

## Greater Sydney Commission Information Note 13

# REVISED DRAFT NORTH DISTRICT PLAN PLANNING PRIORITIES AND ACTIONS

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## Implementing the North District Plan – Planning Priorities and Actions

Section 75AD sub-clauses (3)(b) and (3)(c) of the *Environmental Planning and Assessment Act 1979* require a district plan to include:

- **planning priorities** that are consistent with the objectives, strategies and actions specified in the (relevant) regional plan, and
- the **actions** required for achieving those planning priorities.

Some of the planning priorities and actions are common across all revised draft District Plans, and tailored to each District's context. Other planning priorities and actions are specific to one or more Districts. The planning priorities and actions in the revised draft *North District Plan* (October 2017) are listed below.

## Infrastructure and Collaboration

### Planning Priority N1      Planning for a city supported by infrastructure

1. Prioritise infrastructure investments to support the vision of a metropolis of three cities.
2. Sequence growth across the three cities to promote north-south and east-west connections.
3. Align forecast growth with infrastructure.
4. Sequence infrastructure provision using a place-based approach.
5. Consider the adaptability of infrastructure and its potential shared use.
6. Maximise the utility of existing infrastructure assets and consider strategies to influence behaviour changes, to reduce the demand for new infrastructure, including supporting the development of adaptive and flexible regulations to allow decentralised utilities.

### Planning Priority N2      Working through collaboration

7. Identify, prioritise and deliver Collaboration Areas.

## Liveability

### **Planning Priority N3      Providing services and social infrastructure to meet people's changing needs**

8. Deliver social infrastructure to reflect the needs of the community now and in the future.
9. Optimise the use of available public land for social infrastructure.

### **Planning Priority N4      Fostering healthy, creative, culturally rich and socially connected communities**

10. Deliver inclusive places for people of all ages and abilities that support healthy, resilient and socially connected communities by:
  - a. providing walkable places with active street life and a human scale
  - b. co-locating schools, social, health, sporting, cultural and shared facilities.
11. Consider cultural diversity in strategic planning and engagement.
12. Strengthen the economic self-determination of Aboriginal communities by engagement and consultation with Local Aboriginal Land Councils to better understand and support their economic aspirations as they relate to land use planning.
13. Facilitate opportunities for creative and artistic expression and participation, wherever feasible with a minimum regulatory burden, including:
  - a. creative arts and cultural enterprises and facilities
  - b. creative interim and temporary uses
  - c. appropriate development of the night-time economy.
14. Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places.

### **Planning Priority N5      Providing housing supply, choice and affordability, with access to jobs and services**

15. Prepare local or district housing strategies that address the following:
  - a. the delivery of five-year housing supply targets for each local government area
  - b. the delivery of 6-10 year (when agreed) housing supply targets for each local government area
  - c. capacity to contribute to the longer term 20-year strategic housing target for the District
  - d. housing strategy requirements outlined in Objective 10 of the draft *Greater Sydney Region Plan* that include:
    - i. creating capacity for more housing in the right locations
    - ii. supporting planning and delivery of priority growth areas and precincts as relevant to each local government area
    - iii. supporting investigation of opportunities for alignment with investment in regional and district infrastructure
    - iv. supporting the role of centres.
16. Prepare Affordable Rental Housing Target schemes.

### **Planning Priority N6      Creating and renewing great places and local centres, and respecting the District's heritage**

17. Deliver great places by:
  - a. prioritising a people-friendly public realm and open spaces as a central organising design principle
  - b. recognising and balancing the dual function of streets as places for people and movement
  - c. providing fine grain urban form, high amenity and walkability
  - d. integrating social infrastructure to support social connections and provide a community hub

- e. encouraging contemporary interpretation of heritage where possible
  - f. using a place-based and collaborative approach throughout planning, design, development and management.
18. Conserve and enhance environmental heritage by:
- a. engaging with the community early in the planning process to understand Aboriginal, European and natural heritage values
  - b. conserving and interpreting Aboriginal, European and natural heritage to foster distinctive local places.
19. Use place-based planning to support the role of centres as a focus for connected neighbourhoods.
20. In Collaboration Areas, Priority Precincts and planning for centres:
- a. investigate opportunities for precinct-based provision of adaptable car parking and infrastructure in lieu of private provision of car parking
  - b. ensure parking availability takes into account the level of access by public transport
  - c. consider the capacity for places to change and evolve, and accommodate diverse activities over time.
21. Use flexible and innovative approaches to revitalise high streets in decline.

## Productivity

### Planning Priority N7      **Growing a stronger and more competitive Harbour CBD**

22. Grow economic development in **North Sydney CBD** to:
- a. Maximise the land use opportunities provided by the new station
  - b. grow jobs in the centre and maintain a commercial core
  - c. strengthen North Sydney's reputation as an education centre to grow jobs and add diversity
  - d. expand after hours' activities
  - e. encourage growth in business tourism as a conference location that takes advantage of North Sydney's identity as a business hub, its location, access and views
  - f. provide a variety of high quality civic and public spaces befitting a globally-oriented CBD, which can be utilised for a range of cultural and entertainment activities
  - g. improve amenity by reducing the impact of vehicle movements on pedestrians
  - h. create capacity to achieve job targets by reviewing the current planning controls.
23. Prioritise:
- a. public transport projects to the Harbour CBD to improve business-to-business connections and support the 30-minute city
  - b. infrastructure investments which enhance walkability and cycling, particularly those focused on access to the transport network, and within five kilometres of any strategic centre or 10 kilometres of the Harbour CBD.

### Planning Priority N8      **Eastern Economic Corridor is better connected and more competitive**

24. Prioritise public transport investment to deliver the 30-minute city objective for strategic centres along the Eastern Economic Corridor.

### Planning Priority N9      **Growing and investing in health and education precincts**

25. Facilitate health and education precincts that:
- a. create the conditions for the continued co-location of health and education facilities, and services to support the precinct and growth of the precincts
  - b. have high levels of accessibility
  - c. attract associated businesses, industries and commercialisation of research
  - d. include housing opportunities for students and workers within 30 minutes of the precinct.

26. Deliver and implement a Place Strategy and Infrastructure Plan for the Frenchs Forest health and education precinct.
27. Deliver and implement a Place Strategy and Infrastructure Plan for the St Leonards health and education precinct.
28. Deliver and implement a Place Strategy and Infrastructure Plan for the Macquarie Park health and education precinct.
29. Strengthen **Macquarie Park** through approaches that:
  - a. enable additional capacity for commercial floor space and maintain a commercial core
  - b. improve urban amenity as the centre transitions from business park to a vibrant commercial centre, including reducing the impact of vehicle movements on pedestrian and cyclist accessibility
  - c. deliver a finer grain road network to enhance pedestrian connections and provide new access points
  - d. promote design excellence in urban design by upgrading public areas
  - e. deliver an innovation ecosystem in Macquarie Park, capitalising on the relationship with Macquarie University and nearby high-tech and medical corporations
  - f. improve public transport connections to Parramatta and the District's other strategic centres, including the Northern Beaches Hospital.
30. Strengthen **St Leonards** through approaches that:
  - a. leverage the new Sydney Metro Station at Crows Nest to deliver additional employment capacity.
  - b. grow jobs in the centre
  - c. reduce the impact of vehicle movements on pedestrian and cyclist accessibility
  - d. protect and enhance Willoughby Road's village character and retail/restaurant strip
  - e. deliver new high quality open space, upgrade public areas, and establish collaborative place-making initiatives
  - f. promote synergies between the Royal North Shore Hospital and other health and education-related activities, in partnership with NSW Health
  - g. protect the adjoining industrial zoned land for a range of urban services.
31. Strengthen **Frenchs Forest** through approaches that:
  - a. leverage the investment in the Northern Beaches Hospital to provide a vibrant and well-connected strategic centre
  - b. deliver an urban core with a mix of commercial and residential uses and community facilities
  - c. provide new housing, including affordable housing
  - d. encourage walkability and cycling within the precinct
  - e. enhance the natural setting of the area by embellishing existing open space
  - f. attract new, innovative health and medical related commercial premises to support the hospital
  - g. reinforce the centre as an employment hub for the Northern Beaches, building on the existing business park east of the Wakehurst Parkway
  - h. continue to investigate a high frequency public transport link, in partnership with State agencies.

**Planning Priority N10      Growing investment, business opportunities and jobs in strategic centres**

32. Provide access to jobs, goods and services in centres by:
  - a. attracting significant investment and business activity in strategic centres to provide jobs growth
  - b. diversifying the range of activities in all centres
  - c. creating vibrant, safe places and quality public realm
  - d. balancing the efficient movement of people and goods with supporting the liveability of places on the road network
  - e. improving the walkability within and to the centre
  - f. completing and improving a safe and connected cycling network to and within the centre
  - g. improving public transport services to all strategic centres
  - h. creating the conditions for residential development within strategic centres and within walking distance, but not at the expense of the attraction and growth of jobs, retailing and services; where

appropriate, strategic centres should define commercial cores informed by an assessment of their need.

33. Create new centres in accordance with the *Principles for Greater Sydney's Centres*.
34. Engage with the retail sector on its changing planning requirements and update planning controls as required.
35. Prioritise strategic land use and infrastructure plans for growing centres, particularly those with capacity for additional retail floor space.
36. Encourage opportunities for new smart work hubs.
37. Review the current planning controls and create capacity to achieve the job targets for each of the District's strategic centres.
38. Strengthen **Brookvale-Dee Why** through approaches that:
  - a. maintain the mix of uses so that Brookvale/Dee Why continues to perform supply as a well-balanced, self-sustaining combined centre
  - b. encourage and support improvements to Warringah Mall and better integrate it with the fabric and life of Brookvale-Dee Why
  - c. recognise and enhance the economic and employment opportunities along Pittwater Road and encourage revitalisation along the commercial strip
  - d. promote walking, cycling and public transport to Warringah Mall, the Brookvale Industrial area and Dee Why
  - e. encourage the establishment of new, innovative and creative industries in the Brookvale industrial area
  - f. encourage new lifestyle or entertainment uses to activate local streets in Brookvale Dee-Why
  - g. improve connections between Brookvale-Dee Why and the Northern Beaches Hospital at Frenchs Forest.
39. Strengthen **Chatswood** through approaches that:
  - a. protect and grow the commercial core
  - b. maximise the land use opportunities provided by Sydney Metro
  - c. promote the role of the centre as a destination for high quality, commercial office buildings and a diverse retail offering
  - d. enhance the role of the centre as a destination for cultural and leisure activities
  - e. promote and encourage connectivity and upgrade and increase public open spaces
  - f. further investigate bus services and accessibility on the western side of the railway line.
40. Strengthen **Hornsby** through approaches that:
  - a. encourage revitalisation of the commercial core
  - b. better integrate Westfield Hornsby into the centre and make the area more attractive
  - c. attract mixed-use development west of the railway line, encourage a stronger integration with the centre, and encourage the development of a lively 'eat-street' or restaurant precinct
  - d. unlock development potential of strata-constrained areas east of the centre
  - e. support health-related land uses and infrastructure around Hornsby-Ku-ring-gai Hospital
  - f. improve walking, cycling connections between Hornsby Station and the Hospital
  - g. reduce the impact of traffic movements on pedestrians
  - h. promote walking and cycling and public transport to and within the centre
  - i. prioritise public domain upgrades, placemaking initiatives and a new civic space.
41. Strengthen **Manly** through approaches that:
  - a. further develop Manly as a cultural, tourist, retail and entertainment precinct
  - b. improve public transport connections to Manly Wharf from other lower Northern Beaches suburbs
  - c. provide improved public transport to Chatswood, Frenchs Forest, St Leonards, Macquarie Park and Macquarie University
  - d. encourage diversified commercial activity to improve economic resilience
  - e. encourage eco-tourism around North Head and the Cabbage Tree Bay Aquatic Reserve.
42. Strengthen **Mona Vale** through approaches that:
  - a. protect and enhance the commercial and retail function of the centre to provide employment growth and maintain high job containment
  - b. ensure sufficient retail and commercial floor space is provided to meet future demand

- c. leverage Mona Vale's role as a north-south and east-west bus interchange to facilitate a greater diversity of employment and mixed uses in the centre
- d. improve access and linkages to local destinations, such as Mona Vale Hospital, through priority pedestrian networks
- e. promote walking and cycling to and within the centre
- f. retain and protect the industrial precinct to the north of the centre to serve the growing population
- g. prioritise place making and urban activation, including enlivening the centre.

**Planning Priority N11      Protecting and managing industrial and urban services land**

- 43. Manage industrial land in the identified local government areas by protecting all industrial zoned land from conversion to residential development, including conversion to mixed use zoning.
- 44. Manage industrial land in the identified local government areas by undertaking a review of all industrial land to confirm their protection or transition to higher order uses (such as business parks) and prepare appropriate controls to maximise business and employment outcomes, considering the changing nature of industries in the area.
- 45. Manage the interfaces of industrial areas by:
  - Land use activities*
    - a. providing buffer areas to nearby activities, such as residential uses, that are sensitive to emissions from 24-hour freight functions
    - b. protecting industrial lands for intermodal and logistics uses from the encroachment of commercial, residential and other non-compatible uses which would adversely affect industry viability to facilitate ongoing operation and long-term growth
    - c. identifying and preserving land for future intermodal and rail infrastructure
    - d. accommodating advanced manufacturing where appropriate by zoning that reflects emerging development models
  - Transport operations*
    - e. providing the required commercial and passenger vehicle, and freight and passenger rail access.
- 46. Facilitate the contemporary adaptation of industrial and warehouse buildings through increased floor to ceiling heights.

**Planning Priority N12      Delivering integrated land use and transport planning and a 30-minute city**

- 47. Integrate land use and transport plans to deliver the 30-minute city.
- 48. Investigate, plan and protect future transport and infrastructure corridors.
- 49. Support innovative approaches to the operation of business, educational and institutional establishments to improve the performance of the transport network.
- 50. Plan for urban development, new centres, better places and employment uses that are integrated with, and optimise opportunities of, the public values and use of Sydney Metro & Southwest, as well as other city shaping projects.

**Planning Priority N13      Supporting growth of targeted industry sectors**

- 51. Consider the barriers to the growth of internationally competitive trade sectors, including engaging with industry and assessing regulatory barriers.

52. When preparing plans for tourism and visitation, consider:
  - a. encouraging the development of a range of well-designed and located facilities
  - b. enhancing the amenity, vibrancy and safety of centres, places and precincts
  - c. supporting the development of places for artistic and cultural activities
  - d. improving public facilities and access
  - e. protecting heritage and biodiversity to enhance cultural and eco-tourism
  - f. supporting appropriate growth of the night-time economy
  - g. developing industry skills critical to growing the visitor economy.
53. Protect and support agricultural production and mineral resources (in particular, construction materials) by preventing inappropriately dispersed urban activities in rural areas.
54. Provide a regulatory environment which enables economic opportunities created by changing technologies.
55. Consider opportunities to implement place-based initiatives to attract more visitors, improve visitor experiences and ensure connections to transport at key tourist attractions.
56. Consider opportunities to enhance the tourist and visitor economy in the district, including a coordinated approach to tourism activities, events and accommodation.

**Planning Priority N14      Leveraging inter-regional transport connections**

57. Optimise the efficiency and effectiveness of the freight handling and logistics network by:
  - a. protecting current and future freight corridors
  - b. balancing the need to minimise negative impacts of freight movements on urban amenity with the need to support efficient freight movements and deliveries
  - c. identifying and protecting key freight routes
  - d. limiting incompatible uses in areas expected to have intense freight activity.
58. Investigate and plan for the land use implications of potential long-term transport connections.

## Sustainability

**Planning Priority N15      Protecting and improving the health and enjoyment of Sydney Harbour and the District's waterways**

59. Protect environmentally sensitive coastal areas and waterways.
60. Enhance sustainability and liveability by improving and managing access to waterways, foreshores and the coast for recreation, tourism, cultural events and water-based transport.
61. Improve the health of catchments and waterways through a risk-based approach to managing the cumulative impact of development including coordinated monitoring of outcomes.
62. Reinstate more natural conditions in highly modified urban waterways.

**Planning Priority N16      Protecting and enhancing bushland and biodiversity**

63. Protect and enhance biodiversity by:
  - a. supporting landscape-scale biodiversity conservation and the restoration of bushland corridors
  - b. managing urban bushland and remnant vegetation as green infrastructure.

**Planning Priority N17      Protecting and enhancing scenic and cultural landscapes**

64. Identify and protect scenic and cultural landscapes.
65. Enhance and protect views of scenic and cultural landscapes from the public realm.

**Planning Priority N18      Better managing rural areas**

66. Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes, including rural residential development.
67. Limit urban development to within the Urban Area.

**Planning Priority N19      Increasing urban tree canopy cover and delivering Green Grid connections**

68. Expand urban tree canopy in the public realm.
69. Progressively refine the detailed design and delivery of:
  - a. Greater Sydney Green Grid priority opportunities
  - b. connections that form the long-term vision of the network.

**Planning Priority N20      Delivering high quality open space**

70. Maximise the use of existing open space and protect, enhance and expand public open space by:
  - a. investigating opportunities to expand a network of diverse, accessible, high quality open space that responds to the needs and values of communities as populations grow
  - b. investigating opportunities to provide new open space so that all residential areas are within 400 metres of open space and all high density residential areas are within 200 metres of open space
  - c. requiring large urban renewal initiatives to demonstrate how access to high quality and diverse local open space is maintained or improved
  - d. planning new neighbourhoods with a sufficient quantity of new open space
  - e. delivering shared and co-located sports and recreational facilities, including shared school grounds and repurposed golf courses
  - f. delivering on, or complementing, the Greater Sydney Green Grid.

**Planning Priority N21      Reducing carbon emissions and managing energy, water and waste efficiently**

71. Support initiatives that contribute to the aspirational objective of achieving net-zero emissions by 2050, especially through the establishment of low-carbon precincts in Priority Growth Areas, Priority Precincts, Collaboration Areas, State Significant Precincts and Urban Transformation projects.
72. Support precinct-based initiatives to increase renewable energy, and energy and water efficiency, especially in Priority Growth Areas, Priority Precincts, Collaboration Areas, State Significant Precincts and Urban Transformation projects.
73. Protect existing, and identify new, locations for waste recycling and management.
74. Support innovative solutions to reduce the volume of waste and reduce waste transport requirements.
75. Encourage the preparation of low-carbon, high efficiency strategies to reduce emissions, optimise the use of water, reduce waste and optimise car parking provision where an increase in total floor area greater than 100,000 square metres is proposed in any contiguous area of 10 or more hectares.
76. Investigate potential regulatory mechanisms such as a Protection of the Environment Policy (PEP) that sets low-carbon, high efficiency targets to be met through increased energy efficiency, water recycling and waste avoidance, reduction or re-use. This could include a framework for the monitoring and verification of performance for precincts in Priority Growth Areas, Priority Precincts, Collaboration Areas, urban renewal precincts and housing growth areas that are planned to have an increase in total floor area greater than 100,000 square metres.

**Planning Priority N22**

**Adapting to the impacts of urban and natural hazards and climate change**

- 77. Support initiatives that respond to the impacts of climate change.
- 78. Mitigate the urban heat island effect and reduce vulnerability to extreme heat.