local planning instruments. They also suggest that the LSPS set directions for enhancing planning controls where sensitive land uses such as schools and low-density residential developments are proposed in areas with potential contamination issues.</p>	<p>Noted. The LSPS identifies implementing potential water sensitive urban design as an action under planning priority S5.</p> <p>Noted. The North Sydney DCP already contains provisions for construction and end use waste management. Council also operates a community recycling centre at Artarmon which recycles specific waste streams such as paints, e-waste and batteries.</p> <p>Noted. Council maintains a register of land which has been previously used for potentially contaminating activities. These records are updated on a site-by-site basis.</p>		
19.	North Shore Historical Society	<p>Heritage The submission from the North Shore Historical Society was supportive of several of the initiatives under planning priority L4, such as the review of the DCP heritage controls and support for the protection of Indigenous heritage. The submission’s primary concern was the need for a comprehensive review of existing and potential heritage items within the LGA. They pointed out that in recent years Council has been in a ‘reactive’ position in relation to heritage, where development applications have been submitted for properties with heritage significance. This approached has forced Council to hastily</p>	<p>Noted. Planning Priority L4 contains several actions in relation to heritage, including conducting a comprehensive LGA-wide review of existing and possible heritage items, as well as a review of the heritage controls in the <i>North Sydney Development Control Plan 2013</i>.</p>	N	2b/d

		arrange for the imposition of an interim heritage order in order to prevent the demolition of historic properties. The submission argues that a comprehensive review would enhance the effectiveness of Council's heritage management system and prevent similar situations from arising in future.			
20.	Resident	<p>Crows Nest and Sydney Metro</p> <p>This submission was concerned with development associated with Sydney Metro in Crows Nest compromising the character and 'village-like ambience' of the area. They raised concerns that high-rise residential development associated with the Metro would detrimentally impact the amenity of the area by creating overshadowing, congestion and an unattractive built environment. The submission suggested that Council prioritise the provision of educational facilities, recreation facilities and open space as planning priorities in the LSPS.</p>	It is clear from Council's previous planning work that the vibrancy and 'village-like' atmosphere of Crows Nest is highly valued by the local community. The LSPS identifies the need to collaborate with DPIE to further refine overshadowing and built form controls in a finalised <i>St Leonards and Crows Nest 2036 Plan</i> in order to protect this atmosphere.	N	2b
21.	Harrison Precinct Committee	<p>MRC – Neutral Bay and Cremorne</p> <p>The Harrison Precinct Committee submission puts forward their vision for future development in Neutral Bay and Cremorne to be well controlled and managed by Council. The Committee highlights the importance of maintaining existing local character and ensuring new development respects this. The submission also refers to the Military Road Corridor Planning Study (action L3.5) and states the importance of ensuring the right balance between residential and commercial activities is met for this area, as well as improvements to amenity, safety and community sustainability.</p> <p>Infrastructure and Collaboration</p> <p>Their submission suggests this section of the LSPS include a reference to technological advances with potential implications for transport. They also raise concerns over ensuring that proposed infrastructure projects are carefully analysed for positive and negative impacts on the community.</p> <p>Building Heights and Density</p> <p>They argue that Council needs to be proactive in preserving the existing character of low-density neighbourhoods and suggest conducting a review of Council's heritage inventory and identifying buildings and streetscapes which significantly contribute to local character. The Committee offered a comment on priority P5 that the LSPS acknowledge that the Neutral Bay and</p>	<p>Noted. The LSPS recognises the importance of maintaining the character of existing low-density neighbourhoods. The MRC Planning Study (Stage One) is currently underway, which will develop a set of principles, a vision and structure plan in collaboration with the community.</p> <p>Noted.</p> <p>Noted. A comprehensive review of current and possible heritage items in the LGA is identified as an action under priority L4. Priority P5 acknowledges the distinct 'village character' of both Neutral Bay and Cremorne Town Centres. Detailed analysis of built form and the local economy has been undertaken for Neutral Bay in</p>	N	2b

		<p>Cremorne centres are predominately low-rise and consist of small-scale local businesses such as financial, retail, health and beauty services.</p> <p>Sustainability</p> <p>The Committee commented on priorities S1, S4 and S5. For S1 they suggested an alternate wording of the objective 'Protect and enhance the environmental values of the North Sydney LGA'. For S4 they suggest adding an action which implements sustainability initiatives for residents of strata buildings. They suggest that S5 could be strengthened by including actions related to tree canopy cover, commercial energy, water and waste measures, additional green space through building setback and the promotion of residential composting.</p>	<p>Stage one of the MRC Planning Study. Cremorne town centre will be the subject of Stage 2 once this study has been completed.</p> <p>Noted. Tree canopy cover is addressed in detail under priority S3. S5 contains actions relating to waste management and energy and water efficiency.</p>		
22.	Holtermann Precinct Committee	<p>The submission was generally very supportive of the vision and priorities of the LSPS. They particularly supported having a strong strategic framework to avoid ad-hoc planning proposals, employment and dwelling targets design excellence provisions. They also suggested managed density increases around Waverton and Wollstonecraft stations.</p> <p>St Leonards/Crows Nest</p> <p>The submission raised concerns that with the deferral of the Hume Street Park upgrade amenity and open space improvements would not be delivered despite increases in density. They also emphasised the importance of protecting the commercial core in St Leonards/Crows Nest to provide for future employment growth and support the local daytime economy.</p>	<p>Noted.</p> <p>St Leonards / Crows Nest Planned Precinct and the OSD is a state-led planning initiative led by DPIE. The LSPS recognises the importance of both delivering open space improvements and preserving the commercial core as part of planning for growth in the St Leonards/Crows Nest precinct. To this end Council will collaborate with the DPIE, GSC and Lane Cove and Willoughby Councils in order to address these and other issues prior to the finalisation of the <i>2036 Plan</i>.</p>	N	2b/d
23.	Landowner Group 263-269 Alfred Street and 4 Little Alfred Street	<p>Site Renewal – Alfred Street Precinct</p> <p>This submission is concerned with the 'Alfred Street Precinct' and recommend that Council should recognise the site's development potential in the LSPS and LHS. The submission argues that retaining this precinct as part of the North Sydney Centre's commercial core is not financially feasible due to the site's disconnection from the CBD. They argue that the precinct would be more suited to a mixed-use development, which would align with LSPS action P1.1 to 'restrict residential development opportunities to the mixed-use periphery to preserve a critical mass of employment in the Centre'. They criticise the LSPS and LHS for</p>	<p>Noted. The LSPS is a high level strategic document which sets out the vision and planning priorities for the whole North Sydney LGA. Evaluating the potential for site-specific renewals is therefore beyond the scope of the document. The LSPS reiterates Council's belief in a holistic, place-based approach to renewal carried out through Council-led planning studies. These studies will be used to inform future development in the LGA and it is the responsibility of the proponent to ensure that any</p>	N	2a

		<p>not considering the housing potential of the precinct outside of the current planning controls.</p> <p>The submission recommends that the LSPS and LHS recognise the housing potential of the precinct, consider the long-term viability of a mixed-use precinct and make provisions to provide for greater flexibility of potential land use on the site.</p>	<p>planning proposals align with Council's strategic framework.</p>		
24.	<p>Landowner Group Middlemiss and Lavender Streets (8 allotments, 3 owned by LAHC)</p>	<p>Site Renewal – Middlemiss and Lavender Street, Milsons Point</p> <p>The submission generally supports the themes and priorities of the LSPS but seeks acknowledgement of the site's development potential. They argue that renewal of this site can occur in accordance with the key planning mechanisms highlighted in the LSPS.</p> <p>Housing Targets</p> <p>The submission raises concerns that the housing forecasts in the LSPS and LHS fail to account for shifting market demand or the feasibility of land being redeveloped within the existing controls. They also raise concerns around the viability of the dwelling targets for the St Leonards/Crows Nest areas. The submission recommends that the LSPS identify alternative locations within the LGA where housing growth may be accommodated to address the lack of clarity over the spatial elements of housing delivery.</p> <p>Planning Proposals</p> <p>This submission expressed concerns over the action in the LSPS which aims to prevent 'the lodgement of ad-hoc planning proposals'. The submission argues that this mechanism should still be considered in order for Council to meet the objectives put forward in the LSPS and suggest that the LSPS be amended to reflect the site's strategic merit.</p>	<p>Noted. The LSPS is a high level strategic document which sets out the vision and priorities for the whole LGA. Evaluating the potential for specific site renewal is therefore beyond the scope of the document.</p> <p>Housing supply will be monitored annually and there will be a review of the evidence base within 5 years. This will determine whether existing controls are delivering the number of dwellings projected in the forecast.</p> <p>The intention of action L1.3 is to ensure that development which seeks to vary the current controls aligns with Council's strategic objectives. Council does not intend to prevent planning proposals altogether but to ensure that they occur in a co-ordinated way and not on a speculative basis.</p>	N	2a/b
25.	<p>Land and Housing Corporation (LAHC)</p>	<p>Social Housing</p> <p>The submission from LAHC focused on the future of social housing within the North Sydney LGA. The LAHC in their submission state that it is important for the LSPS to align with the State government's <i>Future Directions in Social Housing Strategy</i> which has the intention of delivering new and replacement social housing units through the renewal of existing assets. The strategy aims to develop mixed tenure communities where social housing is integrated with, and indistinguishable from, private and affordable</p>	<p>Noted. The LSPS reiterates Council's intention to collaborate with State authorities to investigate ways to strengthen Council's involvement in affordable housing.</p>	N	2b

		housing. LAHC suggest that the LSPS be amended to include an action which acknowledges the Future Directions strategy and Council role in supporting its implementation.			
26.	Land Owner	<p>Zoning – 1 Bradley Avenue</p> <p>The submission made by Landseair relates to a portion of their land which is currently zoned RE1 – Public Recreation. The submission highlights the steepness and elevation of the land and raises concerns over its safety and suitability as public recreation land. They suggest that this portion of land be rezoned as R2 residential. The submission also notes that Council has informed them that there are no funds available to acquire the land in question.</p>	Noted. The LSPS is a high level strategic document which sets out the vision and priorities for the whole LGA. Concerns around site-specific zoning are therefore beyond the scope of this document.	N	2a
27.	Developer	<p>Housing Targets</p> <p>The concerns centre on the accuracy of the dwelling forecasts in the LSPS and LHS and the ability for Council to meet the GSC’s housing targets. They argue that the LSPS and LHS are overly reliant on housing growth to occur in St Leonards and Crows Next, pointing to Council’s concerns with dwelling oversupply in the Draft <i>2036 Plan</i>. They also question the assumptions used in the forecast calculations, arguing that where existing controls allow for minor uplift (e.g. an additional storey above a 3 or 4 storey building) development is not feasible.</p> <p>The submission supports the <i>North Sydney CBD Planning Study</i> and recommends that the LSPS and LHS recognise the potential for this area to accommodate housing growth. The submission also supports the establishment of an affordable housing contributions scheme as a means of ensuring clarity and consistency in development contributions.</p> <p>Site Renewal – 253-265 Pacific Highway North Sydney</p> <p>The submission argues that this site has the potential to contribute towards some of the key priorities put forward in the LSPS. These include:</p> <ul style="list-style-type: none"> • Enhancing the North Sydney CBD; • Supporting Walkable mixed-use centres and a ‘30-minute city’; • Providing a diversity of housing; and • Strengthening social connections an improving public domain and streetscapes. 	<p>Housing supply will be monitored annually and there will be a review of the evidence base within 5 years. This will determine whether existing controls are delivering the number of dwellings projected in the forecast.</p> <p>Noted. The LSPS is a high-level strategic document which sets out a vision and planning priorities for the whole LGA. Evaluating the potential for specific site renewal is therefore beyond the scope of the document. The LSPS reiterates Council’s commitment to a holistic, place-based approach to renewal carried out through planning studies, such as the Northern CBD Planning Study currently underway. This study will develop a framework to guide future development in this area. It is the proponent’s responsibility to ensure that any proposal aligns with Council’s strategic planning framework.</p>	N	2a/b

28.	Resident	<p>Building Heights and Density This submission raised concerns over high-rise development and increased densities in the North Sydney LGA. The submission expressed a preference for mid-rise development which incorporates public space.</p> <p>Community Engagement and Transparency The submission was concerned with the sharing of information in timely and transparent ways, to build consensus and incorporate feedback from the community. They argued that the voice of the community was not always heard in planning decisions.</p>	<p>The LSPS seeks to ensure that future development is compatible with the existing character of low-density residential areas. The LSPS identifies specific areas where density and height increases can occur. Any change will be informed by strong, place-based strategic planning to ensure that greater densities and heights are supported by appropriate transport infrastructure, open space and pose no detrimental impacts on local amenity.</p> <p>Noted. The timely sharing of information and ensuring a transparent engagement process are essential to good planning. This is one of the reasons Council has placed such emphasis on place-based planning studies, as they allow sufficient time and provide opportunities for the community's voice to be heard in planning decisions.</p>	N	2b
29.	Milson Precinct Committee	<p>Role of the GSC The key concern for the Milson Precinct Committee was that the LSPS was addressing broader regional planning imperatives (such as the GSC's dwelling targets) rather than local planning issues. The Committee was concerned that existing planning instruments were not suited to accommodate the growth forecast in regional plans and claimed that the LSPS should have addressed this. Overall the submission was concerned that the content of the LSPS was imposed by the GSC and did not reflect local concerns.</p>	<p>The LSPS is informed by State-wide planning policies and the GSC's <i>Metropolis of Three Cities</i> and <i>North District Plan</i> and must address the targets and priorities these plans contain. The LSPS also brings together and builds on Council's own planning work and outlines how State and metropolitan strategic plans will result in change at the local level. The LSPS is also required to be consistent with the Community Strategic Plan.</p>	N	2e
30.	Developer	<p>North Sydney CBD and Greenwood Plaza Mirvac recognises that the challenges for the North Sydney CBD identified in the LSPS. Their submission argues that Council should facilitate the growth of a substantial residential population within walking distance of the North Sydney CBD and along the fringes of the CBD itself. Their submission advocates for the development of mixed-use precincts with residential, commercial and retail uses. In their view this would support the continued viability of retail within the centre and contribute towards the development of a vibrant '18-hour economy' as identified in the LSPS. They also request that the LSPS recognise the Greenwood</p>	<p>The LSPS identifies the periphery of the North Sydney CBD as a suitable location for accommodating residential development. Council is also undertaking strategic planning work, the Northern CBD Planning Study, to develop a clear framework to guide new development in this area.</p> <p>Noted. The St Leonards/Crows Nest Planned Precinct and the OSD is a state-led planning initiative led by DPIE. The <i>2036 Plan</i> identifies the retention of B3 commercial zones as an important</p>	N	2b/e

		<p>Plaza as the most significant consolidated retail centre in the LGA. Their submission also argues that height and overshadowing controls in the CBD should be amended to incentivise redevelopment of B and C Grade commercial office stock and encourage site amalgamation.</p> <p>St Leonards/Crows Nest The submission raises concerns over the provision of significant commercial and employment floorspace. They state that the precinct is better suited to accommodating residential development and argue that feasibility testing should underpin the introduction of non-residential floorspace controls.</p> <p>Housing Targets The submission was critical of the dwelling forecast in the LSPS, arguing that it overstated the capacity of current planning controls to deliver additional housing.</p> <p>Planning Studies and Planning Proposals Overall this submission supported Council’s approach of preparing precinct-based planning studies throughout the LGA. Mirvac expressed concerns about the intention to prevent “the lodgement of ad-hoc planning proposals”. Their submission states that planning proposals allow for flexibility and responsiveness to market demand. They argue that the process includes appropriate checks and balances to ensure proposals have strategic merit and are supported by appropriate technical studies. The submission also points out that the process of preparing planning studies for precincts without amending the LEP forces applicants to engage with this process.</p> <p>Development Contributions Whilst Mirvac recognised the need for development to contribute to local and regional infrastructure, they raised concerns over the cumulative impact of layered contributions (local, SIC, value capture mechanisms and VPAs). They expressed a need for certainty and clarity in regard to these contributions and cautioned Council against developing mandated affordable housing contributions.</p>	<p>part of meeting future employment targets in the - long term. The retention of B3 zones will be essential in meeting long term employment targets. Council is concerned that the current plan proposes an oversupply of residential capacity and lacks sufficient provisions for employment floorspace, open space and transport as put forward in the submission to the DPE dated 8th of February 2019. Addressing these issues prior to the finalisation of the plan is an important objective of the LSPS.</p> <p>Housing supply will be monitored annually and there will be a review of the evidence base within 5 years. This will determine whether existing controls are delivering the number of dwellings projected in the forecast.</p> <p>Noted. The intention of action L1.3 is to ensure that development which seeks to vary the current controls is planned for in a way that aligns with Council’s strategic objectives. Council does not intend to prevent planning proposals altogether but to ensure that they occur in co-ordinated way and not on a speculative basis.</p> <p>Given the age of Council’s current contributions plan and the level of forecast growth it is crucial that Council ensure that public amenities, community facilities and services are sufficient to meet the needs of the community. Reviewing local infrastructure contributions is essential in achieving this objective. As part of the LHS Council will investigate an Affordable Housing Contributions scheme once the GSC and DPIE finalise a consistent Affordable Rental Housing Target. Council will endeavour to ensure that this process is clear and transparent for all stakeholders.</p>		
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31.	Mosman Council	<p>Military Road Corridor</p> <p>In their submission Mosman Council indicate their support for the MRC planning study identified in the LSPS. They express a desire to collaborate with Council to coordinate planning along the corridor. The areas of concern highlighted in their submission include:</p> <ul style="list-style-type: none"> • Working with Council and state government to reduce traffic volumes along Military Road, through the Western Harbour Tunnel and Beaches Link projects provided these projects go ahead (I1.8). • Development and growth along the MRC (L1.3 and LHS objectives 2.3, 2.5 and 3.2) • Future planning for Cremorne Town Centre as a vibrant, mixed-use centre with improved pedestrian amenity (L3.5 and L5.2) <p>Connectivity</p> <p>The submission from Mosman Council identifies several potential opportunities to improve connectivity between the two LGAs. They express a desire to continue to work together to improve walking and cycling opportunities across municipal boundaries. In particular they identify:</p> <ul style="list-style-type: none"> • An opportunity for a cycleway on the western side of Spofforth Street (P6.2). • Pedestrian improvements and street tree planting between Wyong Road and Ellalong Road, which offers a potential enhanced connection between North Sydney and Quakers Hat Bay (S2.10). 	<p>Stage One of the MRC Planning Study is currently underway, which focuses on Neutral Bay Town Centre. Stage Two will examine the remainder of the corridor, including the Cremorne Town Centre. The LSPS states Council's intention to advocate state authorities for reduced traffic volumes along Military Road and reiterates Council's willingness to collaborate with Mosman Council to coordinate planning along the corridor.</p> <p>Noted. Enhancing walking and cycling opportunities is identified as a key action under Priority P6 of the LSPS. North Sydney welcomes the opportunity to continue to work with Mosman Council to deliver these objectives.</p>	N	2b/d
32.	Residents	<p>Zoning – R3 Zone Holt Avenue, Cremorne</p> <p>This submission was concerned with the zoning and height controls which applied to a group of properties on Holt Avenue Cremorne. The submission pointed out that the rest of the street and the majority of the surrounding vicinity was zoned R4 High Density Residential. Though the submission was supportive of the inclusion of residential flat buildings within the R3 Zone they were critical of the height controls, which did not allow sufficient room for flat buildings (3 storeys in an R3 Zone) to meet the SEPP 65 requirement of 2.7 m ceiling heights. This resulted in poor</p>	<p>Noted. The LSPS is a high level strategic document which sets out the vision and priorities for the whole North Sydney LGA. Evaluating the potential for site-specific renewal is therefore beyond the scope of the document. The LSPS reiterates Council's commitment to a holistic, place-based approach to renewal informed by planning studies. These studies will develop a framework to guide future development in selected areas of the LGA.</p>	N	2a

		streetscape outcomes including flat roofs and excavation below natural ground level. The submission recommended that Council reconsider the rezoning of this land to R4 with commensurate amendments to height controls. They also requested that, given the area's proximity to Military Road, that the subject land be considered in Stage Two of the MRC Planning Study.	The Cremorne Town Centre and its surrounds will be the subject of Stage Two of the MRC Planning Study. This stage will commence once Stage One has been completed.		
33.	Neutral Bay Club Community Club	The Neutral Bay Club is supportive of the LSPS overall. The key concern for this submission is that the LSPS recognise the important contribution of community clubs to the liveability of the LGA and the sport and recreational infrastructure they provide. This submission outlines some of the challenges that community clubs have faced in recent years, particularly concerning financial viability. Zoning – RE2 The submission also raised concerns about the constraints of the RE2 Private Recreation Zoning. They argued that this zone significantly restricts the ability of community clubs to explore complimentary land uses such as mixed-use renewal of the club's facilities and can put community clubs in challenging financial positions. To this end the submission also raised concerns over the intention to prevent planning proposals in action L1.2.	Noted. Council acknowledges the important social and recreational roles of community clubs though the potential renewal of specific sites is beyond the scope of the LSPS. Specific zoning concerns are also outside the scope of the LSPS. There are opportunities for the Neutral Bay Club to engage with Council during Stage One of the MRC Planning Study. The intention of action L1.3 is to ensure that development which seeks to vary the current controls aligns with Council's strategic objectives. Council does not intend to prevent planning proposals altogether but to ensure that they occur in a co-ordinated way and not on a site-by-site basis.	N	2a/b/e
34.	Neutral Bay Island Landowners	Neutral Bay Island (Military Road Island) The landowner group are supportive of the vision outlined in the LSPS, especially the location of growth in the MRC. In their submission they outline the constraints of the site including pedestrian and road safety, conflict with adjacent vehicle entries, maintenance of utility services, and residential amenity. The submission recommends that Council review the planning controls applying to the site. They also recommend that Council raise the issue of Neutral Bay Island at any future discussion with state government authorities in order to holistically resolve pedestrian and traffic issues along the MRC. The submission recognises the existing planning work within the precinct, especially Stage One of the MRC Planning Study, and is open to considering increased density on the site. It makes clear that the landowner group is willing to collaborate with Council and the State government in the future.	Stage One of MRC Planning Study is currently underway, which will identify possible improvements to the public domain and commercial viability of the Neutral bay Town Centre. Military Road Island will be considered in Stage Two. This study will develop a vision and structure plan for Military Road, Neutral Bay and Cremorne along with a set of principles to guide future development. Council appreciates the landowner group's willingness to collaborate.	N	2b

35.	Neutral Precinct Committee	<p>Heritage Supported comprehensive review of Council's current heritage inventory.</p> <p>General Submission mentioned council planning studies, heritage, overshadowing, vacancy rates and rents for small businesses. No specific objections or comments raised.</p>	<p>Noted.</p> <p>Noted.</p>	N	2c
36.	NSW Aboriginal Land Council	<p>Local Aboriginal Land Councils (LALCs) The submission recommended early engagement with the LALC to support the vision and plans of Aboriginal communities. They noted that the example LSPS prepared by the DPIE includes actions such as, promoting tourism, enhancing the economic self-determination of Aboriginal communities through their land holdings and protecting and celebrating Aboriginal culture and heritage. They encouraged Council to use these and similar goals in the LSPS and adopt a collaborative approach towards the LALC.</p>	<p>Noted. The LSPS acknowledges the importance of a collaborative approach between Council, Metropolitan LALC and NSW OEH, in order to ensure the protection and conservation of Aboriginal heritage in the LGA. Action L2.14 outlines Council's commitment to continue to implement plans of management for Aboriginal sites in consultation with AHO. It also states that Council will continue to engage with Metropolitan LALC and the NSW OEH in all plans to interpret Aboriginal sites in the LGA.</p>	Y	1a
37.	Resident	<p>St Leonards/Crows Nest The submission raised concerns that infrastructure was lagging behind residential development, pointing to an immediate need for pedestrian crossings, pavement widening and improvements to open space and tree canopy. The submission stated that new development in the area was primarily residential, with small amounts of retail and commercial uses on lower floors. They expressed concerns that this type of development was reducing the number of workers in St Leonards and failing to create benefits for the local community through additional open space or new facilities.</p> <p>They raised issues with the heights and densities of current development and potential detrimental impacts on the 'village feel' of Crows Nest in particular.</p>	<p>St Leonards / Crows Nest Planned Precinct and the OSD is a state-led planning initiative led. While the <i>2036 Plan</i> has adopted much of Council's own planning work, Council's key concern is that the plan proposes an oversupply of residential capacity and lacks sufficient provisions for employment, open space and transport. Addressing these issues prior to the finalisation of the plan is an important objective of the LSPS.</p> <p>It is clear from Council's previous planning work that the vibrancy and 'village-like' atmosphere of Crows Nest is highly valued by the local community. The LSPS identifies the need to collaborate with DPIE to fine tune overshadowing and built form controls in a finalised <i>St Leonards</i></p>	N	2b

			<i>and Crows Nest 2036 Plan</i> in order to protect this atmosphere.		
38.	Shelter NSW	<p>Affordable Housing The submission from Shelter NSW commends the comprehensive community and housing profile which has informed the LSPS and LHS.</p> <p>The submission advised Council to include affordable housing forecasts to compliment the housing affordability needs analysis. They suggest this include the number of affordable dwellings by the planning and non-planning measures over the next 6 years. They also encourage Council to set an ambitious Affordable Housing Target. They reference Inner West Council's targets for 15 % affordable housing for private development and 30 % for development on public land.</p> <p>Shelter NSW made suggestions for the implementation and monitoring component of the LSPS. They recommend that Council include indicators such as: decrease in the proportion of residents in housing stress, decrease in unmet affordable housing need, and increase in the number of dwellings in the are affordable to low and moderate incomes.</p>	Noted. The LSPS identifies updating the background report on Affordable Housing in North Sydney and investigating an Affordable Housing Contributions Scheme as next steps towards addressing housing issues in the LGA. More concrete local targets will be investigated once the GSC and DPIE have finalised a consistent Affordable Rental Housing Target.	N	2b
39.	Developer	<p>North Sydney CBD The submission supported the priorities for increasing commercial floorspace, encouraging a diverse mix of associated entertainment, recreation and retail uses, as well as the focus on the night-time economy. It also supported the preservation of a consolidated commercial core through planning. The submission supported enhancing opportunities for start-ups and creative industries and suggested the LSPS consider planning mechanisms to encourage these uses in the CBD.</p> <p>St Leonards Stockland supported the LSPS's emphasis the employment role of St Leonards. They raised concerns over the protection of B3 commercial core zones, arguing that purely commercial development is not viable in the precinct. They recommend that the principle of 'viability' be embedded within the LSPS as a key consideration for St Leonards. They state that the precinct is suitable to accommodate housing development at higher densities and argue that this would preserve the existing character of</p>	<p>Noted. The LSPS recognises the importance of maintaining a commercial core and limiting residential development to the periphery of the CBD. The LSPS also identifies enhancing opportunities for start-ups and creative industries as an important action to grow North Sydney's economy.</p> <p>Noted. The St Leonards/Crows Nest Planned Precinct is a state-led planning initiative led by DPIE. The LSPS reiterates Council's intention to collaborate with the DPIE, GSC and Lane Cove and Willoughby Councils to develop housing, jobs and infrastructure. The <i>2036 Plan</i> identifies the retention of B3 commercial zones as an important</p>	N	2b/d/e

		<p>surrounding low-density areas. The submission was also concerned that landowners, investors and property managers were not identified among key stakeholders in collaborating on the final 2036 Plan and recommended that the LSPS be amended to address this.</p> <p>Site Renewal – 601 Pacific Highway St Leonards The submissions suggests that 601 Pacific Highway has potential for redevelopment to facilitate the employment growth envisioned in the LSPS.</p>	<p>part of meeting future employment targets in the - long term. One of Council’s key concern is that the current plan proposes an oversupply of residential capacity and lacks sufficient provisions for employment, as put forward in the submission to the DPE dated 8th of February. Addressing these issues prior to the finalisation of the plan is an important objective contained in the LSPS.</p> <p>The LSPS is a high-level document which sets out the strategic vision for the whole LGA. Site-specific questions are therefore beyond the scope of this document.</p>		
40.	Resident	<p>Affordable Housing The key concern of this submission is the provision of affordable housing in the North Sydney LGA. In their submission they supported the recognition in the LSPS of the loss of low-cost bed spaces in the LGA alongside population growth and increased housing demand. They also supported the commitment to addressing these issues in the LSPS, specifically planning priority L1 and its associated actions. The submission was concerned that there was not an explicit target for affordable housing put forward in the LSPS. They also desired a commitment to developing an affordable housing contributions scheme rather than relying on existing planning mechanisms.</p>	<p>Noted. The LSPS identifies updating the background report on Affordable Housing in North Sydney and investigating an Affordable Housing Contributions Scheme as next steps towards addressing housing issues in the LGA. More specific local targets will be investigated once the GSC and DPIE have finalised a consistent Affordable Rental Housing Target.</p>	N	2b
41.	Sydney Water	<p>Sustainability and Infrastructure Sydney Water supports Priority S1 and action S1.2 to work collaboratively with adjoining Council to adopt a whole of catchment approach to mitigating pollution from stormwater flows and encouraging water sensitive urban design. They recommend that Priority S2 include stronger links between greater foreshore access and water quality. Sydney Water notes the water reduction targets under Priority S4 but recommends that planning controls ensure that new developments are built with dual plumbing to allow for future connections to recycled water systems when available. Sydney Water also welcomes the action under Priority S5 to work with and adopt key actions from the Sydney Coastal Council Group.</p>	<p>Noted. Protecting the environmental values of North Sydney’s foreshore is identified as a priority in the LSPS. The LSPS also recognises the importance of a ‘whole of catchment’ approach to WSUD and managing stormwater flows. Council will incorporate any recommendations from the Sydney Coastal Council Group into its development control plan.</p>	N	2b

		In regard to Priority I2 Sydney Water requests that Council regularly inform them of any changes to projected population, dwelling and employment data. They are also willing to provide advice on appropriate zoning for water related operational infrastructure.	Noted.		
42.	Rural Fire Service	<p>Bush Fire</p> <p>The submission raised no specific objections in relation to the LSPS and LHS. They recommend that strategic planning must ensure that future land uses are in appropriate locations so as to minimise the risk to life and property from bushfire. They also recommend that future strategic plans or proposals should exclude inappropriate land uses and developments in areas prone to bush fire.</p>	Noted. Planning Priority S5 recognises the importance of maintaining appropriate land uses on land identified as bushfire prone. It also reiterates Council's intention to incorporate any updates to the Rural Fire Service's <i>Planning for Bushfire Protection Guidelines</i> .	N	2b/c
43.	Developer	<p>North Sydney CBD</p> <p>The submission supported the goal of fostering an '18-hour economy' with a greater range of activities and opportunities after business hours. There were two concerns raised in this submission. The first was over the solar access controls in Clause 6.3 (2) of the <i>NSLEP 2013</i>, specifically in regard their application to a small parcel of land at the corner of Blue Street and Blues Point Road.</p> <p>The second concern was around the direction of vehicular traffic to the 'periphery' of the CBD. Whilst the submission agreed with the intent behind the redirection of traffic, they sought clarification on whether or not Blue and William Street constituted the CBD's periphery. They expressed concerns over the capacity of these streets to accommodate additional through traffic due to existing amenity and the proximity of Shore Grammar School.</p>	<p>Noted. The LSPS is a high-level document which sets out the strategic vision for the whole LGA. Site-specific concerns are therefore beyond the scope of this document.</p> <p>Action P1.2 states that Council intends to pursue transport outcomes for the centre that create slow speed traffic environments within the CBD and encourage regional traffic to use alternate routes to by-pass the CBD.</p>	N	2a
44.	Waverton Precinct Committee	<p>North Sydney CBD</p> <p>The submission was concerned that there was no distinct identity articulated for the North Sydney CBD, and it was 'lumped together' with the Harbour CBD. They also expressed concerns over traffic flows in the CBD, especially the proposed closure of Miller Street and how this would intersect with the opening of the Metro.</p> <p>St Leonards/Crows Nest</p>	Noted. The North Sydney CBD forms part of the 'Harbour CBD' under the <i>GSC North District Plan</i> . The LSPS identifies several place-making initiatives as part of Council's ongoing planning work such as the <i>Ward Street Masterplan</i> and the <i>Public Domain Strategy</i> . These initiatives will contribute towards creating a distinct identity for the North Sydney CBD. The proposed closure of	N	2b/e

		<p>The submission raised concerns over the OSD at Crows Nest and the proposed 'South St Leonards' precinct. They were critical of the scale of residential development in the precinct and questioned the mechanism to deliver job targets in specialised industries. They were concerned that Council viewed the draft <i>2036 Plan</i> as a 'done deal'.</p> <p>Open space and recreation The submission raised the need for improvements to the western arm of Berry's Bay as well as the potential for tourist ferries at the Coal Loader wharf. They also questioned why the creation of the Sydney Highline was not mentioned in the LSPS. They suggested that such improvements would not only benefit residents but increase visitors and tourism in the LGA.</p>	<p>Miller Street is subject to detailed transport assessment.</p> <p>St Leonards / Crows Nest Planned Precinct and the OSD is a state-led planning initiative led by DPIE. Whilst much of Council's own planning work has been incorporated in the draft <i>2036 Plan</i> the LSPS reiterates Council's concerns with the current plan for the precinct. One of Council's central concerns is preventing an oversupply of residential capacity and ensuring adequate employment floorspace. Council will continue to work with DPIE and GSC to address these concerns before the plan is finalised.</p> <p>Noted. The LSPS recognises the acute pressures on open space in the LGA. Additional opportunities for open space will be explored as funding becomes available.</p>		
45.	Willoughby Precinct Committee	<p>General The submission raised: Loss of tree canopy due to medium density residential development, the conversion of commercial office blocks into residential units in Milsons Point and St Leonards/Crows Nest, a lack of transport initiatives to address traffic along the Military Road Corridor and a need for improvements to the Cremorne local centre</p> <p>Building Heights and Density The central concern of this submission was around preserving the existing character of low density zones throughout the LGA. The submission stated that the liveability objectives put forward in the LSPS were in conflict with population growth and increased density. The submission was particularly concerned with increased density in St Leonards/Crows Nest and along the Military Road Corridor.</p>	<p>Noted.</p> <p>The LSPS seeks to ensure that any future redevelopment is compatible with the existing character of low-density residential areas. The St Leonards/Crows Nest precinct is a state-led initiative by the DPIE. Council will work with the DPIE to ensure that the final <i>2036 Plan</i> preserves the village atmosphere of Crows Nest, includes an appropriate mix of residential and employment uses and delivers an improved built form and public domain. The MRC is currently the subject of a Council planning study. This study will create a strong, place-based framework to guide future development along Military Road.</p>	N	2b/e
46.	Wollstonecraft Precinct Committee	<p>Crows Nest – Sydney Metro The submission expressed a desire for stronger community input into the design development of the OSD. They raised concerns over the amenity impacts of potential high rise developments and argued</p>	<p>The St Leonards/Crows Nest Planned Precinct and OSD is a state-led planning initiative led by DPIE. The LSPS reiterates Council's intention to work with DPIE, GSC and Lane Cove and Willoughby</p>	N	2e

		<p>that there would not be sufficient provision of public space and recreational facilities as part of the development. They also raised concerns over the financial viability of the Hume Street car park proposal.</p> <p>Density – St Leonards/Crows Nest The submission was concerned with the amount of dwelling increases that were concentrated in the St Leonards Crows Nest precinct and the amenity impacts this would entail. They expressed concerns over the potential impact of apartment approvals within the Lane Cove LGA on the rest of the precinct.</p> <p>North Sydney CBD The submission was critical of the Victoria Cross OSD for not including sufficient floorspace for community uses. They were highly supportive of the proposed closure of Miller Street as part of the <i>PDS</i>.</p>	<p>Council to coordinate planning in the precinct. Council recognises that there is an acute shortage of open space in the area and will continue to work with DPIE and GSC to address these concerns before the plan is finalised.</p> <p>The Victoria Cross OSD is a state-led planning initiative by the DPIE. Given the site's location in the centre of the North Sydney CBD, Council supports the construction of a premium office tower. Council will continue to collaborate with Sydney Metro to ensure that the OSD achieves job targets and contributes towards creating a more attractive and vibrant centre.</p>		
47.	Transport for NSW	<p>This submission outlined TfNSW's broad objective, detailed the major transport initiatives relevant to North Sydney and supported the principle of collaboration with Council. A detailed list of matters for consideration was also provided.</p>	<p>Due to the late receipt of this submission a detailed review and response is yet to be completed.</p>	N	