

## Greater Sydney Commission Information Note 14

# REVISED DRAFT SOUTH DISTRICT PLAN PLANNING PRIORITIES AND ACTIONS

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## Implementing the South 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 *South District Plan* (October 2017) are listed below.

## Infrastructure and Collaboration

### Planning Priority S1      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 S2      Working through collaboration

7. Identify, prioritise and deliver Collaboration Areas.

## Liveability

### **Planning Priority S3      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 S4      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 S5      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 S6      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.

## Productivity

### **Planning Priority S7      Growing and investing in the ANSTO research and innovation precinct**

21. Facilitate an innovation precinct that:
- a. attracts associated businesses, industries and commercialisation of research
  - b. delivers high levels of accessibility, walkability and amenity
  - c. includes housing opportunities for students and workers within 30 minutes of the precinct.
22. Deliver and implement an Infrastructure Plan for the ANSTO innovation precinct.

### **Planning Priority S8      Growing and investing in health and education precincts and Bankstown Airport trade gateway as economic catalysts for the District**

23. 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.
24. Deliver and implement a Place Strategy and Infrastructure Plan for the Kogarah health and education precinct.
25. Deliver and implement a Place Strategy and Infrastructure Plan for the Bankstown Airport and Milperra Industrial Area collaboration area.

### **Planning Priority S9      Growing investment, business opportunities and jobs in strategic centres**

26. 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.
27. Create new centres in accordance with the *Principles for Greater Sydney's Centres*.
  28. Engage with the retail sector on its changing planning requirements and update planning controls as required.
  29. Prioritise strategic land use and infrastructure plans for growing centres, particularly those with capacity for additional retail floor space.
  30. Use flexible and innovative approaches to revitalise high streets in decline.
  31. Review current planning controls and create capacity to achieve the job targets for each of the District's strategic centres.
  32. Strengthen Bankstown through approaches that:
    - a. support links between Bankstown-Lidcombe Hospital, allied health services and links to tertiary education and research facilities to grow the emerging health and education precinct
    - b. encourage new lifestyle and entertainment uses to activate streets and grow the night-time economy
    - c. facilitate the attraction of office and commercial floor space and provide opportunities to allow commercial and retail activities to innovate
    - d. encourage activation of secondary streets
    - e. enhance the quality of Paul Keating Park
    - f. improve and integrate the transport interchange and city centre.
  33. Strengthen Campsie through approaches that:
    - a. strengthen Beamish Street's role as an 'eat street' to grow the night-time economy
    - b. encourage activation of secondary streets
    - c. strengthen links to Canterbury Hospital and surrounding allied health services
    - d. manage traffic and parking to reduce impacts on pedestrian amenity, especially on Beamish Street
    - e. improve the appearance of the existing rail (freight) corridor.
  34. Strengthen Hurstville through approaches that:
    - a. encourage and support shopping centre improvements to better integrate with the surrounding public spaces
    - b. create a strong sense of place by celebrating Hurstville's cultural diversity
    - c. support the expansion of the hospitals in the centre and the growth of allied health services
    - d. encourage new lifestyle and entertainment uses to activate streets and grow the night-time economy
    - e. build on the centre's administrative and civic role
    - f. protect existing commercial lands for future employment opportunities
    - g. facilitate the attraction of office and commercial floor space and provide opportunities to allow commercial and retail activities to innovate
    - g. recognise and support the role of Forest Road as a movement corridor and as an 'eat street'
    - h. encourage activation of secondary streets.
  35. Strengthen Kogarah through programs that:
    - a. support growth of the health and education precinct
    - b. encourage new lifestyle and entertainment uses to activate streets and grow the night-time economy
    - c. facilitate the attraction of office and commercial floor space and provide opportunities to allow commercial and retail activities to innovate
    - d. encourage activation of secondary streets.

36. Strengthen Miranda through approaches that:
  - a. enhance public spaces to make a more attractive shopping destination
  - b. build on the success of existing retail to grow the centre
  - c. facilitate the attraction of office and commercial floor space and provide opportunities to allow commercial and retail activities to innovate
  - d. encourage activation of secondary streets.
37. Strengthen Sutherland through approaches that:
  - a. build on the centre's administrative and civic role
  - b. facilitate the attraction of office and commercial floor space and provide opportunities to allow commercial and retail activities to innovate
  - c. encourage new lifestyle and entertainment uses to activate streets and grow the night-time economy
  - d. encourage activation of secondary streets.

**Planning Priority S10      Protecting and managing industrial and urban services land**

38. Manage industrial land in the South District by protecting all industrial zoned land from conversion to residential development, including conversion to mixed-use zones.
39. Consider office development in industrial zones where it does not compromise industrial activities.
40. Prohibit new residential development on the Kurnell Peninsula where there is potential to interfere with the operation of Sydney Airport or where the ANEF contours and prescribed airspace requirements exclude residential development.
41. Facilitate the contemporary adaption of industrial and warehouse buildings through increased floor to ceiling heights.

**Planning Priority S11      Supporting growth of targeted industry sectors**

42. Consider the barriers to the growth of internationally competitive trade sectors, including engaging with industry and assessing regulatory barriers.
43. Provide a regulatory environment which enables economic opportunities created by changing technologies.
44. 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.
45. Consider opportunities to implement place-based initiatives to attract more visitors, improve visitor experiences and ensure connections to transport at key tourist attractions.
46. Consider opportunities to enhance the tourist and visitor economy in the District, including a coordinated approach to tourism activities, events and accommodation.
47. Create capacity for tourist accommodation in appropriate locations through local environmental plans.

**Planning Priority S12      Delivering integrated land use and transport planning and a 30-minute city**

48. 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.
49. Integrate land use and transport plans to deliver the 30-minute city.
50. Investigate, plan and protect future transport and infrastructure corridors.
51. Support innovative approaches to the operation of business, educational and institutional establishments to improve the performance of the transport network.
52. Manage the interfaces of industrial areas, trade gateways and intermodal facilities by:
- Land use activities*
- a. providing buffer areas to nearby activities, such as residential uses, that are sensitive to emissions from 24-hour port and freight functions
  - b. protecting industrial lands for port, 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. requiring sensitive developments within influence of port and airport operations to implement measures that reduce amenity impacts
  - d. improving communication of current and future noise conditions around Port Botany, airports, surrounding road and rail networks, intermodals and supporting private lands
  - e. improving the capacity of existing stakeholders to implement existing planning noise standards for incoming sensitive developments
  - f. protecting prescribed airspace from inappropriate development, for example height of building controls that would allow buildings to penetrate prescribed airspace and reduce the capacity of existing airport operations
  - g. preventing inappropriate development within the high noise corridor on the Kurnell Peninsula
  - h. identifying and preserving land for future port and airport, intermodal and rail infrastructure
  - i. accommodating advanced manufacturing where appropriate by zoning that reflects emerging development models
- Transport operations*
- a. providing the required commercial and passenger vehicle, and freight and passenger rail access.
53. 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.
54. Investigate and plan for the land use implications of potential long-term transport connections.
55. Plan for urban development, new centres, better places and employment uses that are integrated with, and optimise opportunities of, the public value and use of Sydney Metro and other city shaping projects
56. Protect transport corridors as appropriate, including the F6 extension.

## Sustainability

### **Planning Priority S13      Protecting and improving the health and enjoyment of the District's waterways**

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

### **Planning Priority S14      Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes and better managing rural areas**

61. 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.
62. Identify and protect scenic and cultural landscapes.
63. Enhance and protect views of scenic and cultural landscapes from the public realm.
64. Maintain or enhance the values of the Metropolitan Rural Areas using place-based planning to deliver targeted environmental, social and economic outcomes, including rural residential development.
65. Limit urban development to within the Urban Area.

### **Planning Priority S15      Increasing urban tree canopy cover and delivering Green Grid connections**

66. Expand urban tree canopy in the public realm.
67. 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 S16      Delivering high quality open space**

68. 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 S17      Reducing carbon emissions and managing energy, water and waste efficiently**

69. 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 Precincts, Collaboration Areas, State Significant Precincts and Urban Transformation projects.
70. Support precinct-based initiatives to increase renewable energy, and energy and water efficiency, especially in Priority Precincts, Collaboration Areas, State Significant Precincts and Urban Transformation projects.
71. Protect existing, and identify new, locations for waste recycling and management.
72. Support innovative solutions to reduce the volume of waste and reduce waste transport requirements.
73. 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.
74. 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 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 S18      Adapting to the impacts of urban and natural hazards and climate change**

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